



# City of Orange

## Legislation Text

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**TO:** Honorable Mayor and Members of the City Council

**THRU:** Bonnie Hagan, Acting City Manager

**FROM:** Christopher Cash, Public Works Director

### 1. SUBJECT

Approval of plans and specifications for SP-4130; Police Headquarters Atrium Rehabilitation and authorization to advertise Bid No. 21-22.13.

### 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, 15% for contingencies and 10% for construction engineering is \$3,500,000.

### 3. RECOMMENDED ACTION

Approve the plans and specifications and authorize advertising for bids for SP-4130; Police Headquarters Atrium Rehabilitation.

### 4. FISCAL IMPACT

The total expenditure for this project is \$3,500,000 and will be funded in Police HQ Atrium Rehabilitation (20444) through City Infrastructure Bond (553).

### 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 Police Station Headquarters, built in 1990, includes a skylight roof system which is above the atrium lobby. The skylight system is composed of glass panels (glazing) secured to a metal framing structure and sealed with rubber gaskets. While the panel and framing components have remained in satisfactory condition, the rubber gaskets have significantly deteriorated resulting in water leakage into the lobby during rain events. A Citywide facilities condition assessment (FCA) report was prepared in 2016 and acknowledges the poor condition of the roof system. After various investigations, staff decided to pursue replacing the entire existing roof system.

The City Council previously awarded a contract for the Architectural and Engineering Design Services on August 11, 2020 to WLC Architects, Inc. (now PBK-WLC Architects, Inc.). Staff has been

diligently working with the consultant in preparation of the design bid package and selection of the material for the new roof system and has decided to replace the existing roof glazing with a metal roof system comprised of metal decking and rigid insulation covered by an exterior metal seam roofing and connected to the existing roof framing structure. This option was deemed to be the more prudent solution because it addresses the underlying cause of the roof leakage, which is the susceptibility of the existing rubber gaskets to the elements while retaining the geometry of the current roof. The plans and specifications for the Police Headquarters Atrium Rehabilitation have been completed, and the project is ready to be advertised for construction bids.

In addition to the new roofing system, the existing glass “storefront” façade will be renovated to remove and replace the existing joint sealant between the glass panels to further waterproof the lobby, and new paint will be applied to the lobby interior as well as the exterior entryway arch and accent columns on the south-facing side of the building. A solar (photovoltaic) panel system will also be installed on the building’s roof to reduce future energy cost. The allowable space on the roof can accommodate enough panels to generate an estimated 16% of the building’s yearly use. Also, as part of this project, the building’s HVAC chiller will be replaced as it is almost 15 years old. As a 24-hour facility, this chiller is at the end of its useful life.

Due to the complex nature of a project involving the replacement of a roof while keeping the building operational, and protecting interior elements from damage, staff is aiming to award the construction contract in early 2022. The construction will begin later in the year, due to the procurement time of new roof material and during the more predictably and favorable season to minimize material procurement and weather delays.

During the construction, the police services that are currently offered to the public in the lobby will be relocated to a temporary trailer facility that will be placed in the building’s surface parking lot along Struck Ave. Staff will work with the contractor to ensure the trailer is equipped with all the necessary capabilities and accessibility to maintain the services and functions currently provided in the Police Department headquarters lobby.

The total estimated construction cost including 15% for contingencies and 10% for construction engineering is \$3,500,000.

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA guidelines section 15301 “Existing Facilities” Class 1. The proposed project is also categorically excluded from the provisions of the National Environmental Policy Act (NEPA) under 24 CFR Section 58.35. The CEQA Notice of Exemption will be filed with the County Clerk’s Office upon Council’s approval of the plans and specifications.

## **7. ATTACHMENTS**

- Location Map