DATE: January 22, 2019

TO: Mayor and City Council

FROM: Interim Director of Public Works

SUBJECT: Fire Station 6 and Fire Training Center Project – Sole Source Justification and Procurement of Temporary Fire Station Housing Structures

RECOMMENDATION

That the Council adopts the attached Resolutions (Attachments II and III):

1) Approving the use of certain sole source products in the plans and specifications for the Fire Station 6 and Fire Training Center Project; and

2) Authorizing the City Manager to execute a rental agreement with Design Space Modular Buildings in an amount not-to-exceed $175,000.

SUMMARY

The design of Fire Station 6 and the Fire Training Center includes specific products that are essential for the project. The project is currently in the design phase, which includes preparation of the specifications. The specifications will include provisions to allow sole sourcing of a specific brand of bi-fold apparatus bay doors, station alerting system, and a fire training simulator system. During the bidding and procurement, these products cannot be substituted with other brands. Staff anticipates that the design will be completed in early 2019 with the request for approval of plans and specifications by the Council in the spring of 2019.

Prior to the start of construction, the existing buildings at Fire Station 6 and the Fire Training Center will need to be demolished. In preparation for the demotion of the existing structures, procurement for the rental of two modular buildings will be necessary for the housing of fire station personnel during the demolition and construction of the project.

BACKGROUND

On June 3, 2014, voters approved Measure C which authorized the City to increase the sales tax rate by one-half cent for twenty years for, among other things, the restoration and maintenance of City services and facilities, including firefighting/emergency medical services. Based on the facility needs assessment report completed on October 10, 2014 by Ross Drulis Cusenbery (RDC) for Fire Stations 1-6 and the Fire Training Center, substantial upgrades were needed for these aging facilities. Fire Stations 1-5 required renovation and were separated from

Fire Station 6 and the Fire Training Center since the latter facilities will be reconstructed and expanded. The Fire Stations 1-5 project is completed. The Fire Station 6 and the Fire Training Center Project is currently in the construction document preparation phase. Fire Station 6 and the Fire Training Center are located on West Winton and primarily serve the industrial area. The Aircraft Rescue and Fire Fighting (ARFF) unit is also housed at Fire Station 6, which is adjacent to the Hayward Executive Airport. The Fire Training Center consists of a collection of structures and training facilities assembled over the past forty years. The antiquated and generally dilapidated facilities consist of four main buildings: a four-story training tower; a classroom building; a burn building; and a storage building. The facility also includes a fire apparatus driver training course, inclined training surface, and an engine water test flow. The facilities provide firefighting survival, rescue and training as well as continuing training and education for new recruits, department personnel, and fire science colleges.

On May 26, 2015, Council authorized the City Manager to negotiate and execute an agreement with RDC for design services for Fire Station 1-6 and the Fire Training Center Project. In April 2016, staff and the consultant team visited the Fort Worth Public Safety Complex designed by Tommy Abercrombie Planning and Design, one of RDC's consultant teams. One of the key observations was the importance of a layout designed to allow multiple groups to use the facility simultaneously. The proposed Fire Training Center will serve the ever-growing training needs of the fire department, and potentially other agencies that travel long distances to other locations for training that is not currently available in the Bay Area. The proposed layout of the City's new Fire Station 6 and Fire Training Center will allow multiple classes to be conducted while maintaining the day-to-day operations of Fire Station 6 and the ARFF unit.

Since June of 2016, staff from Chabot-Las Positas Community College District (District) and the City have met to explore partnership in the Fire Training Center. Both the City and the District recognize the mutual benefits of expanding the Fire Training Center to be a joint center with dedicated classroom spaces, offices and shared use of the training grounds. On October 24, 2017, the District's Board of Trustees passed a motion directing staff to return with a proposed Memorandum of Understanding (MOU) with the City. On July 24, 2018, Council authorized the City Manager to negotiate and execute the MOU with the District to establish the basis for a ground lease, design, and construction of the Fire Training Center. The District will contribute up to $20 million for the design, construction and furnishing of the District's Facilities at the Fire Training Center.

