city of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works
To: City Council
From: City Manager & Staff
Council Meeting Date: December 15, 2025
Re: Authorizing a Professional Architectural Services Agreement with Peckham and Wright Architects d/b/a PWArchitects, Inc. for the Design Services Related to Fire Station #5.
Impacted Ward: Ward 3

## Executive Summary

Staff has prepared for Council consideration a resolution authorizing the City Manager to execute a Professional Architectural Services Agreement with Peckham and Wright Architects, Inc. d/b/a PWArchitects, Inc. (PWA) for design services related to the construction of a replacement for Fire Station #05, located at 1400 Ballenger Lane.

## Discussion

The City of Columbia finds itself in a unique position of needing to construct a new fire station on the site which currently occupies the existing Fire Station #05. Columbia Fire Department (CFD) analysis indicates this remains a key location to provide adequate response times to this area of town. Fire Station #05 is experiencing foundation problems and a quick turnaround is warranted. The existing station is at the end of its useful life, outdated and replacement is needed to achieve maximum operational ability now and for future needs of the residents of Columbia.

Public Works and CFD went through a qualifications-based selection for the designer and a substantial internal process when designing Fire Station #11 to determine their "standard" fire station going forward. That was a major factor in Public Works recommending that the original contract be amended and the same architect be retained for Fire Station #10 as well. The building designed by PWArchitects, Inc. is protected by copyright and that design would include both the plans and final constructed building. Therefore, while it would be possible to send out a Request for Qualifications, if the CFD desires a station that mirrors that of Fire Station #11, and the soon to be built Fire Station #10, it would be difficult to move forward with another architect without at least some concerns from that particular company about their intellectual property and concerns from other firms, which would have put in substantial work to submit a proposal, go through the interview process, etc., to reach a somewhat inevitable conclusion.

PWA did a great job on Fire Station #11 and is off to a great start on the Fire Station #10 project. The overall functionality of Fire Station #11 can be verified in the architect's meeting with those CFD employees that are housed there as we pursued feedback to use in the design of Fire Station #10. Some relatively minor finishing related items were noted but none of them were the result of the actual architecture design/layout.

There are also some advantages gained from this path forward. While site and foundation plans will vary by site, the remainder of the building is essentially the same and the process of designing, bidding, and building two stations is made much more efficient by pursuing this path forward.

## Fiscal Impact

Short-Term Impact: $265,400 for design of Replacement of existing Fire Station #05 on City Property located on a lot at 1400 Ballenger Lane.
Long-Term Impact:

## Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Safe Community, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Organizational Excellence
Comprehensive Plan Impacts:
Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

## Legislative History

| Date | Action |
|---|---|
| 11/20/2023 | R178-23 Authorizing an Amendment to the Professional Architectural Services Agreement with Peckham and Wright Architects d/b/a PWArchitects, Inc. for the Design Services Related to the Renovation of the Existing Building and the Construction of City of Columbia, Fire Station #10. |
| 12/21/2020 | R163-20 Authorizing an agreement for professional architectural services with Peckham & Wright Architects, Inc., d/b/a PWArchitects, Inc., for design services relating to the construction of Fire Station #11 to be located north of the intersection of Scott Boulevard and State Route KK. |

## Suggested Council Action

Authorize the Professional Architectural Services Agreement with Peckham and Wright Architects d/b/a PWArchitects, Inc. for the Design Services Related to Fire Station #5.