



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Katy Allen

SUBJECT: SEE BELOW

DATE: 11-01-06

APPROVED

DATE 11/06/06

COUNCIL DISTRICT: 8

SUBJECT: APPROVAL OF AN AGREEMENT WITH ROSSDRULISCUSENBERY ARCHITECTURE, INC. FOR ARCHITECTURAL CONSULTANT SERVICES FOR FIRE STATION NO. 36

RECOMMENDATION

Approval of an agreement with RossDrulisCusenbery for architectural consultant services for the Fire Station No. 36 Project, from the date of execution to June 30, 2009, in an amount not to exceed \$643,505.

OUTCOME

Council approval and award of an agreement between the City and RossDrulisCusenbery Architecture, Inc. will enable the design of the Fire Station No. 36 Project to begin.

BACKGROUND

The Fire Station No. 36 Project is the fourth new fire station to be initiated under the Safety Bond Program. This project will construct a new two story Fire Station, containing approximately 11,500 square feet. The facility is planned to include a neighborhood meeting room similar in size and usage to the meeting room at Fire Station 31 at Aborn and Ruby. The facility will be located at Silver Creek Drive at the south end of Silver Creek Linear Park, near the intersection of Silver Creek Road and Yerba Buena Road in southeast San José (map attached). Fire Station No. 36 will be designed as an "Essential Services Facility" in accordance with the California Essential Services Buildings Seismic Safety Act of 1986.

On February 8, 2006, Council approved placement of a ballot measure for the Municipal Election held on June 6, 2006 requesting voter approval to use up to one acre of Silver Creek Linear Park for the purposes of constructing a new Fire Station. This measure was ultimately approved by over 70% of the voters. To address space and budget limitations, staff will evaluate the feasibility of including a standard third apparatus bay during the early design phases.

Consultant services are required to augment City forces for the design of this new facility. Preliminary planning and design that includes architectural programming and site schematics was performed in-house. Under the recommended agreement, the consultant will provide the architectural and engineering services for design development through the construction phase. Construction is estimated to begin in winter 2007 with completion in late 2008 or early 2009.

ANALYSIS

A Request for Qualifications for architectural consultant design services for the Fire Station No. 36 Project was advertised on May 1, 2006, and the City received Statements of Qualifications (SOQ) from 13 firms. Staff from the Departments of Public Works (DPW), Fire and the Redevelopment Agency (RDA) conducted a selection process for architectural consultant services in accordance with the Council adopted, Qualifications Based Consultant Selection (QBCS) process and the Local Business and Small Business Preference Ordinance.

After evaluation of the SOQ's submitted, six firms were invited to interview. Interviews were conducted in June 2006 by a panel comprised of City staff from DPW, Fire and RDA. The six short-listed firms were evaluated and ranked based on their demonstration of relevant design experience for public safety facilities, technical knowledge of fire operating systems, as well as their success in achieving a civic presence for public projects. Also, consideration was given to their overall project management and ability to work with public and regulatory agencies. The six firms were ranked by the interviewing panel as follows:

Ranked List determined by the Interview Panel:

1	RossDrulisCusenbery, Architects
2	Don Dommer Associates, Architects
3	Marcy Wong/Don Logan Architects
4	W.L.C. Architects, Inc.
5	RRM Architects, Inc.
6	BFGC Architecture

The panel rated RossDrulisCusenberry Architects (RDC) of Sonoma, California as the top-ranked firm. This consultant team has extensive experience in the design of public safety facilities, in particular, facilities that have been designed on smaller, irregular parcels where their technical expertise and knowledge was especially crucial to the success of the project. As a result of the QBCS, RDC was the top-ranked firm and is being recommended to provide architectural consultant services for the Fire Station No. 36 Project.

RDC is also providing architectural consultant services for the Emergency Communications Dispatch Center Project and the South San José Police Substation Project which will run concurrent with the Fire Station No. 36 Project. RDC has carefully analyzed the project tasks for Fire Station No. 36 to determine the necessary resources required to complete their work and has provided a plan that ensures that they will have adequate staff available to deliver all of the projects.

