



**DATE:** October 24, 2018  
**TO:** Council Infrastructure Committee  
**FROM:** Interim Director of Public Works  
**SUBJECT:** Final Report for the Completed Fire Stations 1-5 Improvements Project

### **RECOMMENDATION**

That the Committee reviews and comments on the final report for the completed Fire Stations 1-5 Improvements Project.

### **SUMMARY**

On March 21, 2017, Council awarded Arntz Builders, Inc., the construction contract for the Fire Stations 1-5 Improvements Project. Renovation of the stations included seismic safety and energy efficiency upgrades, and operational and modernization improvements. All five stations are now occupied and functioning as intended. The project reached separate substantial completion dates for each station. There are minor punch list items remaining that are being finalized.

### **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, and update aging neighborhood fire stations.

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 required. Fire Stations 1-5 required renovation. Fire Station 6 and the Fire Training Center require complete reconstruction and expansion to meet the demands of the area they serve and to provide training services for firefighting personnel. On December 13, 2016, Council approved the plans and specifications for the Fire Stations 1-5 Improvements Project and called for bids to be received on January 24, 2017. The bid opening date was extended to February 7, 2017, to revise drawings and clarify specifications in response to bidder questions.

On March 21, 2017, Council awarded the construction contract to Arntz Builders, Inc., with construction commencing on April 24, 2017, for Fire Stations 1, 2 and 3; and on December 11, 2017, and April 2, 2018, for Fire Station 4 and 5, respectively.

## DISCUSSION

On October 10, 2014, RDC completed the needs assessment for Fire Stations 1-5 and issued a final report. The report identified substantial upgrades that were needed in these facilities to correct problems of varying degrees as they relate to seismic, safety, energy efficiency, and operational and modernization improvements.

**Seismic Upgrades:** Seismic retrofit was one of the top priorities for these stations to meet current life safety structural performance levels. To prevent collapse and potential loss of life in a seismic event, the buildings were strengthened as follows:

- Fire Stations 1 through 5 needed structural upgrades that included reinforcement of exterior and interior walls;
- Fire Stations 1, 2, and 4, which are in a seismic liquefaction zone, required modification to the existing foundations to mitigate liquefaction-induced settlement. Liquefaction is a phenomenon where saturated sand and silt take on the characteristics of a liquid during the intense shaking of an earthquake.

**Safety Upgrades:** Other safety improvements at the stations included: abatement of material containing asbestos and lead; relocation of turnout gear to new turnout locker rooms; and new vestibule areas to separate exhaust fumes in the apparatus bay from sleeping quarters.

**Energy Upgrades:** Renovation for these stations included improvements for energy efficiency. For Fire Stations 2-5, upgrades included changing the internal and exterior light fixtures to LED, adding attic and wall insulation, installing new doors, double pane windows, and skylights, and replacing heating, ventilation and air conditioning systems. Photovoltaic (PV) panels were added on the roofs for additional energy efficiency. These “green” improvements will offset approximately 70% or more of the existing energy consumption. PV panels were 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 and because space was limited by mechanical equipment on the roof.

**Operational Improvements:** Fire Stations 1-5 included operational improvements for quicker response time. All stations included improvements to the station alerting systems. The existing overhead sectional exit apparatus doors were replaced with faster operating, low-maintenance four-fold doors. For Fire Stations 1-4, GPS-based traffic signal pre-emption systems were added to the stations and traffic signals on street intersections near these fire stations. Fire Station 5 did not require this system because there are no nearby signalized intersections.

**Modernization Improvements:** Finally, the renovation improvements included modernization as follows:

- Americans with Disabilities Act accessibility upgrades to showers and washrooms in renovated areas.
- Old office furniture was replaced with new built-in casework.
- Dormitory rooms were refreshed with new built-in beds and dividers.
- Kitchens received new appliances and counter tops.
- Walls were repainted, and the floors were replaced and/or resurfaced.
- Utility upgrades, such as replacing old sewer, water, gas lines and electrical panels.

Since Fire Station 1 did not require abatement of hazardous materials, station personnel did not move out of the station. Fire Station 1 reached substantial completion on December 11, 2017. For the remaining stations, fire station personnel moved back in and the project reached substantial completion as follows:

Fire Station 2 - November 17, 2017

Fire Station 3 - February 2, 2018

Fire Station 4 - June 29, 2018

Fire Station 5 - July 26, 2018

### **ECONOMIC IMPACT**

There is no economic impact associated with this item.

### **FISCAL IMPACT**

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

#### **Fire Station 1-5**

Construction Contract	\$ 6,911,577
Construction Contingency	\$ 1,070,000
Design	\$ 820,000
Other Cost (Fixtures, Furniture & Equipment)	\$ 550,000
Consultant Construction Administration	\$ 970,000
Construction Administration, Inspection, Testing	\$ 400,000
<b>Total</b>	<b><u>\$10,721,577</u></b>

The Measure C fund, as shown in the Adopted FY2018 Capital Improvement Project, included a total of \$10,830,000 in funding for the Fire Stations 1-5 Improvements Project.

### **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**

The project incorporates three key sustainability features:

1. Water: Water efficient plumbing fixtures: The project included the installation of water efficient plumbing fixtures to reduce water consumption.
2. Environment: Bay-Friendly Landscaping: This project implements Bay-Friendly Landscaping techniques by using native and climate appropriate plants.
3. Energy: Installation of LED lighting, skylights, and PV panels: This project installed energy efficient windows, LED lighting, skylights, and PV panels providing electricity and maintenance cost savings.

## **PUBLIC CONTACT**

On October 13, 2018, the City hosted an open house and pancake breakfast in celebration of the newly renovated fire stations.

## **NEXT STEPS**

There are remaining punch list items being addressed by the contractor. Staff anticipates that these will be completed by the end of October at which time the project will be considered to have reached Final Completion.

*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