



DATE: March 6, 2019
TO: Council Infrastructure Committee
FROM: Interim Director of Public Works
SUBJECT: Fire Station 6 and Fire Training Center Design - Update

RECOMMENDATION

That the Committee reviews this report and comments on the current status of the Fire Station 6 and Fire Training Center Project.

SUMMARY

The design of Fire Station 6 and the Fire Training Center includes a full build out training center and includes a partnership with the Chabot-Las Positas Community College District. In preparation for the construction project, several pre-construction items are in progress. The project is currently in the construction document phase pending several review requirements. Staff anticipates that the design will be completed in late spring 2019, with construction anticipated to start in the Fall of 2019.

BACKGROUND

On June 3, 2014, voters approved Measure C, which authorized the City to increase the sales tax rate by one-half cent for twenty years to restore and maintain City services and facilities, including firefighting/emergency medical services. Based on the facility needs assessment report completed on October 10, 2014 by Ross Drulis Cusenbery (RDC) for Fire Stations 1-6 and the Fire Training Center, substantial upgrades were needed in these aging facilities. Fire Stations 1-5 required renovation and were separated from Fire Station 6 and the Fire Training Center since the latter facilities will be reconstructed and expanded. The Fire Stations 1-5 project is substantially completed. The Fire Station 6 and the Fire Training Center Project has completed the design development phase and is currently in the construction document phase. The focus of this update is on the design of Fire Station 6 and the Fire Training Center.

Fire Station 6 and the Fire Training Center are located on West Winton Avenue and serve the industrial area. Being adjacent to the Hayward Executive Airport, Fire Station 6 also houses the Aircraft Rescue and Fire Fighting (ARFF) unit. The Fire Training Center consists of a collection of structures and training facilities assembled over the past forty years. The antiquated and generally dilapidated facilities consist 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 a Fire Engine pump testing/hydraulic test pit. The facilities provide firefighting survival, rescue and training,

continuing training and education for new recruits, department personnel, Eden Area ROP students, CERT and NERT training, and fire science colleges. In addition, the main building will be convertible to a state-of-the-art Emergency Operations Center, including backup emergency consoles further enhancing the City's overall resiliency.

On May 26, 2015, Council authorized the City Manager to negotiate and execute an agreement with RDC for design services for Fire Station 1-6 and the Fire Training Center Project. In April 2016, staff and the consultant team visited the Fort Worth Public Safety Complex designed by Tommy Abercrombie Planning and Design, one of RDC's consultant teams. One of the key observations was the importance of a layout designed to allow multiple groups to use the facility simultaneously. The proposed Fire Training Center will serve the ever-growing training needs of the fire department, the community, and public safety professionals from across the region. The proposed layout of the City's new Fire Station 6 and Fire Training Center will allow multiple classes to be conducted while maintaining the day-to-day operations of Fire Station 6 and the ARFF unit.

Since June 2016, staff from Chabot-Las Positas Community College District (District) and the City have met to explore a partnership for the Fire Training Center. Both the City and the District recognize the mutual benefits of expanding the Fire Training Center to be a joint center and training program with dedicated classroom spaces, offices, and shared use of the training grounds. On October 24, 2017, the District's Board of Trustees passed a motion directing staff to return with a proposed Memorandum of Understanding (MOU) with the City. On July 24, 2018, Council authorized the City Manager to negotiate and execute the MOU with the District to establish the basis for a ground lease, design, and construction of the Fire Training Center. The District will contribute up to \$20 million for the design, construction, and furnishing of the District's Facilities at the Fire Training Center.

The design of Fire Station 6 and Fire Training Center includes the following:

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

Two stories, 20,643 square feet (SF) including:

- 2-company fire station with 3.5 Apparatus Bays
- Classrooms
- Administrative offices
- Emergency Operations Center
- Storage, restrooms, and utility support spaces
- Emergency power generator and automatic transfer switch
- Roof-mounted photovoltaic system

Burn Building (Building 3)

Three stories, 4,732 SF including:

- Residential-style Class A burn building
- Multi-family space configuration with walk-out basement and accessible attic
- Roof-top training space with "cut-able" roof area
- Walls and floors to be lined with fire liner and fire brick at training scenario locations

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, 8,268 SF including:

- Vehicle training/storage area in 4 Apparatus Bays
- "Dirty" classroom
- Central Lobby with steel section from the World Trade Center Towers
- Turn out locker rooms, multi-accommodation restrooms with showers
- Workshop
- Utility support spaces
- Roof-mounted photovoltaic system

Training Tower (Building 6)

Four stories, 11,513 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, 1,512 SF including:

- Open-sided roof shade structure with 1 Apparatus Bays
- Underground fire truck pump test pit
- Apparatus wash-down/maintenance bay with drain(s)
- Roof-mounted photovoltaic system

Outdoor Classroom Building (Building 8)

Single story, 1,600 SF including:

- Open-sided (three sides) covered classroom/break area
- Single-occupancy restrooms
- Storage
- Roof-mounted photovoltaic system

Urban Search and Rescue/Bay Area Rapid Transit (BART) Training Structure (Building 9)

Three stories, 13,715 SF including:

- Confined space, shoring, breaching, and bracing training structure
- Elevated passenger platform with three-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, 1,333 SF including:

- Open-sided roof shade structure over entry gate
- Roof-mounted photovoltaic system

Parking Lot (Area 11)

- Ninety-two spaces
- Bio-Retention Areas

DISCUSSION

Before completion of final construction documents and before construction of the Fire Station 6 and Fire Training Center, a number of pre-construction items have taken or will take place:

Site Plan Review & CEQA

The project required an application for Site Plan Review to construct Fire Station 6 and the Fire Training Center. The Initial Study and Mitigated Negative Declaration was posted for public comments from October 1 to October 22, 2018, conforming to the California Environmental Quality Act (CEQA) guidelines. On October 25, 2018, the Planning Commission adopted the Mitigated Negative Declaration and approved the Site Plan Review.

