



Building A Better Long Beach

Item 10

June 2, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a contract with Beverly Prior Architects in the amount of \$1,056,000 to provide architectural design services for a new Fire Station 12 and a Disaster Resource building in the North Long Beach Redevelopment Project Area. (District 9 – North)

DISCUSSION

Redevelopment Agency (Agency) staff has been working cooperatively with the Fire Department (Fire) during the past year to determine the specifications and requirements for the new Fire Station 12 and proposed Disaster Resource building. The facilities will be located at 1199 East Artesia Boulevard and will be built on a 1.2-acre, Agency-owned site in the North Long Beach Redevelopment Project Area. The new station is intended to replace the current fire station located at 6509 Gundry Avenue. The preliminary site plan provides for a two-story, 10,000-square foot fire station and an ancillary 5,000-square-foot Disaster Resource building as an important supply/distribution facility in North Long Beach.

In May 2006, Fire retained the firm of Ratcliffe Architects to provide architectural design services for several proposed fire facilities. Fire Department staff worked very closely with Principal Architect Mary McGrath. Ms. McGrath has since transferred employment to Beverly Prior Architects in 2007. In June 2007, the Agency retained the services of Beverly Prior Architects specifically to utilize the services of Ms. McGrath to assess the building space needs and site criteria for both facilities. Through a series of meetings with the project design team, the Fire Department's operational goals were studied, space needs programs developed, and the conceptual site plan established (Exhibit A – Site Plan).

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

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The Agency proposes to enter into an agreement with Beverly Prior Architects to provide architectural design services for Fire Station 12 and a proposed Disaster Resource building and continue to utilize the expertise of Ms. McGrath. This saves the Agency time and money, moving forward with the full design, construction drawings and construction bid (Exhibit B – Scope of Work). The proposed agreement will be for an amount not to exceed \$1,056,000.

Staff will return to the Agency with regular updates as the design and construction estimates are finalized. It is currently anticipated the Agency will fund fee construction of the new fire station; however, no commitment has been made for the construction of the disaster resource building. Staff supports including it in the design to ensure the two buildings work well on the site. Potential funding of the disaster resource building will be reviewed when more information is available.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

