



**DATE:** October 25, 2017

**TO:** Council Infrastructure Committee

**FROM:** Director of Public Works

**SUBJECT** Fire Station 6 and Fire Training Center Improvement Project Update

### **RECOMMENDATION**

That the Committee reviews and comments on the design and program plan for Fire Station 6 and the Fire Training Center Improvement Project.

### **BACKGROUND**

On June 3, 2014, voters approved Measure C, which authorized the City of Hayward to increase the sales tax rate in the City by one-half cent for twenty years to restore and maintain City services and facilities, including: firefighting/emergency medical services; improving police services to neighborhoods; replacing the aging library with a 21st century facility; repairing potholes and streets; updating aging neighborhood fire stations; and other City services. The facility needs assessment report completed on October 10, 2014 by RossDrulisCusenbery (RDC) for Fire Stations 1-6 and the Fire Training Center determined that substantial upgrades are needed in these aging facilities. Fire Stations 1-5 can be brought to current standards through renovation and are separate from the Fire Station 6 and Fire Training Center project, since the latter facilities will be reconstructed and expanded.

The design, including the usability and functionality of Fire Station 6 and the Fire Training Center, is provided by the expertise of RDC's consultant team, Tommy Abercrombie Planning and Design, who have designed many fire training facilities internationally and domestically, notably the Fort Worth Public Safety Complex. On October 18, 2016, staff provided an update on this project to Council. Since then, these projects have gone through several phases. Fire Stations 1-5 project is currently in the construction phase. RDC has completed the design development phase for Fire Station 6 and the Fire Training Center, which is the focus of this update.

### **DISCUSSION**

Fire Station 6 is located on West Winton Avenue and serves the industrial area. Adjacent to the Hayward Executive Airport, it also houses the Aircraft Rescue and Fire Fighting (ARFF) unit. The Fire Training Center is adjacent to Fire Station 6 and consists of a collection of structures and training facilities assembled over the past forty years. The facility is comprised of four main buildings: a four-story training tower, a classroom building, a burn

building, and a storage building. The facility also includes a fire apparatus driver training course, inclined training surface, and an apparatus pumper test pit. This facility provides firefighting survival, rescue training, continuing training, and education for new recruits, department personnel and fire science college students. These facilities are antiquated and generally dilapidated.

Originally, the new Fire Station 6 and Fire Training Center were proposed to be designed and built in phases. Phase 1 included six buildings while later phases included the other five buildings (Attachment II). During the October 18, 2016 project update, City Council directed staff to proceed with the design of the full build out of the regional fire training center in one phase. Currently, the full build out includes the following:

#### Fire Station #6 (Building 1) / Classroom Building (Building 2)

Two stories approximately 22,500 SF including:

- 2-company fire station with 3.5 Apparatus Bays
- Exercise room
- Classrooms
- Emergency Operations Center
- Administrative offices
- Storage, restrooms, and utility support spaces
- Roof-mounted solar photovoltaic system

#### Burn Building (Building 3)

Three stories approximately 4,500 SF including:

- Residential-style Class A burn building
- Multi-family space configuration with walk-out basement & accessible attic
- Roof-top training space with "cut-able" roof area

#### Storage Building (Building 4)

Single story, 1,160 SF including:

- Residential-style storage building for Class A combustible materials

#### Apparatus Building (Building 5)

Single story 8,300 SF including:

- Vehicle training in 4 Apparatus Bays
- Classroom
- Central Lobby with steel section from the World Trade Center Towers

- Turn out locker rooms, multi-accommodation restrooms with showers
- Breakroom
- Workshop
- Utility support spaces
- Roof-mounted photovoltaic system including inverter(s)

#### Training Tower (Building 6)

Four stories approximately 11,200 SF including:

- Mixed use-style Class B burn building
- Open multi-tenant commercial training space
- Multi-family residential space configuration with enclosed garage and covered carport
- Roof-top training space with "cut-able" roof area
- Multi-story stair towers, exterior stairs, covered balconies, open balconies, and exterior rappelling platform
- Server/data rooms with interconnected training control system
- LPG piped throughout building to training scenario locations

#### Hangar Building (Building 7)

Single story approximately 2,900 SF including:

- Open-sided roof shade structure with 2 Apparatus Bays
- Underground fire truck pump test pit
- Apparatus wash-down/maintenance bay with drain(s)
- Roof-mounted solar photovoltaic system

#### Outdoor Classroom Building (Building 8)

Single story approximately 1,600 SF including:

- Open-sided (3 sides) Classroom
- Single-occupancy restrooms
- Storage

#### USAR/BART Training Structure (Building 9)

Three stories approximately 13,700 SF including:

- Confined space, shoring, breaching, and bracing training structure
- Elevated passenger platform with 3-sided glass enclosure and bench
- Elevated light-rail track with functional safety training components (BART train to be Owner supplied)

### Entry Canopy (Building 10)

Single story approximately 2,400 SF including:

- Open-sided roof shade structure over parking & entry gate
- Roof-mounted photovoltaic system including inverter(s)

### Parking Lot (Area 11)

- Ninety-eight parking spaces

This project also includes alternate designs, such as the Outdoor Classroom Building, BART Training Structure, and Entry Canopy. These add alternate design items may or may not be included in the project depending on the availability of funds and bids received.

