



## Meeting Minutes

Meeting Date: August 14, 2025

Distribution Date: August 20, 2025

Project: City of Wichita Fire Station 23  
City of Wichita  
Wichita, Kansas

Subject: Schematic Plan and Exterior Concepts

In Attendance: Bruce Goodwin, City of Wichita  
Jeff Myers, City of Wichita  
Jay Newton, Wichita Fire Department  
Elizabeth Snow, Wichita Fire Department (virtual)  
Matt Bowen, Wichita Fire Department  
Christopher Lane, Wichita Fire Department  
Ryan Williams, Wichita Fire Department  
Justin Bruster, Wichita Fire Department  
Marc Haneberg, Wichita Fire Department  
Jose Ocadiz, Wichita Fire Department (virtual)  
Christy Wendler, TESSERE  
Christian Kaufman, TESSERE  
Kyle Wilkerson, TESSERE (virtual)  
Brady Norell, TESSERE

Copies To: All in attendance, via e-mail  
15033R24003

1. Schematic Design Approval
  - a. Floor Plan:
    - (1) Previous design Option (9a). Showed six lockers currently with a future six in women's locker; could squeeze in more.
    - (2) In Personal Protective Equipment (PPE) Locker Room, no need for secondary locker. Second PPE gear in duffle placed on top or below locker.
    - (3) Questions/Concerns:
      - (a) Question regarding the storage of a second set of PPE per officer has been discussed at previous meetings. After consulting external resources, the Committee has agreed that if a second set is needed, it can be stored above or below the staff's dedicated PPE locker. Therefore, additional PPE lockers are not needed for this Station.
      - (b) The concern for Project budget and to design to meet current-day needs and build for a single company was raised. The direction remains to build for future growth and design a Station with eight staff.

- (4) Decisions:
  - (a) The Floor Plan is approved and will move into Design Development. TESSERE will provide an updated Plan at the next design meeting with the discussed changes.
  - (b) Discussed Plan Changes:
    - 1) Consensus by Committee to reduce women's lockers square footage to accommodate up to six lockers.
    - 2) The Committee has decided to remove the training/storage mezzanine. This will lower the roof height above the apparatus bay support spaces. A mechanical mezzanine will still be included above the support spaces, which will provide heating for those spaces and prevent the need for placing HVAC equipment on the exterior.
    - 3) The workroom will reduce the number of workstations from three to two and the space will be resized proportionally. Any space that is reduced from the workroom is preferred to be given to the kitchen space.
    - 4) The shower in the public restroom will be plumbed in, but not finished out.
    - 5) TESSERE will look into reducing the alcove for the drinking fountains in the entry vestibule while maintaining ADA clearances and egress requirements.
    - 6) The interior and exterior double doors serving the fitness space can each be replaced with a single 4-foot door.
    - 7) Align IT and restroom south walls to avoid offset.
    - 8) The desire by the Committee is to have the north end of the decontamination (decon) spaces flush with the north side of the apparatus bays. The SCBA space and the medical storage space can be reduced and reconfigured to allow this. The only equipment in the SCBA room will be the compressor. The medical storage can be replaced with cabinet storage and relocated closer to the riser space.
    - 9) The Committee decided to make the covered patio space part of a design alternate at the time of construction bidding. If no patio is built, an exterior sidewalk on the east side of the building will be created. Alternatively, the patio fence may be able to be included as the art portion of this Project. TESSERE will continue to look into options regarding the patio and the art component.
  - (c) TESSERE will send the updated Plan to the Committee before the date of the next design meeting.
  - (d) TESSERE will communicate with Jose Ocadiz regarding all variance requests, including the possible removal of the exterior door connected to the single bunk spaces.
- b. Exterior – Elevation and Color:
  - (1) Decisions:
    - (a) Consensus by Committee to include brick wainscot on the north and west elevations. A design alternate would be to remove this brick and alternatively install high-density foam exterior insulation and finish system (EIFS).
    - (b) Consensus by Committee for red doors for the public entry and the street-facing apparatus bay doors.

