



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Katy Allen  
Darryl Von Raesfeld

**SUBJECT:** FIRE STATION NO. 19  
RELOCATION PROJECT

**DATE:** 06-02-08

Approved

Date

6/5/08

**COUNCIL DISTRICT:** Citywide

## RECOMMENDATION

Adoption of a resolution authorizing the City Manager to award the Fire Station No. 19 Relocation project to the low bidder, and approval of a five percent contingency in a combined amount not to exceed \$3,675,000.00

## OUTCOME

Adoption of a resolution authorizing the City Manager to award the project to the low bidder will allow the Fire Station No. 19 Relocation project to be built and occupied for use by the Fire Department and will enable the City to take advantage of the summer months for construction. Approval of a five percent contingency will provide funding for any unanticipated work necessary for the proper completion or construction of the project.

## BACKGROUND

The Fire Station No. 19 Relocation project will replace the existing Fire Station No. 19 located at 1025 Piedmont Road near Penitencia Creek, and is the sixth new fire station building project to be initiated under the Safety Bond Program. The facility will be a two-story; 6,409 square foot building located on a .68 acre site at the corner of Piedmont and Sierra Roads.

On August 22, 2006, Council voted to accept the necessity for condemning the southwest corner portion of land owned by Piedmont and Sierra Road Plaza LLC for the purpose of relocating Fire Station 19, and also authorized the acquisition of this property by eminent domain. A settlement agreement and final payment issued to the former owners occurred in late March 2008

The 6,409 square foot building will be a two-story, single company, fire station with a two-bay apparatus designed as an Essential Services Facility that will provide for gender privacy, Americans with Disabilities (ADA) access on the first floor and state of the art fire alerting and communications systems. The station includes four bunkrooms, an exercise room, a combined kitchen/dining room and day room. The site will be developed to include an emergency

generator, a fuel convault, and twelve on-site parking spaces with one handicap parking space located at the front of the building. Construction is scheduled to begin in July 2008 with completion in September 2009.

In addition to the base bid scope of work there are two add alternate bid items:

<u>Add Alternate Description</u>	<u>Engineer's Estimate</u>
Add Alternate 1: Provide work for Public Art benches and lighting fixtures	\$10,000
Add Alternate 2: Special clearing of trees tagged #T25, #T26 and #T27 (Coast redwoods).	\$10,000

### **ANALYSIS**

In order to meet the project schedule and take advantage of summer months for construction, it is imperative that the construction contract be awarded in July 2008. Bid opening is tentatively scheduled on June 19, 2008.

The City Manager would be authorized to award the contract subject to the following conditions:

1. If the amount of the bid plus the 5 percent contingency exceed \$3,675,000 (the Engineer's Estimate plus 5 percent of the Engineer's Estimate), the award will be referred to the Council.
2. If there is a formal written bid protest, the award will be referred to Council.
3. If there are issues of responsibility of the lowest responsive bidder, then the matter will be referred to Council.

Council policy provides for a contingency of ten percent for new building construction. Staff however recommends a construction contingency of five percent to allow sufficient funds to be allocated toward the balance of the Safety Bond capital program.

### **EVALUATION AND FOLLOW-UP**

The project will be within budget with approval of the recommendation. No additional follow up action with the Council is expected at this time.

### **POLICY ALTERNATIVES**

Not applicable.

### **PUBLIC OUTREACH/INTEREST**

- ✓ **Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater; **(Required: Website Posting)**
- Criterion 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)**
- Criterion 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 criterion 1: Requires Council action on the use of public funds equal to \$1 million or greater. 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. This award memo will also be posted on the City's website for the June 24, 2008 Council agenda,

In addition, community participation in the planning effort through various community participation meetings for this station was solicited through flyers at various fire stations, libraries and community centers 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 capital investments that spur construction spending in our local economy. The relocation of this fire station will also assist in meeting the goals of Measure "O", the "9-1-1, Fire, Police Paramedic and Neighborhood Security Act" (Neighborhood Security Act Bond Measure) of providing improved citywide fire services from well located state-of-the art essential services facilities.

**COST SUMMARY/IMPLICATIONS**

1. AMOUNT OF RECOMMENDATION/COST OF PROJECT:	
Project Delivery	\$1,562,000
Construction (Engineer's Estimate*)	3,744,000
Contingency	175,000
<b>TOTAL PROJECT COSTS</b>	<b>\$5,481,000</b>
Prior Year Expenditures	605,869
<b>REMAINING PROJECT COSTS</b>	<b>\$4,875,131</b>

\* The Engineer's estimate includes additional costs for utility fees and City provided equipment that are not part of the awarded contract. The estimated construction contract award amount is \$3,500,000

2. COST ELEMENTS OF CONSTRUCTION CONTRACT: \$3,500,000  
 This is a Lump Sum Contract.

3. SOURCE OF FUNDING: 475 - Public Safety Bond  
 392 - Construction tax & Property Conveyance Tax  
 Fund: Fire Protection

4. OPERATING COSTS: No new operating costs will be incurred since this project is a relocation of an existing fire station.

