**DATE:** December 13, 2016

**TO:** Mayor and City Council

**FROM:** Director of Public Works

**SUBJECT**

Fire Stations 1-5 Improvements: Approval of Plans and Specifications and Call for Bids

**RECOMMENDATION**

That the Council adopts the attached resolution (Attachment II) approving the plans and specifications for the Fire Stations 1-5 Improvements Project and calls for bids to be received on January 24, 2017.

**BACKGROUND**

On June 3, 2014, voters approved Measure C which authorized the City of Hayward to increase the sales tax rate in the City by one-half cent for twenty years to restore and maintain City services and facilities, including updating aging neighborhood fire stations, firefighting, and emergency medical services; improving police services to neighborhoods; replacing the aging library with a 21st century facility; repairing potholes and streets; and other City services. Based on the facility needs assessment report completed on October 10, 2014 by RossDrulisCusenbery (RDC) for Fire Stations 1-6 and the Fire Training Center, it was determined that substantial upgrades are needed in these aging facilities. Fire Stations 1-5 require renovation. Fire Station 6 and the Fire Training Center will be reconstructed and expanded to meet the demands of the area it serves and provide training services for firefighting personnel. On October 18, 2016, staff provided an update to Council of this project.

**DISCUSSION**

Fire Station 1 is a two-story 14,780 square foot building constructed in 1995. This station serves the downtown area. Fire Station 2, located on West Harder Road, is a 4,795-square foot building constructed in 1958, which serves commercial and residential neighborhoods. In 1995, an addition was made to the station to house the department's fire extinguishing maintenance and filling room. This station also has a separate building for the maintenance and repair of the department's self-contained breathing apparatus equipment. Fire Station 3, on Medinah Street, is a 3,465-square foot building constructed in 1956 that serves the commercial and residential neighborhoods in South Hayward. In 1995, an addition was made to house the department's radio repair and maintenance room. Fire Station 4, located on

Loyola Avenue, is a 3,460-square foot building constructed in 1956 and serves central Hayward. In 1995, an addition to this station was made to provide a supplemental office area and washroom. Fire Station 5, located on Skyline Drive, is a 3,950-square foot building constructed in 1975. The station was renovated in 2002 to add a ladder maintenance shop and a weight room. Renovation of Fire Stations 1-5 includes making seismic and safety upgrades, energy efficiency, operational, and modernization improvements.

Providing safe fire stations for the occupants and the public is one of the City's top priorities. The first priority is seismic retrofitting in order to meet the life safety structural performance level to prevent collapse and loss of life in a seismic event. Fire Stations 1-5 will need structural and seismic upgrades that include reinforcement of exterior and interior walls. Additionally, Fire Stations 1, 2 and 4 are in a liquefaction zone which requires modification to the existing foundation to mitigate liquefaction-induced settlement. Other safety improvements at the stations will include abatement of material containing asbestos and lead, relocation of turnout gear to new turnout rooms with lockers, and new vestibule areas to separate exhaust fumes in the apparatus bay from sleeping quarters.

Renovation for these stations are also needed to improve energy efficiency. For Fire Stations 2-5, upgrades include changing the internal and exterior light fixtures to LED, attic and wall insulation, new doors, new double pane windows, new skylights, and HVAC replacement. These fire stations will have photovoltaic panels added on the roof for additional energy efficiency. These "green" improvements will offset approximately 70% or more of the existing energy consumption. Photovoltaic panels are not currently included as part of the renovation for Fire Station 1 because the building is already energy efficient with newer windows and insulated walls. Additionally, due to the limited space taken by mechanical equipment on the roof, photovoltaic panels will need to be installed over new carport structures. This is estimated to cost an additional $350,000, which staff will ask Council to consider at a future date if funds become available.

All stations will have improvements to their response times and the station alerting systems. Existing overhead sectional exit apparatus doors will be replaced with faster operating, low-maintenance, four-fold doors. Lastly, for Fire Stations 1-4, GPS-based traffic signal pre-emption systems will be added to the stations and at the traffic signals on street intersections near these fire stations. Fire Station 5 does not require this system because there are no nearby signalized intersections.

Other improvements will include making upgrades to each building to comply with ADA accessibility requirements, including upgrades in the showers and washrooms, and casework replacement in the office area. Kitchens will also be updated with new appliances and counter tops. The walls and floors will be replaced. Finally, utility upgrades, including replacing old sewer, water, gas lines and electrical panels will be made.

Because of the extensive hazardous material abatement and renovation, the work will be disruptive to the crews working within the stations. Therefore, temporary housing arrangements must be made for various fire stations. Construction at Fire Stations 1, 2, and

3 will start at about the same time. During construction, Fire Station 2 fire personnel and apparatus will be temporarily housed at the larger Fire Station 6. Fire Station 3 personnel and apparatus will be temporarily housed at the new Fire Station 7. When the renovation work for Fire Station 1 is completed, crews from Fire Station 5 will be temporarily housed in Fire Station 1. Similarly, when the renovation work for Fire Station 2 is completed, crews from Fire Station 4 will be temporarily housed in Fire Station 2.

This project is categorically exempt from environmental review under Section 15301(a) of the California Environmental Quality Act guidelines for interior and exterior alterations of existing facilities.

**FISCAL IMPACT**

The project will be entirely funded by Measure C funds. The estimated project costs are as follows:

| Description | Current Estimated Cost |
|---|---|
| Construction | $7,680,000 |
| Design | $820,000 |
| Fixture, Furniture & Equipment | $1,200,000 |
| Construction Administration, Inspection and Testing | $800,000 |
| **TOTAL** | **$10,500,000** |

The Adopted FY17 CIP includes $10,200,000 for these projects in the Measure C Fund. After bids are received, it will be determined if adequate funds are available or if an additional appropriation will be needed.

**SUSTAINABILITY FEATURES**

1. Water: Installation of water efficient plumbing fixtures.

   The project includes the installation of water efficient plumbing fixtures to reduce water consumption.

2. Environment: Bay-Friendly Landscaping & Storm Water Treatment.

   This project will implement Bay-Friendly Landscaping techniques to use native plants and climate appropriate plants at the Fire Stations.

3. Energy: Replace windows, installation of LED lighting, skylights, and PV panels.

   This project will install energy efficient windows, LED lighting, skylights, and PV panels providing electricity and maintenance cost savings.

**PUBLIC CONTACT**

No public contact has occurred associated with this action.

**NEXT STEPS**

**Fire Stations 1-5 Renovation**

| | |
|---|---|
| Open Bids | January 24, 2017 |
| Award Contract | February 21, 2017 |
| Begin Work | March 2017 |
| Complete Work | April 2018 |

*Prepared by:* Yaw Owusu, Assistant City Engineer

*Recommended by:* Morad Fakhrai, Director of Public Works

Approved by:

Kelly McAdoo, City Manager