During the negotiations for this agreement and in acknowledgment of current construction market conditions, staff and RDC have discussed some possible revisions to the program that might be necessary in order to bring the construction costs in line with the available funds. From reductions to the number of apparatus bays to the adjustments to the dorm area program, staff with RDC's assistance, will evaluate the currently programmed scope against the approved project budget. In addition to exploring several program scope reductions, staff will also work with RDC to develop an add-alternate strategy for the bid documents that will help mitigate the recent market construction volatility. At the conclusion of schematic design, staff will assess if the final base bid scope can be delivered within the approved budget and if necessary, identify the additional funds required. Once these measures have been taken, staff will forward its recommendations for any budgetary adjustments to council for its consideration.

Staff and RDC agree that a fee of \$643,505 is appropriate for the services to be provided under the agreement. The consultant will begin work on the project upon Council approval of the agreement.

POLICY ALTERNATIVES

Alternative # 1: Direct staff to provide the required services with in-house resources.

Pros: Increased work for current staff.

Cons: Schedule impact while staff design/engineering team is assembled resulting in potentially greater cost due to construction escalation. Shifting existing staff resources to this project at this time would delay other projects.

Reason for not recommending: An alternative to hiring a consultant is for the work to be performed entirely by existing City staff. Staff considered this alternative and recommends using a consultant. Due to the concurrent delivery schedule of multiple capital projects, the required staffing levels of multiple professional disciplines and support personnel are not uniformly available in-house, and are insufficient to successfully implement this project within the approved schedule.

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)**

Although this Council action is less than \$1 million, the project has had community participation in the pre-design process through community meetings; solicited by fliers at various public buildings and mailings to residences within 500 feet of the proposed site. These meetings were held in March, June and September 2005. On the June 2006 General Election Ballot, a majority of the voters of San José approved a proposition for the use of parkland at Silver Creek Linear Park to a site for a New Fire Station 36. As the design of the fire station progresses, it will again be presented to the community along with the public art.

This memorandum is posted on the City's website for the November 21, 2006 Council agenda.

COORDINATION

This agreement and memo have been coordinated with the Departments of Fire, Planning, Building and Code Enforcement and Finance, Council District 8, the City Manager's Budget Office and City Attorney's Office. This agreement was also coordinated with the City's Contracting-In Committee.

FISCAL/POLICY ALIGNMENT

This project is consistent with the Council approved Budget Strategy, Economic Recovery section, in that it will help to stimulate construction spending in our local economy.

COST SUMMARY/IMPLICATIONS

1. COST OF RECOMMENDATION: \$643,505

2. ELEMENTS OF AGREEMENT:

Task #1	Predesign	\$14,500
Task #2	Schematic Design	85,645
Task #3	Design Developments	114,193
Task #4	Construction Documents	228,386
Task #5	Bidding & Award	28,548
Task #6,7	Construction Administrative Services	114,193
Task #8	Additional Services	32,175
TOTAL AGREEMENT AMOUNT:		\$643,505

3. SOURCE OF FUNDING: 475- Neighborhood Security Act Bond

4. FISCAL IMPACT: The impact to the General Fund for operating and maintenance for Fire Station 36 starting in 2009-2010 is estimated at \$30,000, as this is a relocation of the existing company at Fire Station 24.

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BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	Total Appn.	Amt. For Contract	2006-2007 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
Current Funding Available						
475	4878	Fire Station 36 Silver Creek/ Yerba Buena	\$743,000*	\$643,505	V-848	
392	4878	Fire Station 36 Silver Creek/ Yerba Buena	\$195,000	0	V-848	
Total Funding for Project			\$938,000	\$643,505		

* A rebudget of -\$44,000 was approved by Council on October 17, 2006 as part of the 2005-2006 Annual Report to adjust for actual 2005-2006 expenditures that did not meet the savings anticipated for that year.