The design of Fire Station 6 and Fire Training Center includes the following:

<u>Fire Station #6 (Building 1) / Classroom Building (Building 2)</u>
Two stories, 20,643 square feet (SF) including:

- 2-company fire station with 3.5 Apparatus Bays
- Classrooms
- Administrative offices
- Emergency Operations Center (EOC)
- Storage, restrooms, and utility support spaces
- Emergency power generator and automatic transfer switch
- Roof-mounted photovoltaic system

<u>Burn Building (Building 3)</u>

Three stories, 4,732 SF including:

- Residential-style Class A burn building
- Multi-family space configuration with walk-out basement and accessible attic
- Roof-top training space with "cut-able" roof area
- Walls and floors to be lined with fire liner and fire brick at training scenario locations

Storage Building (Building 4)

Single story, 1,160 SF including:

- Residential-style storage building for Class A combustible materials

Apparatus Building (Building 5)

Singe story, 8,268 SF including:

- Vehicle training/storage area in 4 Apparatus Bays for 8 Vehicles for department emergency and training vehicles
- "Dirty" classroom
- Central Lobby with 911 Memorial
- Protective Clothing decontamination room
- Integrated hazardous material training prop
- Turn out locker rooms, multi-accommodation restrooms with showers
- Workshop
- Utility support spaces
- Kitchenette/Breakroom
- Roof-mounted photovoltaic system

Training Tower (Building 6)

Four stories, 11,513 SF including:

- Mixed use-style Class B burn building
- Open multi-tenant commercial training space
- Multi-family residential space configuration with enclosed garage and covered carport
- Roof-top training space with "cut-able" roof area
- Multi-story stair towers, exterior stairs, covered balconies, open balconies, and exterior rappelling platform
- Server/data rooms with interconnected training control system
- LPG piped throughout building to training scenario locations

Hangar Building (Building 7)

Single story, 1,512 SF including:

- Open-sided roof shade structure with 1 Apparatus Bays
- Underground fire truck pump test pit
- Apparatus wash-down/maintenance bay with drain(s)
- Roof-mounted photovoltaic system

Outdoor Classroom Building (Building 8)

Single story, 1,600 SF including:

- Open-sided (three sides) covered classroom/break area
- Single-occupancy restrooms
- Storage
- Roof-mounted photovoltaic system

Urban Search and Rescue/Bay Area Rapid Transit (BART) Training Structure (Building 9)
Three stories, 13,715 SF including:

- Confined space, shoring, breaching, and bracing training structure
- Elevated passenger platform with three-sided glass enclosure and bench
- Elevated light-rail track with functional safety training components (BART train to be owner supplied)

Entry Canopy (Building 10)
Single story, 1,333 SF including:

- Open-sided roof shade structure over entry gate
- Roof-mounted photovoltaic system

Parking Lot (Area 11)

- Ninety-two spaces
- Bio-Retention Areas

DISCUSSION

The design team has completed the 90% construction documents, which include the plans and specifications. These bid documents specify materials, products, and services that will be used in the construction of the aforementioned buildings. Typically, product brands are specified so the materials, products, and services function as intended by the design. The Public Contract Code prohibits "calling for a designated material, product, thing, or service by specific brand or trade name unless the specification is followed by the words "or equal." This ensures competitive bidding and potentially lower cost to taxpayers. The Public Contract Code Section 3400(c) allows a particular material, product, thing, or service to be designated by specific brand or trade name for the following purpose(s):

(1) In order that a field test or experiment may be made to determine the product's suitability for future use.

(2) In order to match other products in use on a particular public improvement either completed or in the course of completion.

(3) In order to obtain a necessary item that is only available from one source.

(4) In order to respond to an emergency declared by a local agency.

The majority of the materials, products, and services specified for this project include specific brands and follow by the "or equal" clause; however, there are three products that will be specified with specific brands only without the "or equal" clause since these are essential to the project. The following items will be sole sourced so that brands other than the ones specified below will not be considered:

Four-Fold Metal Apparatus Bay Doors

The four-fold apparatus bay doors are essential components to Fire Station #6 (Building 1)

for quicker response time, lower maintenance, and better safety. Four-fold doors open in about half the time it takes conventional overhead doors to open. This is due to the efficiency of the high-speed operators, the components, and the horizontal movement during opening and closing. Four-fold doors require less maintenance since they do not have coils and cables like conventional overhead doors that require regular maintenance. Finally, since these doors open horizontally, the moment the door is opened, there is a clear view of the driveway for a safe and quick exit.