- (2) No final decisions regarding the color of brick and standing-seam metal roof have been made at this time. TESSERE will provide additional exterior concepts at the next design meeting.
  - c. Site:
    - (1) Decisions:
      - (a) TESSERE will continue to place the building as far to the west as possible as site survey would provide necessary information to locate building footprint.
      - (b) The total parking count will be reduced from 25 to 18 spaces, including the required ADA stall.
      - (c) TESSERE will contact Jose Ocadiz to gather information on the Station's vehicles.
2. Budget:
  - a. TESSERE referenced DCD as a general calculator of cost per square foot. Using this tool, TESSERE is estimating a construction cost between \$423 and \$427 per square foot. At the current size of the Project, this estimates approximately \$4.1 million for core construction before furniture, fixtures, and equipment (FF&E). The original budget allocates \$3.6 million for core construction.
  - b. Potential Alternates:
    - (1) Patio (addition)
    - (2) Brick on north and west elevations (deduction)
3. Project Schedule:
  - a. Review:
    - (1) TESSERE will move from Schematic Design to Design Development after this meeting.
    - (2) Mechanical, Electrical, and Plumbing (MEP) consultants will be present at the September 4 meeting.
    - (3) The City of Wichita Design Council will be meeting on September 8. At that date, TESSERE plans to present chosen schematic finishes and a draft Request for Proposal (RFP) for the public art component of the Project.
4. Open Discussion: The District Advisory Board approved the Schematic Design Plan and elevations at the August 11 meeting.
5. Next Design Team Meeting:
  - a. August 21, 2025, at 1:30 p.m. CST at TESSERE.
  - b. Topics: Structure, storm shelter, and interior/exterior.

Any additions/deletions or alterations to these minutes should be reported to the author within ten calendar days of the date of publication of this document. In the event of no responses, items presented in the minutes are approved by all attendees.

Reported by Brady Norell | Associate AIA

BWN/am

Enclosures

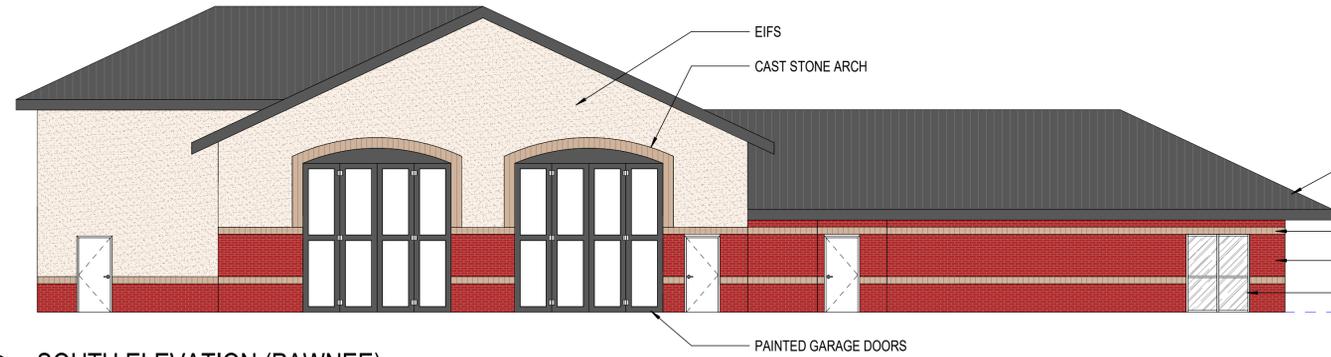


PAWNEE

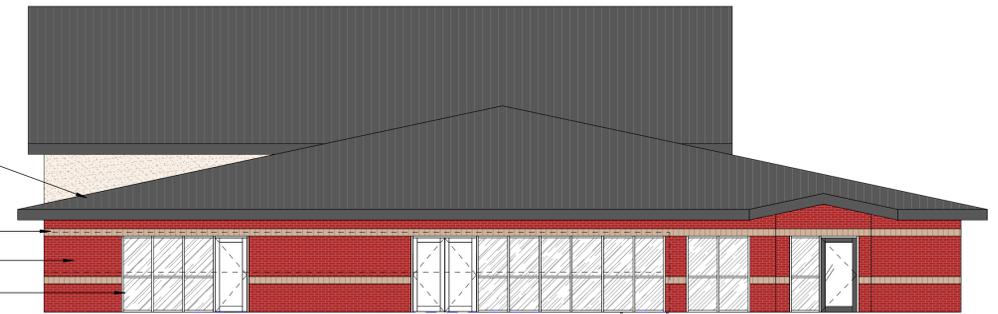
MAIZE

A FIRST FLOOR PLAN  
 1/8" = 1'-0"

