



SPLOST Project Initiation Package

1. **Date:** June 30, 2025

2. **Project Name and Requesting Department:**

The DeKalb County Fire Rescue will work with the Purchasing Department to solicit contracts through on-call vendors for design services to explore the renovation of fire stations 18, 19, and 20. The funding for this project is available through SPLOST II, Category A1- Public Safety Purposes. The total estimated cost for this project is \$100,000.00.

Darnell Fullum, Chief Dekalb Fire Rescue

A handwritten signature in blue ink, appearing to read "D. Fullum", is written over a horizontal line.

Date 6/30/25

3. **Deputy COO Head:**

Approved: Director Jack Lumpkin, Deputy COO

A handwritten signature in blue ink, appearing to read "Joseph H. Lumpkin, Sr.", is written over a horizontal line.

Date 06/30/25

4. **Prepared by SPLOST Program Management Team:**

Ledia King, SPLOST Program Manager

Ernest Slaughter, SPLOST Program Management Coordinator

5. **Need and Purpose:**

Fire stations 18, 19, and 20 were built in the 1970's, 80's and 90's have been identified in the SPLOST Program as requiring extensive work. This action will investigate the feasibility of completing major renovations in lieu of replacement, we anticipate being able to fully renovate 2 fire stations for the cost of 1 fire station replacement. With this authorization to pursue design for major renovation of multiple stations, we will identify the cost to apply current safety standards in current new fire stations while extending the useful life of stations built in the 70's, 80's and 90's by 30-40 years. This authorization is proposing the use of SPLOST II funds from Category A1, in an amount not to exceed \$100,000.00.

6. **Requested Services and Work Scope:**

- a. **Type of Work Being Requested.** Services shall include personnel and materials necessary to provide the goods or services that are in compliance with specifications as authorized by the County.



	a.	Construction & Design
	b.	Renovation/Restorations/Repairs/System Upgrades
	c.	Engineering /Civil/Parks & Special Works
X	d.	Architectural/Building Renovation
	e.	Mechanical/Electrical/Plumbing
	f.	Transportation Study
	g.	Others

b. **Brief Description of Proposed Project:** Attached plans (location map, cross sections, renderings, etc.), if available

Identify design options to renovate and improve existing fire stations built in the 70's, 80's and 90's in increase useful life by 30-40 years, utilizing Dekalb on call design firms.

Pre-Construction Services When Required for Various Project Task:

- Use of current on-call firm for services (Y/N) Yes
- Right of way or land acquisition required: N/A
- Environmental and permits required: Yes
- Utility design or coordination: Yes

7. **Proposed Budget** (Including supporting details, detailed preliminary or final cost estimates, and SPLOST category)

Category	Estimated Cost	SPLOST Fund	Other Funds
Design (see attached)	\$100,000.00	106988-80662-541301-1.001-603074	N/A
Right of Way/Land Acquisition	N/A	N/A	N/A
Utilities	N/A	N/A	N/A
Environmental Mitigation	N/A	N/A	N/A
Construction - SPLOST	N/A	N/A	N/A
Procurement of Goods	N/A	N/A	N/A
Total Estimated Cost	\$100,000.00		

Approval Capital and Grants: Vere D Andrew Date 6.30.25

Expected Start and Finish Dates:

Category	Anticipated Start	Anticipated Completion
Design	August 2025	December 2025
Right of Way/Land Acquisition	N/A	N/A
Utilities (Reimbursable Costs)	N/A	N/A
Environmental Mitigation	N/A	N/A
Construction	N/A	N/A

8. Program Manager Action:

a. Date PM received:

June 30, 2025

b. PM Recommendation:

Proceed to BOC for approval.