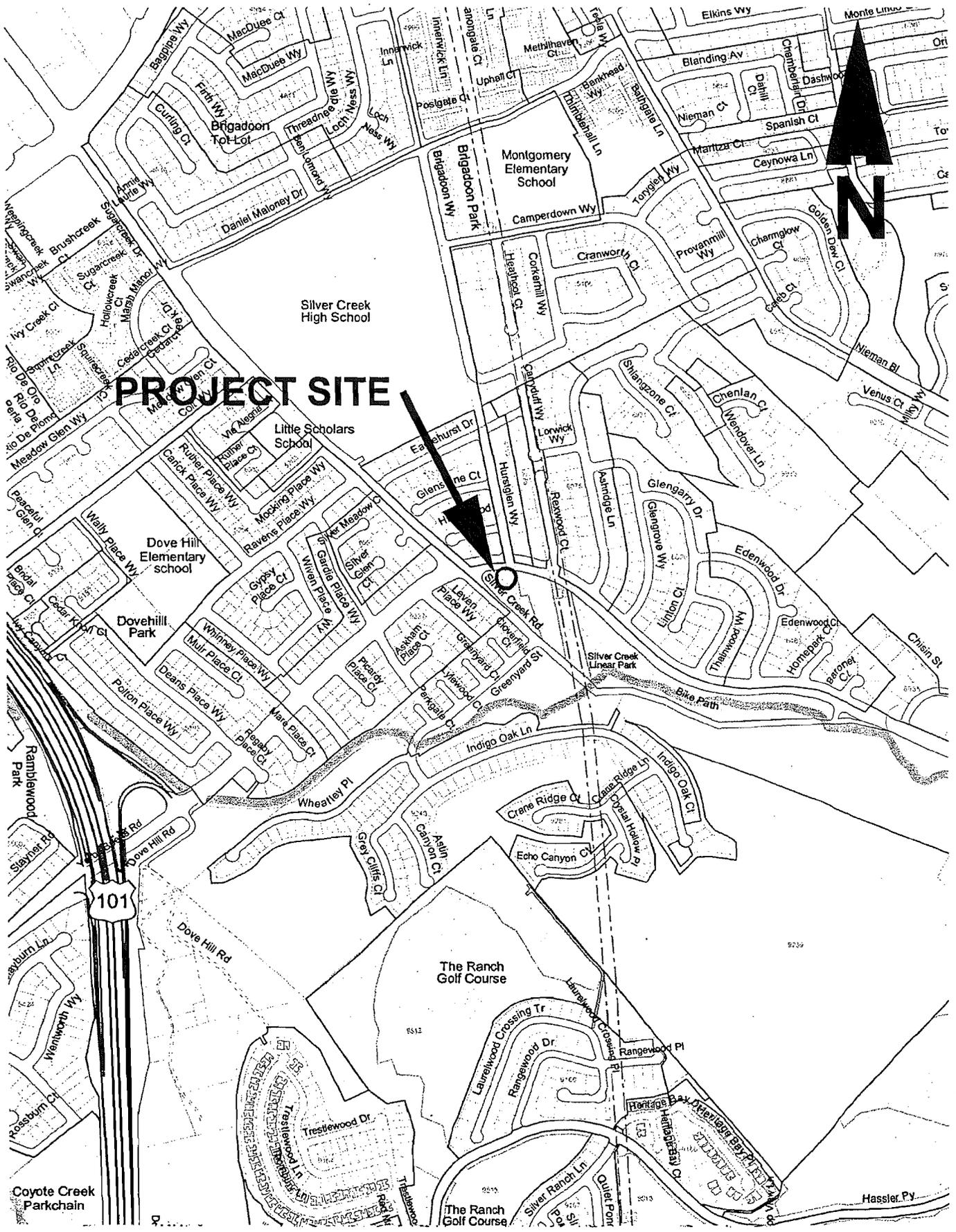
CEQA

CEQA: Exempt, PP06-009.


 KATY ALLEN
 Director, Public Works Department

For questions please contact DAVID SYKES, ASSISTANT DIRECTOR, AT 408-535-8300.

Attachment
 KJ:dp:ba



PROJECT SITE

**FIRE STATION #36
LOCATION MAP
Not to Scale**