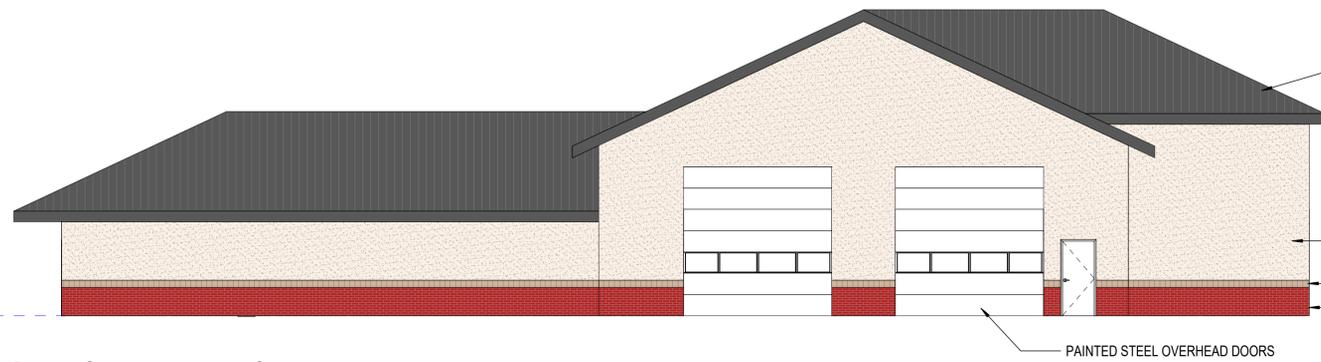
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 MEZZANINE SQUARE FOOTAGE = 1,480



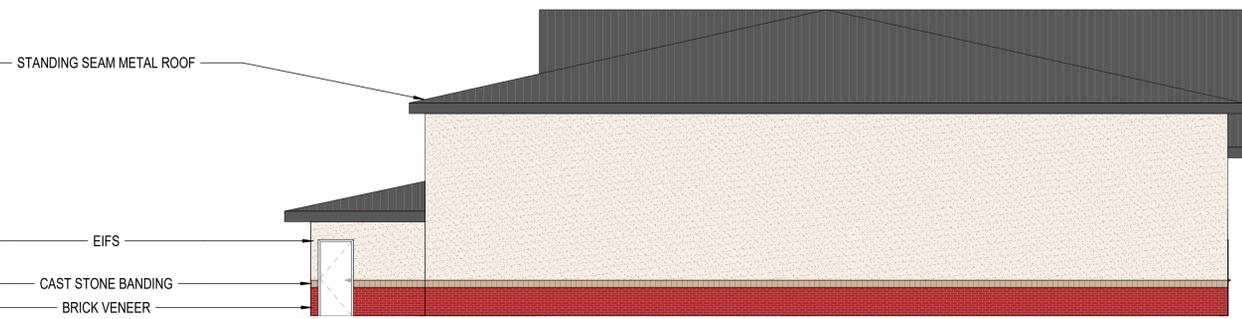
1 SOUTH ELEVATION (PAWNEE)  
1/8" = 1'-0"



2 EAST ELEVATION (MAIZE)  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"



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 1/8" = 1'-0"