Ernest Slaughter, Program Management Coordinator

Ernest Slaughter Date 7-1-2025

9. SEC Action

a. SEC Action

Approve: *[Signature]*

Date 7/1/25

Disapprove: _____

Defer: _____



POH+W
ARCHITECTS

ARCHITECTURE

INTERIOR DESIGN

GRAPHIC DESIGN

ATLANTA + PITTSBURGH



17 June 2025

**RE: Professional Design Services
Conceptual Designs for Renovations/ Remodel
DeKalb County Fire Stations #18/#19/#20**

ATTN DeKalb SPLOST Team:

POH+W Architects is pleased to present this proposal to provide Conceptual Plans and Renderings for the proposed renovations to DeKalb County Fire Stations #18/#19/#20. Our understanding of the project goals for the three fire station renovations/ additions are as follows:

- Bring the three fire stations up to the current Design Standards and Codes for newest DeKalb County Fire Stations.
- While the Apparatus Bays may remain intact, review ways to refresh the design.
- Each Station may have a site-specific design even though they are currently prototypical.
- Implement Hot/ Warm/ Cold design technologies designed into newer DeKalb County Fire Stations.
- Renovations for each Fire Station are budgeted between \$3 Million and \$5 Million.
- Update Vehicle Exhaust Systems.
- 10- individual Bunk Rooms are required for each Fire Station remodel.
- Look at introducing Multi-Purpose Rooms to serve as Community Meeting and Homeless Shelters spaces.
- As-Builts for Fire Stations #18/ #19 are not available. Original Construction Documents for Fire Station #20 as well as DeKalb County's newer prototype station were provided.
- No Site Plans or current surveys are available.

CONCEPTUAL DESIGN & LAYOUT

Based on our understanding of the conceptual design goals, **POH+W Architects** will provide the following services:

- Conduct site visits to each site to photographically document the site, building, and interiors.
- Conduct on-site meetings (one per site) with DeKalb Fire Rescue representatives, and the DeKalb SPLOST Team to review the site, user concerns, and the program.
- Prepare Conceptual Site and Floor Plans for each site, implementing the new DeKalb Fire Station Prototype as a guide for the new layouts.
- Conduct follow-up meetings (one per site) with DeKalb Fire Rescue representatives, and the DeKalb SPLOST Team to review the plans.
- **POH+W Architects** will then make updates to the plans based upon the meeting comments.
- Prepare one 3D Rendering and Exterior Elevations for each site.
- Create conceptual-level Design Narratives for each site, for use by the DeKalb SPLOST Team in costing.
- Assist the DeKalb SPLOST Team in the review of Conceptual Costs for each project site.

17 June 2025

**Conceptual Design for Renovations/ Additions to
DeKalb County Fire Stations #18/#19/#20**

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- Attend final Meetings with DeKalb Fire Rescue representatives, and the DeKalb SPLOST Team (one per site) to review the completed Conceptual Package.

COMPENSATION

Pieper O'Brien Herr Architects will provide the above-referenced services for a stipulated sum in the amount of **Seventy-Five Thousand Six Hundred Dollars (\$75,600.00)**.

If the project(s) are approved for full-design services, these fee(s) will be included in the overall fees required by DeKalb County's Task Order "Compensation Schedule for Architectural Services/ Additions & Renovations Projects".

REIMBURSABLE EXPENSES

Reimbursable expenses have been included in the above Compensation amounts. This would include reasonable and limited reproduction cost, shipping/courier cost & local mileage. However, large quantities of printed sets for bidding, construction, and permitting, as well as costs for presentation boards, are not included.

QUALIFICATIONS

- For the sites which do not have existing surveys, construction documents/ as-builts available, **POH+W Architects** will use available GIS and Aerial information to determine property extents, site features, etc.
- Hot/Warm/Cold Contamination Design Consulting Services are excluded for the above Conceptual Design scope of work.
- Schematic Civil, Structural, MEP/FP Engineering and AV/LV/ Security Narratives are excluded for the above scope of work.
- Civil Engineering, Structural, MEP/FP, and AV/LV/ Security Design Fees are excluded.
- Civil Engineering Fees for Rezoning and Site Development Documents are excluded.
- Site Survey Services are excluded.
- Preparation of Design Development & Contract Documents are excluded.
- Environmental and Geotechnical Assessments are excluded

ACCEPTANCE

POH+W Architects appreciates the opportunity to work with DeKalb Fire Rescue representatives and DeKalb SPLOST's Team on these renovations. Should you have any questions about the above scope of work, please do not hesitate to contact us.

Sincerely,

POH+W ARCHITECTS



Eric Clementi, AIA
NCARB/ LEED BD+C
Studio Principal