



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Katy Allen  
Darryl Von Raesfeld

**SUBJECT:** FIRE STATION 17  
RELOCATION PROJECT

**DATE:** 08-09-06

Approved

Date

8/10/06

**COUNCIL DISTRICT:** 9

## RECOMMENDATION

- a. Report on bids and take appropriate action based on the evaluation of bids for the Fire Station 17 Relocation Project.
- b. Approval of the first amendment to the agreement with Banducci Associates Architects to extend the term from May 1, 2007 to January 31, 2008 and to increase the agreement compensation in the amount of \$30,000, for a total agreement amount of \$338,475.

## OUTCOME

- a. Approval of this construction contract will allow the Fire Station 17 Relocation Project to be built and occupied for use by the Fire Department.
- b. Approval of this first amendment to the agreement with Banducci Associates Architects allows the City to extend the contract term to cover the increased duration of the project as well as increase funds for the expanded scope and additional services during construction.

## BACKGROUND

In March 2002, San José voters passed the "Neighborhood Security Bond Act" which approved the issuance of \$159 million in General Obligation Bonds to fund the construction of various public safety facilities. One of the items funded under the Bond Act is the construction of four new fire stations to replace four existing stations. A new Fire Station 17 will be built at 5170 Coniston Way and will replace the current station located at 1494 Ridgewood Drive near the intersection of Dent Avenue and Kooser Road (map attached). This site was selected to maximize the efficient use of the property for fire vehicle maneuverability as well as providing a signalized access onto Blossom Hill Road.

The base bid scope of work for Fire Station 17 will include an approximately 6,470 s.f. two-story building with a two-bay apparatus wing, constructed to essential facility standards. In addition to the base bid scope of work there are six Add Alternate bid items:

<u>Add Alternate Descriptions</u>	<u>Engineer's Estimate</u>
1. Provide emergency generator and above ground fuel oil storage tank.	\$119,000
2. Provide concrete driveways in lieu of asphalt driveways.	9,400
3. Backfill the former swimming pool with drain rock and filter fabric. Surface the parking area with porous concrete pavement.	23,000
4. Provide motor and key pad to rolling gate at the Coniston Way parking area.	9,000
5. Convert Storage Room #210 to a bathroom.	34,600
6. Add colored finish to concrete on first floor and substitute rubber wall base on first floor with ceramic tile base.	25,000

The Engineer's Estimate for the base bid and all Add Alternates for this project is \$2,619,000. Construction is scheduled to begin in October 2006 with completion in late fall 2007.

An amendment to the existing consultant agreement for architectural design services with Banducci Associates Architects is being prepared for Council consideration. A total of \$30,000 in increased consultant fees will be requested to cover an expanded scope of construction administrative services and an increased additional services allowance.

### ANALYSIS

A supplemental memo will be provided after bids are opened on August 10, 2006.

Council Policy provides for a standard contingency of ten percent on public works projects involving the construction of a building. To address rising construction costs and to help keep the project within budget, staff is recommending a five percent construction contingency. Should additional funds be required for construction, staff will return to Council at that time with a request for additional authorization.

The supplemental memo will also include budget actions to rebudget expenditure savings from 2005-2006 to 2006-2007. It was assumed that project expenditures would total \$1,106,000 in 2005-2006. However, actual expenditures totaled only \$508,000, resulting in unexpended funds totaling \$598,000 that can be carried over to 2006-2007..

### Consultant Services Agreement-First Amendment

The original term of the agreement with Banducci Associates Architects is set to expire on May 1, 2007 in line with the original schedule of this project. During the design phase,

additional time was required to complete the bid documents and to address value engineering and Add Alternate options. The lengthening of design schedule has therefore extended the completion date of this project to the winter of 2007. Staff therefore recommends that the term of the agreement be extended to January 31, 2008 to cover the construction and closeout phases of this project.

During the design of the facility, the scope of the project was increased by approximately 600 square feet or 12% to accommodate the new single company Fire Station program which was completed after the execution of the agreement. The additional design costs for this increase were covered within the additional services included in the original agreement. The below requested amendment amount will cover the increased costs for providing construction administrative services for this expanded scope and will increase the funds available for additional services during construction.

Agreement	\$308,475
First Amendment to Agreement	<u>30,000</u>
TOTAL	\$338,475

### POLICY ALTERNATIVES

Not applicable.

### PUBLIC OUTREACH/INTEREST

- ✓ **Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This item meets Criteria 1: Requires Council action on the use of public funds equal to \$1 million or greater. This placeholder award memo will be posted on the City's website for the August 29, 2006 Council agenda, and the supplemental memo will also be posted online during the week of August 21, 2006.

To solicit contractors this project was listed on the City's Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects were provided to various contractor organizations and builder's exchanges. In addition,

community participation in the design effort through various community participation meetings for this fire station was solicited through flyers at the existing fire station and mailers to the nearby residents.

### **COORDINATION**

This project and memorandum have been coordinated with the Departments of Planning, Building and Code Enforcement, General Services, Finance, the City Attorney's Office, and the City Manager's Budget Office.

### **FISCAL/POLICY ALIGNMENT**

This project is consistent with the Council-approved budget strategy to continue with elements of the capital improvement program that keep money flowing to our economy.. The relocation of a new fire station will also assist in meeting the Fire Department's response goal of providing emergency services to residents located within four minutes of the fire station.

### **COST SUMMARY/IMPLICATIONS**

1. **COST OF PROJECT:**

Project Delivery	\$1,172,050
Construction (Engineer's Estimate)	2,619,000
Contingency	<u>130,950</u>
<b>TOTAL PROJECT COSTS</b>	<b>\$3,922,000</b>
Prior Year Expenditures	772,264
<b>REMAINING PROJECT COSTS</b>	<b>\$3,149,736</b>
  
2. **COST ELEMENTS OF CONSTRUCTION CONTRACT:** This information will be included in the supplemental memo.
  
3. **SOURCE OF FUNDING:** 475 – Neighborhood Security Bond
  
4. **FISCAL IMPACT:** The Fire Station 17 Relocation Project will have a net operating and maintenance impact of \$15,000 annually starting in FY 2007-08.

**BUDGET REFERENCE**

Fund #	Appn. #	Appn. Name	Total Appn.	Amt. For Contract	2006-2007 Proposed Budget Page	Last Budget Action (Date, Ord. No.)
<b>Remaining Project Costs</b>			\$3,149,736			
475	4807	Fire Station 17-Relocation	\$2,518,000		V-752	N/A
<b>Funding in Out Years</b>			\$33,000			
<b>Recommended Action</b>						
475	7633	Beginning Fund Balance	\$598,000*		V-736	N/A
<b>Total Project Funding</b>			<b>\$3,149,000</b>			

\* \$598,000 of additional Beginning Fund Balance would be allocated to this project. When the 2006-2007 budget was developed, it was assumed that project expenditures would total \$1,106,000 in 2005-2006. Actual expenditures totaled only \$508,000. Budget actions will be recommended as part of the supplemental memo to carry forward the remaining funds to 2006-2007 to complete this project.

**CEQA**

CEQA: Exempt, File No. PP05-275.

  
 KATY ALLEN  
 Director, Public Works Department

  
 DARRYL VON RAESFELD  
 Acting Fire Chief

For questions please contact DAVID SYKES, ASSISTANT DIRECTOR, PUBLIC WORKS DEPARTMENT, 408-535-8300.

# FIRE STATION NO. 17

RELOCATION SITE

EXISTING SITE



SITE

# FIRE STATION NO. 17 LOCATION MAP

N.T.S.