Division of the State Architect

The partnership with the College District requires review of the District owned buildings by the Division of the State Architect (DSA) since DSA has jurisdiction over structural, fire/life safety, and access compliance requirements for school buildings that are publicly-funded. Staff submitted the plans to DSA for their review on September 25, 2018, and when plan check comments are received, the comments will be addressed by the design team. Once DSA approves the plans, the construction documents will be finalized.

Federal Aviation Administration (FAA)

Because the Fire Training Center is located on airport property, the project requires FAA approval. Parts of the parcels of land where the Fire Station and Fire Training Center sit are for aeronautical purposes and require release of the land for non-aeronautical purposes. In June 28, 2018, staff submitted the request for the release of two parcels of land for non-aeronautical purposes.

Additionally, the FAA is requiring the submittal of FAA's Form 7460 Notice of Proposed Construction or Alteration, and an update of the Airport Layout Plan (ALP). Staff has completed Form 7460 and update of the Airport Layout Plan. Finally, 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.

The federal shutdown delayed the FAA's review of the parcel release and NEPA requirements but

communications with FAA's Regional Office in Los Angeles confirm they have given this project a priority. However, no target completion date has been provided by the FAA.

Temporary Fire Station

A temporary Fire Station 6 will need to be established so that firefighting and emergency medical services to the area as well as the Hayward Executive Airport can be maintained throughout the duration of the construction project. The Airport staff is securing an agreement with the California National Guard to use their parking lot area for the temporary Fire Station, which is adjacent to the existing Fire Station 6. This location is ideal since the Aircraft Rescue and Fire Fighting (ARFF) unit will need direct access to the airport.

The temporary station will consist of a number of structures. On January 22, 2019, the City Council authorized the City Manager to execute a rental agreement with Design Space Modular Buildings for the two modular buildings for housing and other functions of the fire station personnel. Two metal car port type structures will be purchased to house the ARFF unit and fire engine.

Abatement and Deconstruction of Existing Structures

To make room for the new Fire Station 6 and Fire Training Center, the existing fire station, the training tower, the classroom building, the burn building, and the storage building will need to be deconstructed. Asbestos containing material has been identified in all the existing structures, so abatement will be necessary prior to deconstruction. Since the abatement and deconstruction is done by a specialized contractor, a separate contract from the main project is ideal. This will likely be more cost effective and isolate delays should the abatement and deconstruction process run into unknown issues. On March 5, 2019¹, City Council will consider the plans and specifications for the abatement and deconstruction of Fire Station 6 and Fire Training Center.

FISCAL IMPACT

The design team has completed the 90% construction documents and updated the construction cost estimate. The revised estimated construction cost, excluding soft costs, is \$57 million, an increase of \$7 million from the previous construction cost estimate completed in October 2017, primarily due to the increase in regional construction costs. Soft costs, including items such as design fees, permit fees, temporary station costs, building abatement/deconstruction, construction administration, inspection, and owner furnished items are not included. However, many of the items that are typically part of the soft costs have already been included in the project design or can be postponed until after the center is constructed and operational.

The architect for the Fire Training Center is scheduled to meet with staff later this week, to refine the cost estimate, which could result in lowering the contingency needs for the project's construction.

The total current budget is \$60.4 million, which includes \$28.7 million outlined in the FY 2019 adopted Capital Improvement Program in Measure C, Fund 406, and \$26 million for FY 2020.

¹ [March 5, 2019 Staff Report](#)

Prior year project appropriations total \$5.7 million. There will be a contribution of \$20 million by Chabot-Las Positas Community College District to offset the total current budget. The District has indicated that they will review their contribution again in consultation with the Fire Chief. Depending on the magnitude of the soft costs, additional contributions may be needed to cover the estimated cost for Fire Station 6 and the Fire Training Center.

STRATEGIC INITIATIVES

This agenda item supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities initiative 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. This agenda item supports the following goal and objectives:

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.

SUSTAINABILITY FEATURES

This project incorporates sustainability features as they relate to water, energy, and the environment.

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 - 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.

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.

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

PUBLIC CONTACT

As part of the CEQA requirements, the Initial Study and Mitigated Negative Declaration were posted for public review and a public hearing was brought before and approved by the Planning Commission on October 25, 2018.

NEXT STEPS

Complete Design	Spring 2019
Begin Work	Fall 2019
Complete Work	Fall 2021

Prepared by: Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Interim Director of Public Works

Approved by:



Kelly McAdoo, City Manager