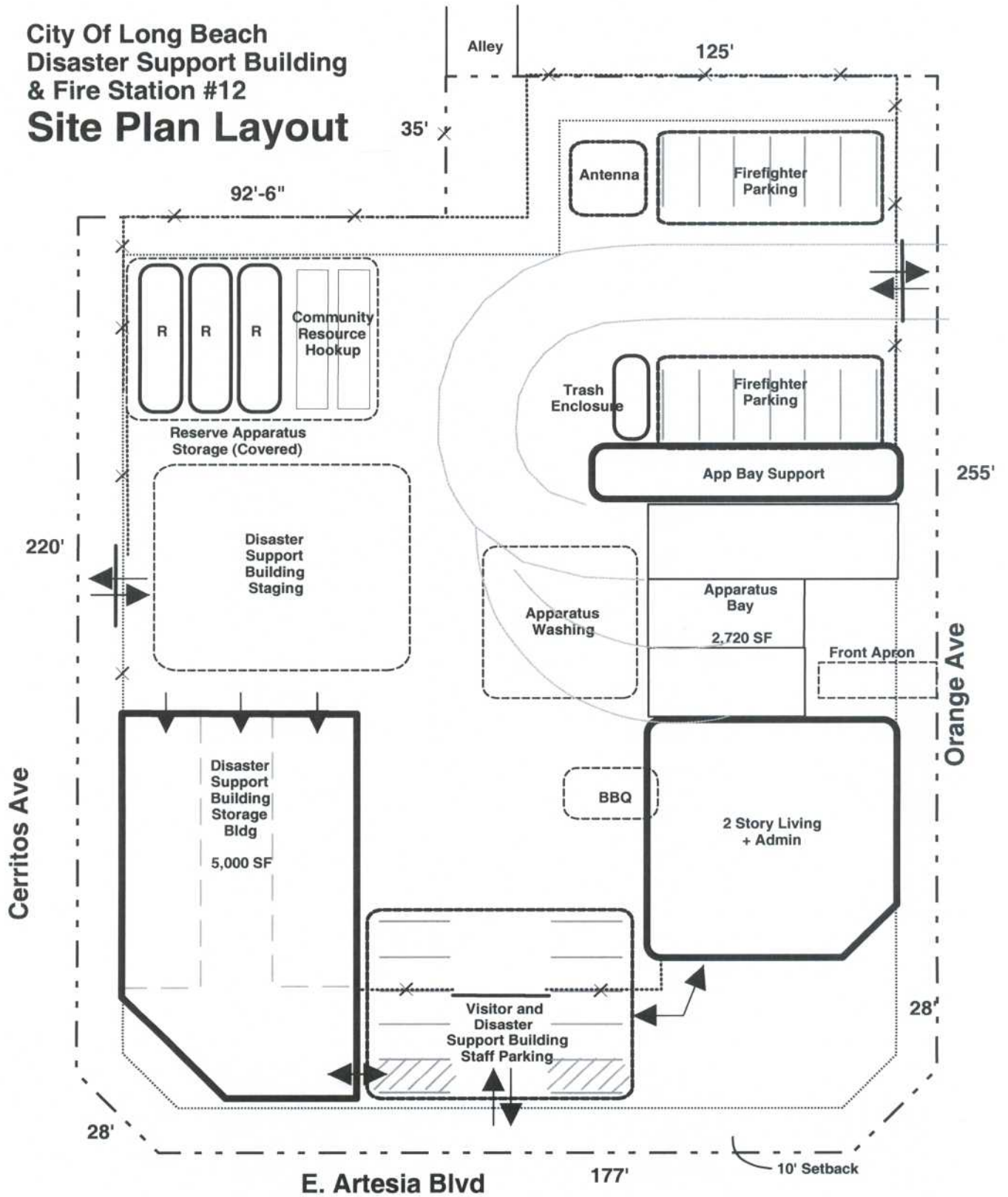


CRAIG BECK
EXECUTIVE DIRECTOR

CB:LAF:LM:ed

Attachments: Exhibit A – Site Plan
Exhibit B – Scope of Work

City Of Long Beach Disaster Support Building & Fire Station #12 Site Plan Layout



PROPOSED WORK PLAN

PROJECT DESCRIPTION	The Redevelopment Agency of Long Beach proposes to build a Replacement Fire Station No. 12 in North Long Beach (East Artesia Blvd.). In addition the site is to include a Disaster Support Building, on-site above-grade fueling and a 100' communications antenna. This project is anticipated to be a LEED project designed and commissioned to meet the Silver criteria level.
BUDGET	The fire station, disaster support building, antenna, fueling, on-site improvements and FF&E for the project has been set at approximately \$8.9M. An allowance for off-site improvements of \$250,000 has been included in the budget.
BUILDING IMPROVEMENTS	<p>Fire Station -- Approximately 10,000 square feet with three apparatus bays (2- single depth drive through and one double deep stacked); living accommodations for 6 on-duty personnel; sleeping quarters include 5 firefighter bedrooms, 1 captains bedroom and one relief room. Apparatus support spaces include fitness, equipment storage, shop, turnout storage, laundry facilities, office/work areas and medical clean-up.</p> <p>Disaster Support Building – Approximately 5,000 square feet providing vehicle storage, emergency supply storage, public restroom and building system support areas. On-site supporting facilities include covered areas for reserve apparatus and community resource staging. Each of these areas will have utility services necessary to support mobile command units or similar related units and functions.</p>
ON-SITE IMPROVEMENTS	Anticipated on-site improvements include both secure and non-secure vehicle parking, concrete and asphalt paving, above grade fueling, 100' communications antenna and site pads for communication equipment, landscaping, utility service, security fencing, flagpole, sidewalks, site lighting and other related elements.
OFF-SITE IMPROVEMENTS	The site layout has been conceptually developed and will be refined in the first phase of the work. The off-site improvements scope has not been fully developed and will also be refined during the first phase of work. An allowance for off-site improvements has been included. Off-site improvements anticipated may be sidewalk replacement, new aprons, traffic signal control and utility relocation.

Phase 1

Task 1-- Fire Station and Disaster Resource Building Schematic Design

Task 2 -- Entitlements

Task 3 -- Enhanced Schematic Design

Phase 2

Task 1 -- Design Development and Cost Estimate

Task 2 -- Construction Documents and Cost Estimate

Task 3 -- Bid Administration

Phase 3

Construction Observation and Close-out.