



**DATE:** October 24, 2018

**TO:** Council Infrastructure Committee

**FROM:** Interim Director of Public Works

**SUBJECT:** Fire Station 6 and Fire Training Center Design - Update

### **RECOMMENDATION**

That the Committee comments on the design for the Fire Station 6 and Fire Training Center Project.

### **SUMMARY**

The design of Fire Station 6 and the Fire Training Center includes a full build out training center resulting from the partnership with the Chabot-Las Positas Community College District. The project is currently in the design phase pending several review requirements. Staff anticipates that the design will be completed in early 2019, with construction anticipated to start in the Fall of 2019.

### **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 to among other things restore and maintain 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 in 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 substantially completed. The Fire Station 6 and the Fire Training Center Project has completed the design development phase and is currently in the construction document phase. The focus of this update is on the design of Fire Station 6 and the Fire Training Center.

Fire Station 6 and the Fire Training Center are located on West Winton and serve the industrial area. Being adjacent to the Hayward Executive Airport, Fire Station 6 also houses the Aircraft Rescue and Fire Fighting (ARFF) unit. 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, 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 and training program 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:

Fire Station #6 (Building 1) / Classroom Building (Building 2)

Two stories, 20,643 square feet (SF) including:

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

Burn Building (Building 3)

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)

Single story, 8,268 SF including:

- Vehicle training/storage area in 4 Apparatus Bays
- "Dirty" classroom
- Central Lobby with steel section from the World Trade Center Towers
- Turn out locker rooms, multi-accommodation restrooms with showers
- Workshop
- Utility support spaces
- 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 project required an application for Site Plan Review to construct Fire Station 6 and the Fire Training Center. The Initial Study and Mitigated Negative Declaration was posted for public comments from October 1 to October 22, 2018 conforming to the California Environmental Quality Act (CEQA) guidelines and is scheduled for a public hearing before the Planning Commission on October 25, 2018.

The design team has completed the 90% construction documents which are being reviewed by staff. With these documents, an update to the construction cost estimate is anticipated to be completed in early November.

This project also requires review by the following agencies:

### Division of the State Architect

The partnership with the District will require review of the District owned buildings by the Division of the State Architect (DSA) since DSA has jurisdiction over structural, fire/life safety, and access compliance requirements for school buildings that are publicly-funded. Staff submitted the plans to DSA for their review on September 25, 2018 and anticipate their approval around February 2019.

### Federal Aviation Administration (FAA)

Because the Fire Training Center is located on airport property, the project requires FAA approval. Parts of the parcels of land where the Fire Station and Fire Training Center sit are for aeronautical purposes and require release of the land for non-aeronautical purposes. In June 28, 2018, staff submitted the request for the release of two parcels of land for non-aeronautical purposes.

Additionally, the FAA is requiring the submittal of FAA's Form 7460 Notice of Proposed Construction or Alteration, and an update of the Airport Layout Plan. Staff has completed Form 7460 and update of the Airport Layout Plan. Finally, National Environmental Policy Act (NEPA) requirements apply to the project. Staff is working on obtaining Categorical Exclusion since the action to change the ALP to build or expand airport fire and rescue buildings falls under categorically excluded actions.

## **FISCAL IMPACT**

The adopted Capital Improvement Program includes \$25,187,000 in FY 2019 for Project 07482 – New Fire Training Center in Measure C, Fund 406, and \$23.5 million for FY 2020. These funds, in addition to the contributions by the District of up to \$20 million, are enough to cover the estimated cost for Fire Station 6 and the Fire Training Center.

## **STRATEGIC INITIATIVES**

This agenda item supports the Complete Communities Strategic Initiative. This item supports the following goals and objectives:

Goal 1: Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

Objective 1: Increase neighborhood safety and cohesion.

Objective 4: Create resilient and sustainable neighborhoods.

## **SUSTAINABILITY FEATURES**

This project incorporates sustainability features as they relate to water, energy, and the environment.

1. Water: Water efficient plumbing fixtures - This 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.

This project will install bio-swales at the Fire Training Center to treat storm water runoff from the pavement and filters pollution from the storm water before entering the San Francisco Bay.

3. Energy: 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.

The proposed buildings will be designed to meet Leadership in Energy and Environmental Design (LEED) Silver, or better, and zero net energy.

## **PUBLIC CONTACT**

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

## NEXT STEPS

<b>New Fire Station 6 and Fire Training Center</b>	
Complete Design	Spring 2019
Begin Work	Summer 2019
Complete Work	Summer 2021

*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