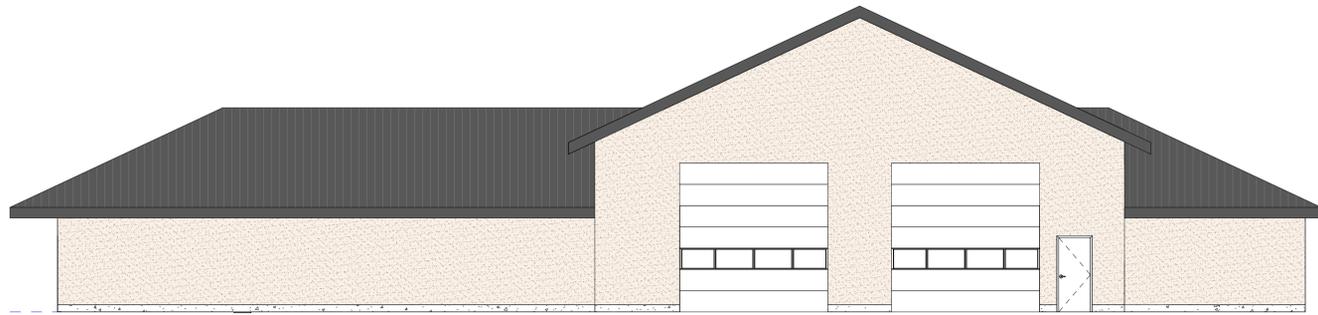
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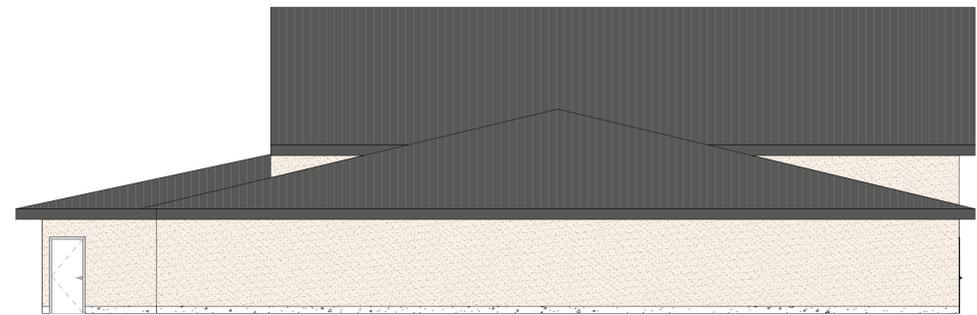
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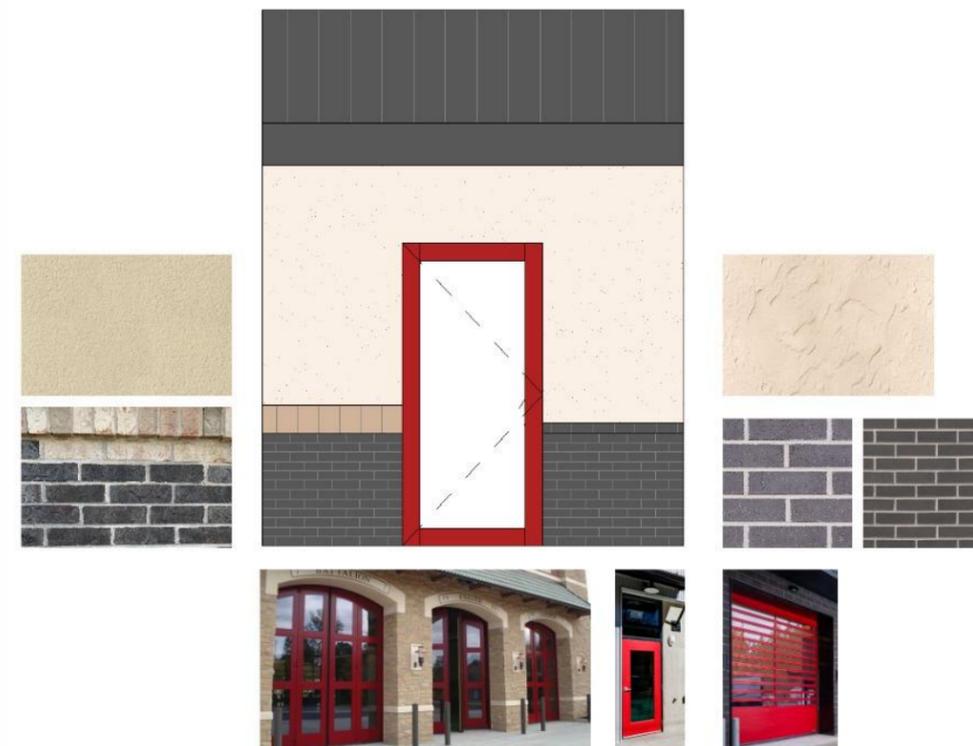
# Exterior Design - Material Concepts



Concept 1



Concept 2



Concept 3