The four-fold doors manufactured by Door Engineering and Manufacturing, LLC., meet natural disaster and seismic requirements and are the only product that can provide the required motor design and mounting for emergency operations. This product was previously accepted and installed in Fire Stations #1 through #5 as part of the Fire Station 1-5 Improvement project, and also in the new state of the art Fire Station #7. The same manufacturer will be specified for the Fire Station 6 and Fire Training Center Project. The goal of the Fire Department is to make the four-fold doors by Door Engineering and Manufacturing a standard for the apparatus egress doors. Doing so will provide consistency of these four-fold doors throughout the Department. Station personnel have been trained in the use of these doors at the other fire stations. Additionally, using the same doors will help with efficiency with maintenance as inventory for parts will be kept at a minimum and training is focused on one manufacturer.

Fire Station Alerting System

The current fire station alerting system at all fire stations is a custom designed and built system by McKinney Associates. Since Fire Station 6 will be demolished and constructed from the ground up, this is a good opportunity to change the station alerting system and in future phases, update all fire stations. The station alerting system must be integrated to a Computer-Aided Dispatch (CAD) system to communicate with dispatchers, firefighters, first responders, police officers, and command staff.

One such station alerting system is Locution Systems, Inc., which is compatible with New World CAD that both the Fire and Police Departments are currently using. Other products that were researched would have to completely build a program to enable the system to become compatible with New World CAD. Together with Locution Systems, Inc., the system will reduce the response times for emergency responders by enabling fire crews to be dispatched to the address of a known emergency simultaneously as information is being received by Hayward Dispatchers. The project will specify the use of Locution Systems, Inc., to match the existing CAD system.

Fire Training Props/Simulator System

The Training Tower (Building 6) is designed to simulate fires in various rooms for firefighting training inside a building. There are also designated areas outside that will be equipped with props for experience in firefighting with car, dumpster, and plane fires. Training props are used to provide realism so that firefighters get first hand experience in real world settings. The project will specify Fireblast Global as the provider of training props system to match the existing props manufactured by Fireblast Global that will be used at the Fire Training Center and that Chabot-Las Positas Community College District currently uses.

The Fireblast Global system provides a centralized control system at each location (building and/or site) as opposed to having a separate control system at each individual fire prop. This system would require less maintenance and would allow for future growth to accommodate the fire department's training needs.

Procurement of Modular Buildings

As part of the overall project, the existing Fire Station 6, four-story training tower, classroom building, burn building, and storage building will be demolished and replaced with new structures as described in the previous section. Fire Station 6 will remain in operation during the demolition and construction of the project with a temporary fire station located between the existing Fire Station 6 on the California National Guard parking lot. An agreement between the City and California Military Department secures the use and terms of the parking lot for the temporary fire station. Access to and from the temporary fire station will be the recently constructed Tuskegee Airmen Drive.

The temporary fire station will require rental of two temporary modular structures to house the fire station personnel. Request for proposals were sent to four vendors on December 5, 2018. On December 13, 2018, one proposal was received. Design Space Modular buildings of Dixon, California submitted the proposal in the amount of $150,231 for the 22-month term. The other three vendors who did not submit proposals were either not interested, non-responsive, or did not have available structures. Staff finds Design Space Modular Buildings responsive and recommends that Council authorize the City Manager to execute a rental agreement with Design Space Modular Buildings in an amount not-to-exceed $175,000; $150,231 for the base rental plus an additional $24,769 for contingencies, in the event that a longer rental period is necessary.

FISCAL IMPACT

The costs associated with the contract discussed above have been included in the project in the City's FY 2019- 2028 CIP program. There is no additional fiscal impact related to approving the sole source items outlined in this report or the contract with Design Space Modular Buildings.

STRATEGIC INTIATIVES

This agenda item pertains to sole source justification of products and does not directly relate to the Council's Strategic Initiatives.

PUBLIC CONTACT

As part of the CEQA requirements, the Initial Study and Mitigated Negative Declaration were posted for public review and a public hearing was brought before the Planning Commission on October 25, 2018.

NEXT STEPS

If approved by Council, staff will include sole sourcing of the aforementioned product in the

bid documents.

Prepared by: Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Interim Director of Public Works

Approved by:

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Kelly McAdoo, City Manager