**BUDGET REFERENCE**

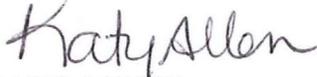
Fund #	Appn. #	Appn. Name	Total Appn.	Estimated Amt. For Contract	2007-2008 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
<b>Remaining Project Costs</b>			\$4,875,131			
<b>Remaining Funding Available</b>						
475	5162	Fire Station No. 19-Relocation (Piedmont)	\$4,583,000	\$3,500,000	V-863	10/16/07 Ord. No. 28143
392	5162	Fire Station No. 19-Relocation (Piedmont)	\$225,000		V-863	6/19/07 Ord. No. 28071
<b>Funding in Future Years of CIP</b>			\$68,000			
<b>Total Project Funding</b>			<b>\$4,876,000</b>	<b>\$3,500,000</b>		

\* Should funds for the award be encumbered in July of 2008, \$3,800,000 is recommended to be rebudgeted to 2008-2009 in a separate council memo scheduled for June 24, 2008 and will be available for this project.

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**CEQA**

CEQA: Exempt, PP06-116 (Fire Station No. 19).

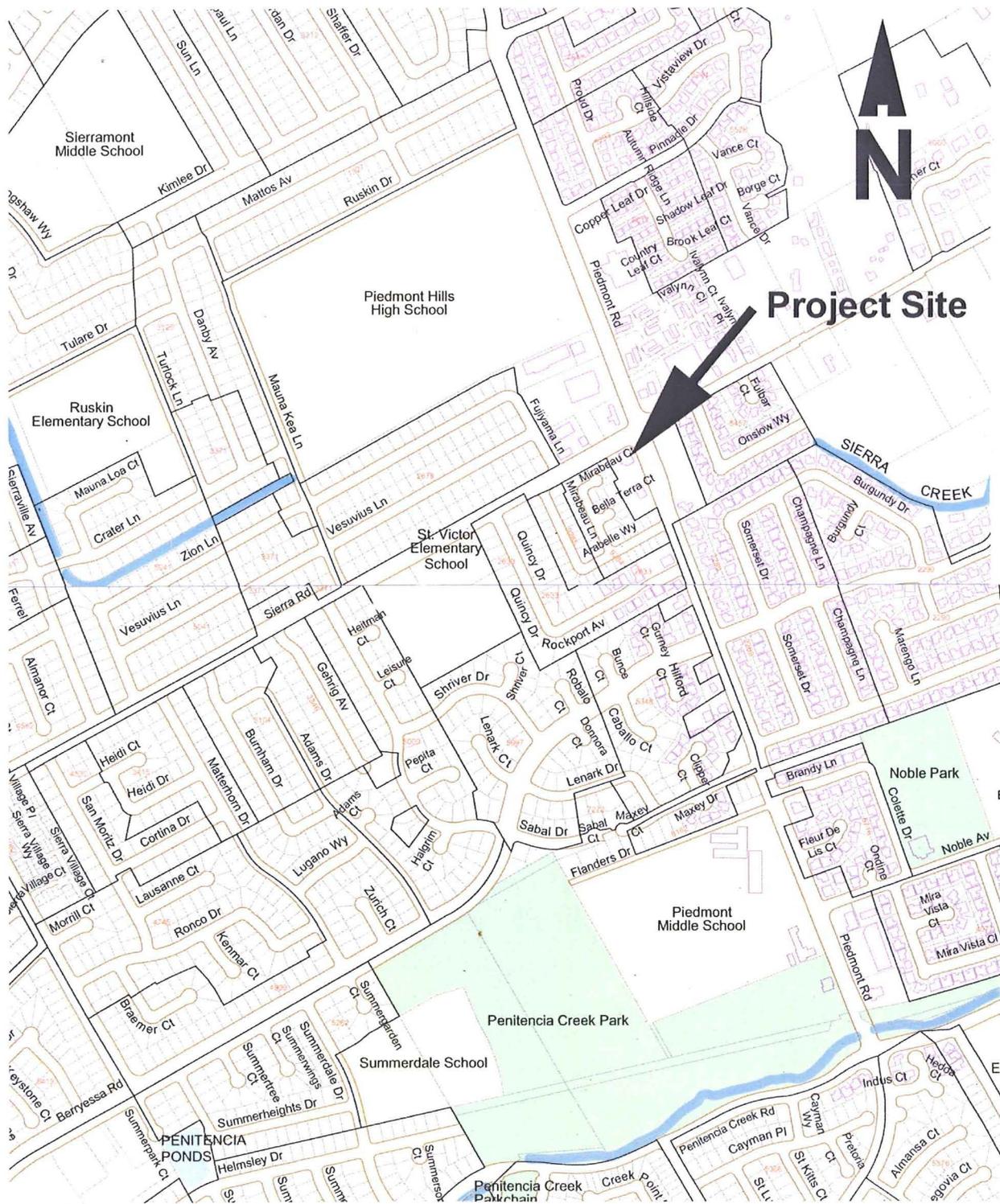


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Public Works Department



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Fire Chief  
Fire Department

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



# FIRE STATION # 19 Location Map

Not to Scale