

CITY OF YUBA CITY
STAFF REPORT

Date: June 5, 2007
To: Honorable Mayor & Members of the City Council
From: Public Works
Presentation by: George Musallam, Public Works Director

Summary

Subject: Fire Station No. 2 – Building Evaluation, Conceptual Design, and Budget Contract

- Recommendation:**
1. Award preliminary design contract to Ratcliff Architects to complete a building and building systems evaluation, provide programming services, and develop schematic design and budget estimate.
 2. Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney.

Fiscal Impact: \$52,600.00 – Account No. 901002-65501 (General Fund CIP)

Background:

Since becoming operational in 1981, Yuba City Fire Station No. 2 has been staffed with two full-time firefighters. The staffing at this station was recently increased to three full-time firefighters. In order to better accommodate the added personnel, improve the livability and operational readiness of the station, and better meet the increased operational expectations of the facility, the Yuba City Fire Department and the Public Works Department have initiated steps to engage a design consultant to reconfigure and remodel the interior space as well as expand the building to house a new dormitory. These improvements are planned and funded in the department's current budget.

Included in the proposed design services, the building structure will be assessed for compliance with current "essential facility" standards, the mechanical and electrical service will be assessed for adequacy and expansion capability, and site lighting and security will be evaluated and addressed. The building interior lacks the space to accommodate additional staff and to provide separate dormitory and restroom/shower facilities for female firefighters.

The kitchen and dining areas are small and inefficient, and the living/day room is poorly situated to provide for relaxation as well as report writing and training needs. The staff also desires space for personal protective equipment (PPE) to be stored in a central and easily accessible location and to relocate the washer and dryer from the apparatus bay to the living area.

Analysis:

In February 2007, the Request for Proposals was issued to architectural firms specializing in fire stations and other essential facilities to provide building assessment, conceptual design, and budget estimates for Fire Stations No. 2 and No. 7.

The proposals were evaluated and, based upon the fact that several were well qualified to perform the requested services; the project team determined that the low bidder would be selected.

In order to better track the monies currently available for these projects, the bids were to be provided separately for each facility; however, the selection of an architectural firm would be based on the qualifications of the firm and the total cost to complete the work for both buildings.

Five bids were received. However, one of the bidders presented a fee schedule based upon percentage of construction cost versus a lump sum amount and was therefore found to be non-compliant, and their bid was rejected.

The bid results are as follows:

<i>Firm</i>	<i>Schematic Design</i>	<i>Design Development</i>	<i>Subtotal SD</i>
CH&D			
Station #2	20,320	32,880	53,200
Station #7	26,680	36,780	63,460
			116,660
Glass			
Station #2		51,750	51,750
Station #7		57,580	57,580
			109,330
Don Dommer			
Station #2		61,000	61,000
Station #7		39,600	39,600
			100,600
Ratcliff			
Station #2		42,602	42,602
Station #7		42,602	42,602
			85,204

Fiscal Impact:

If authorized, the contract will be issued for a not-to-exceed amount of \$42,600. There is currently \$240,000 budgeted in General Fund CIP account #901002-65501, which represents the total funds available for this project at this time.

Alternatives:

Reject the proposals and postpone the project.

Recommendation:

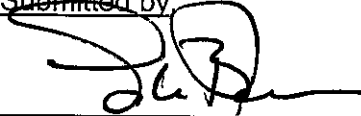
1) Award a preliminary design contract to Ratcliff Architects, at a cost of \$42,600, to complete a building and facilities systems evaluation, provide programming services, and develop schematic design options and budget estimate, and 2) authorize the City Manager to execute the contract on behalf of the City.

Prepared by:



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Submitted by:



Steven R. Jepsen
City Manager

Reviewed by:

Department Head

Finance

City Attorney

Other: (name, title)

