



Agenda Item

City Council

Item #: 3.20.

9/8/2020

File #: 20-093

TO: Honorable Mayor and Members of the City Council

THRU: Rick Otto, City Manager

FROM: Christopher Cash, Public Works Director
Christopher Boyd, Fire Chief

1. SUBJECT

Approval of plans and specifications for Fire Station No. 1 and Headquarters; and authorization to advertise Bid No. 20-21.07.

2. SUMMARY

Plans and specifications have been completed and the project is ready to be advertised for bids. The total estimated construction cost including bid alternates, 10% for contingencies and 5% for construction engineering is \$31,107,120.

3. RECOMMENDED ACTION

Approve plans and specifications and authorize advertising for bids for Fire Station No. 1 and Headquarters SP-4071.

4. FISCAL IMPACT

The total expenditure for this project is \$31,107,120 and will be funded in Fire Station No. 1 (20400) through Reimbursable Capital Projects (550).

5. STRATEGIC PLAN GOALS

Goal 1: Provide for a safe community

b: Provide and maintain infrastructure necessary to ensure the safety of the public.

Goal 4: Provide outstanding public service

b: Provide facilities and services to meet customer expectations.

6. DISCUSSION AND BACKGROUND

The City plans to build a new Fire Station No. 1 and Headquarters to be located on City-owned property at the southeast corner of the intersection of Water Street and Chapman Avenue, at 105 South Water Street. In addition to the new facility, the project will be retrofitting an existing storage building at 145 South Water Street to store reserve apparatus vehicles and other disaster equipment. The project will also be constructing a parking lot for staff on a portion of 180 S. Water Street.

The City Council previously awarded a contract for the Architectural and Engineering Design

Services on May 14, 2019 to WLC Architects, Inc. City staff has been working diligently along with the Consultant in the preparation of the environmental documents and the design bid package and the project is ready to be advertised for bids.

This new facility has been designed to accommodate both Fire Station No. 1 and Fire Headquarters for total of 27,927 square feet of space. Fire Headquarters is comprised of Fire Department management, operations, administration, and Fire Marshal staff. The architecture of the Fire Station No. 1 and Headquarters has been designed to reflect the Spanish Revival style found throughout the Old Towne Orange Historic District.

The City Council previously authorized the sale of \$34 million of lease revenue bonds per Resolution No. 11246, adopted June 9, 2020. These funds will serve to fund the construction of the new facility and any excess funds will be used to fund other City facilities projects.

The bid proposal has been broken down into four lump sum categories and construction cost are estimated as follows:

| | |
|--|----------------|
| Fire Station No. 1 and Headquarters facility | \$24,402,000 |
| Retrofitting of existing warehouse | 447,055 |
| Westerly parking lot | 438,090 |
| Traffic signal and street improvements | <u>582,351</u> |
| | \$25,869,496 |

In consideration of the available funding and the volatility in construction costs that have been experienced this past year, the project will be bid with the following items as bid alternates, should favorable bids be received:

| | |
|--|------------|
| Construction of Carport Structures | \$519,075 |
| Remove and Reconstruct the interior Concrete Slab of the Reserved Apparatus Bay per plan | \$64,000 |
| Installation of Solar Panels (Base bid includes conduit work and any requirements by the CBC for a Solar Ready building) | \$480,000+ |

The total construction dollar amount including 10% contingency is estimated at \$29,625,828.

Due to the magnitude and importance of the project, staff has requested proposals for construction management, testing, and environmental compliance with expertise in constructing Fire Station facilities. Proposals will be evaluated and presented to Council in October 2020. It is estimated that construction management costs will be approximately \$1.5 million.

California Environmental Quality Act (CEQA) compliance for the project will be satisfied with the adoption of MND 1862-18, Resolution No. 11264, by City Council on September 08, 2020.

Specifications and cost estimates are available for review in the Public Works Department.

7. ATTACHMENTS

- Location Map