One key benefit of this regional training facility is its ability to accommodate multiple user groups simultaneously within a campus setting. The proposed layout of the City's new Fire Training Center will allow multiple training scenarios to be conducted concurrently while maintaining the day-to-day operations of Fire Station 6 and the ARFF unit. The proposed Fire Training Center will serve the ever-growing training needs of the fire department, and potentially other agencies that travel long distances to other locations for training that is not currently available in the Bay Area. Chabot College has expressed an interest in expanding their fire technology and E.M.T programs by having office spaces and sharing classrooms and training facilities within our Fire Training Center. The department is working toward a Chabot College partnership that will generate additional funding for the full build out.

### Project Review

The project will require a site plan review by Planning staff. Additionally, an initial study will be conducted to determine if this project will have any significant effect on the environment in accordance to California Environmental Quality Act guidelines.

Because the Fire Training Center is located on airport property, the project requires FAA approval. FAA is requiring an update of the Airport Layout Plan (ALP) and submittal of FAA Form 7460 Notice of Proposed Construction or Alteration. Staff has completed the Form 7460 and is currently working on the update of the Airport Layout Plan. Additionally, National Environmental Policy Act (NEPA) requirements apply to the project. Staff is working on obtaining Categorical Exclusion since the action to change the ALP to build or expand airport fire and rescue buildings falls under categorically excluded actions.

## STRATEGIC INITIATIVES

This agenda item supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities strategy is to create and support structures, services, and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work, and play for all.

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 2: Foster a sense of place and support neighborhood pride.

## FISCAL & ECONOMIC IMPACT

The estimated project costs are as follows:

<b>FIRE STATION 6 &amp; FIRE TRAINING CENTER</b>	<b>AMOUNT</b>
Construction	\$46,800,000
Construction Contingency	\$3,240,000
Design	\$4,200,000
Temporary Housing	\$500,000
Other Cost (OFOI, Fixture, Furniture & Equipment)	\$1,250,000
Construction Administration, Inspection, Testing	\$3,150,000
<b>Fire Station 6 &amp; FTC Total</b>	<b>\$59,140,000</b>

The project cost has increased by \$21,140,000 since the October 18, 2016 update. This is due to the full build-out design with the addition of the hangar building and Urban Search and Rescue (USAR) structure. Additionally, offices/classrooms, the fourth story to the training tower, and the parking lot for Chabot College has been included in the project. Finally, the previous update did not include construction contingencies.

The Adopted FY18 Capital Improvement Program includes a total of \$56,780,000 for Fire Station 6 and the Fire Training Center, which includes a potential contribution from Chabot College for the shared use of the facility. Staff is working on identifying other sources of funding to close the shortfall. If the partnership with Chabot College does not materialize, staff will need to return to Council to discuss other funding or phasing options.

As mentioned previously, this project will include bid alternates totaling approximately \$2.6 million, which may be included in the project depending on funding availability and bids received.

## SUSTAINABILITY FEATURES

1. Water: Water efficient plumbing fixtures.

This project includes the installation of water efficient plumbing fixtures to reduce water consumption.

2. Environment: Bay-Friendly Landscaping, Storm Water Treatment, and Underground Storage Tanks (UST).

This project will implement Bay-Friendly Landscaping techniques to use native plants and climate appropriate plants.

This project will install bio-swales at the Fire Training Center to treat storm water runoff from the pavement and filters pollution from the storm water before entering the San Francisco Bay.

This project will replace the existing UST with new UST using the latest UST regulations.

3. Energy: Installation of LED lighting, skylights, and PV panels.

This project will install energy efficient windows, LED lighting, skylights, and PV panels providing electricity and maintenance cost savings to achieve Zero Net Energy (ZNE) in Buildings 1, 2, and 5.

The proposed buildings will be designed to meet Leadership in Energy and Environmental Design (LEED) Silver, or better.

### PROJECT SCHEDULE

TASK	TIMELINE
Complete Design	June, 2018
Approval of Plans & Specifications and Call for Bids	July, 2018
Receive Bids	August, 2018
Award of Contract	September, 2018
Begin Work	October, 2018
Complete Work	December, 2019

Adherence to this schedule depends on the City's ability to secure additional funding for the project from regional partners or other sources.

*Prepared by:* Kevin Briggs, Acting Deputy Director of Public Works

*Recommended by:* Morad Fakhrai, Director of Public Works  
 Maria A. Hurtado, Assistant City Manager

Approved by:

A handwritten signature in black ink, appearing to read 'Kelly McAdoo', written in a cursive style.

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Kelly McAdoo, City Manager