



**Contra
Costa
County**

To: Contra Costa County Fire Protection District Board of Directors
From: Jeff Carman, Chief, Contra Costa County Fire Protection District
Date: June 14, 2016

Subject: Consulting Services Agreement for Architectural Services Fire Station 16

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Fire Chief, or designee, to execute a Consulting Services Agreement with Loving Campos Associates, Architects, Inc., in an amount not to exceed \$455,913, to provide architectural services for new Fire Station No. 16 at 4007 Los Arabis Road in Lafayette.

FISCAL IMPACT:

\$455,913 Budgeted; CCCFPD Capital Outlay Fund

BACKGROUND:

In late 2011 the Contra Costa County Fire Protection District (District) initiated the process for the design of a replacement facility for Fire Station 16 (FS 16) in Lafayette at the present location on Los Arabis Road. At that time, the station was comprised of a small residential style fire station built in the 1950s that was abandoned shortly after the Loma Prieta Earthquake. Subsequent to the closure, a double-wide mobile home was used for the crew living quarters.

Approximately \$3 million was appropriated for the replacement of FS 16. In 2012, due to

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **06/14/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
Candace Andersen, Director
Mary N. Piepho, Director
Karen Mitchoff, Director
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: June 14, 2016

David Twa, County Administrator and Clerk of the Board of
Supervisors

Contact: Lewis Broschard,
941-3501

By: June McHuen, Deputy

budget shortfalls and the eventual closure of FS 16, the project was placed on an indefinite hold. The funds were then designated to be used

BACKGROUND: (CONT'D)

for the District's contribution toward the building of Fire Station 46 (FS 46), a joint project with the Moraga-Orinda Fire Protection District. When the FS 46 project was dissolved, the District determined the most appropriate solution for the community of West Lafayette and for the overall service of the District was to rebuild FS 16.

New site plans have been developed, engineers and contractors have surveyed the site and the existing fire station structure, and multiple analyses have been performed to determine the feasibility of reconstruction, remodel of the existing structure, or tear down and rebuild from the ground up. While it is possible to re-use the existing fire station structure, it was determined that the value of that structure is very low to the overall project and the cost to provide the required code upgrades and seismic retrofits would outweigh the utility of rehabilitating the old structure.

The new station would be built to include modern seismic standards as well as being able to meet ADA requirements. The station would be built to provide protection for the community over the next fifty years and would allow for the facility to provide personnel with the components, systems, and features found in a modern fire station.

On behalf of the District, the Public Works Department requested Statements of Qualifications ("SOQs") for architectural services for fire station design projects, including the rebuilding of Fire Station 16. The Public Works Department received 18 SOQs from interested firms and five firms were shortlisted. A selection committee comprised of County and District staff conducted interviews and ranked the shortlisted firms. Loving Campos Associates Architects, Inc. (LCA) was one of the top ranking firms. It is recommended that LCA be awarded the agreement for the subject project.

The Public Works Department will administer the agreement and facilitate project management for the District.

CONSEQUENCE OF NEGATIVE ACTION:

If the agreement is not approved, a new fire station would not be constructed. Response into the areas of West Lafayette would continue to be provided by Fire Station 15 in eastern Lafayette with automatic aid provided by Fire Station 43 of the Moraga-Orinda Fire Protection District which is located in Orinda. Delays in construction, if FS 16 is to be rebuilt in the near future, could increase construction costs significantly based on the recent, and expected, trends in overall costs of constructing essential use facilities.