



Legislation Details (With Text)

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**Title:** Request City Council to Award a Professional Services Agreement to STK Architecture Inc. for Site Design and Planning Services for the Proposed Fire Station 205 for a total contract amount not to exceed \$49,990.

**Sponsors:**

**Indexes:**

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**Attachments:** 1. PSA STK Architecture Fire Station 205-1

Date	Ver.	Action By	Action	Result
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For City Council Meeting [September 27, 2016]

**TO:** Honorable Mayor and City Council

**APPROVAL:** Michael Story, City Administrator

**FROM:** Mat Fratus, Fire Chief

Request City Council to Award a Professional Services Agreement to STK Architecture Inc. for Site Design and Planning Services for the Proposed Fire Station 205 for a total contract amount not to exceed \$49,990.

**BACKGROUND:**

On August 23<sup>rd</sup> 2016, the Mayor and City Council directed staff to begin the planning process for the construction of an additional Fire Station located in the area of 485 S. Willow Ave. The proposed project includes constructing a temporary facility to expedite improvements in the delivery of emergency services in the area, and a longer-term solution that would include a permanent Fire Station. Once the permanent Fire Station is completed, the temporary facilities will be repurposed as a training facility. This will replace the current training facility at Fire Station 203, which is slated to be removed for other commercial and residential development projects.

While this phased approach offers distinct advantages in both immediate and long-term needs, it also introduces planning complexities that should be addressed to ensure an organized, cost effective, and efficient construction process. To do this, staff recommends that the City establish a professional services agreement with STK Inc., which is an architectural firm that specializes in fire station planning, design, and construction.

The scope of work for STK would include evaluation of the site to determine any needs for soils remediation, access to utilities, easements and right of ways, seismic stability, and other site

preparation needs. They would also design the footprint for all structures in the temporary and permanent phases to ensure that construction on both projects can be coordinated for fire department operations and future development of the surrounding property. Exhibit "A" of the Professional Services Agreement with STK (**Attachment 1**) provides detail of the scope of work.

### **ANALYSIS/DISCUSSION:**

The City currently provides fire, emergency medical, and rescue services out of four Fire Stations, all of which are located north of Rialto Ave. This leaves a significant area in the southern part of the city that does not have a Fire Station within a short enough drive distance to deliver effective services. Furthermore, all four Fire Stations are subject to significant delays from train transportation routes that isolate access to the southern part of the city periodically throughout each day. Collectively, these result in longer response times, which staff has identified as a contributing factor to less desirable patient outcomes in medical emergencies and more extensive damage from fires.

Staff has identified the general area north of Valley Blvd., south of San Bernardino Ave, and between Riverside Ave and Willow Ave. as an ideal location to build an additional Fire Station. Doing so would significantly reduce response times, leading to more effective fire suppression and higher survival rates for community members suffering from acute medical emergencies.

Due to the urgent need to correct this service deficiency, staff recommends that the Fire Station project consist of two phases. The first phase would include placing a temporary Fire Station in the desired area as soon as possible. While emergency services are being delivered out of the temporary station, the second phase of design and construction of the permanent station will take place. Staff projects that the process for the permanent station would be approximately two years before it could be placed in service.

In order to ensure that the phases are carried out in an effective and coordinated fashion, staff recommends that the City enter into a Professional Services Agreement with STK Architecture Inc. to develop a site plan for the property and a plan for the phased development. Staff has reviewed the credentials and previous work performed by STK and solicited feedback from some of their customers and finds them to be competent and well suited for the project. References included San Bernardino County, Riverside County, Moreno Valley, and City of El Cajon. Staff has also met with STK to review the preliminary project proposal and find that they have a good understanding of our objectives and are comfortable with the scope of work.

While STK is qualified to complete the entire project, the scope of this agreement is limited to site design and planning. The preparation of construction plans and the actual construction of both phases of the project will be determined through the City's standard purchasing process including requests for proposals where applicable, and a full evaluation of submittals before any bid is awarded. Staff recommends the selection of STK for the preliminary design work in accordance with the City's purchasing ordinance allowing selection of the professional services be based on demonstrated expertise as referenced and being consistent with RMC 2.48.440 and 2.48.250.

### **ENVIRONMENTAL IMPACT:**

Section 15262 of the California Environmental Quality Act (CEQA) Guidelines states that "a project involving only feasibility or planning studies for possible future actions which the [City] has not approved, adopted, or funded does not require preparation of an Environmental Impact Report or Negative Declaration..." The consultant will need to consider environmental factors in the design work, but the City will comply with CEQA prior to the preparation of construction drawings for the

project.

**GENERAL PLAN CONSISTENCY:**

Our City government will lead by example, and will operate in an open, transparent and responsive manner that meets the needs of the citizens and is a good place to do business. This action is also consistent with the following policy:

**Goal 5-3: Provide for fire personnel, equipment, and Fire Stations to have adequate and appropriate resources to meet the needs and serve all areas of rialto.**

Policy 5-3.1: Provide for fire personnel, equipment, and Fire Stations to have adequate and appropriate resources to meet the needs and serve all areas of Rialto.

Policy 5-3.3: Require that development be phased in relation to the City's ability to provide an adequate level of fire protection, as per the City standards.

Policy 5-3.6: Establish a Fire Station south of I-10, and improve fire coverage capabilities of this area.

Policy 5-3.7: Add service level capability and infrastructure to meet increasing demand of new development.

**Goal 5-7: Maintain a high level of emergency response capability.**

**LEGAL REVIEW:**

The City Attorney has reviewed and approved this staff report and the professional services agreement.

**FINANCIAL IMPACT:**

Funds for the site design and planning services for the proposed Fire Station 205 in the amount not to exceed \$49,990 for fiscal year 2016/17 are currently budgeted and available in the Fire Development Fund Account No. 217-500-5176-3001.

**LICENSING**

A Business License application and payment of a Business License tax at the Professional Service rate in the amount of \$104 will be paid by the vendor prior to execution of the Professional Service Agreement.

**RECOMMENDATION:**

Staff recommends that the City Council Award a Professional Services Agreement to STK Architecture Inc. for site design and planning services for the proposed Fire Station 205 for a total contract amount of \$49,990.