



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: David Ferguson
Interim Director,
Public Works

SUBJECT: Fire Station #29 Professional Services
Agreement

DATE: October 14, 2020

City Administrator Approval

Date: Oct 26, 2020

RECOMMENDATION

Staff Recommends That City Council Adopt A Resolution Awarding A Professional Services Agreement For Architectural And Engineering Design Services To K2A - Mary McGrath Associated Architects (K2A-MMAA), A Joint-Venture, For An Amount Not-To-Exceed One Million Eight Hundred Thousand Dollars (\$1,800,000.00) For The Development Of A Masterplan Of The Training, Resiliency, Education And Community Complex Project And Design For The New Fire Station 29 Project (No. 1004854).

EXECUTIVE SUMMARY

Approval of proposed resolution will authorize the City Administrator to enter into a professional services agreement with K2A - Mary McGrath Associated Architects (K2A-MMAA) joint venture for architectural and engineering design services for the development of a masterplan of the Training, Resiliency, Education and Community Complex (TREC Com) Project and for the design of the new Fire Station 29 Project (No. 1004854) for a total amount of \$1,800,000.00.

The project scope anticipates the construction of a new fire station of approximately 11,000 square feet and all associated site work. A City-owned site at 905 66th Avenue has been identified for this project. (see **Attachment A – Location Map**). The overall professional services scope will include public engagement, site assessments, a master plan for the entire site, California Environmental Quality Act (CEQA) clearance, and full design and construction support for Fire Station 29.

BACKGROUND / LEGISLATIVE HISTORY

The City's Fire Station 29 is currently located at 1016 66th Avenue and has been in service and staffed for approximately 65 years. This fire station was originally constructed as a temporary fire station in the wake of World War II in anticipation of a future bond measure to replace the fire station by the early 1980s. The fire station is not insulated from the elements, has an inadequate heating and ventilation system, and does not provide adequate and equitable facilities for staff or the public. The current electrical system struggles to keep pace with the plethora of new technology being used in fire service. The building is no longer suitable to serve the current and anticipated operational and community needs. The City has prioritized the

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replacement of the existing Fire Station 29 to meet current firefighting and rescue demands as well as meet fire facility codes to accommodate adequate sleeping quarters and functional support spaces.

The City plans to locate the new station at 905 66th Avenue, a 6.5-acre site that is currently zoned for industrial use. The site is one block away from the existing Fire Station 29 and will therefore be able to serve the district in the same manner without changing any response matrices.

In November 2016, the \$600 million Measure KK infrastructure bond was passed by the voters of Oakland, and on June 19, 2017, City Council approved Resolution No. 86773 C.M.S., for various capital improvement projects. Feasibility Studies for both Fire Stations 4 and 29 were identified under Measure KK, Series 1, and \$1,000,000.00 was appropriated in Fund (5330), Award (23523), Capital Projects Organization (92270), Project (1003435), Program (IN06). Through the feasibility process, the 905 66th Avenue site was identified for Fire Station 29 and the TREC Com project.

In FY 2019-21 Capital Improvement Program Budget, \$7,000,000.00 was appropriated to initiate design and acquire the 905 66th Avenue site from the Economic and Workforce Development Department. Subsequently, an agreement was made that the City-owned site would be made available for the Fire Station 29 and TREC Com project without acquisition cost.

On July 28, 2020, under Resolution No.88240, City Council approved the reallocation of \$1,200,000.00 from the Measure KK – Affordable Housing and Infrastructure Bond Series 2 (Fund 5322), TREC Com and Fire Station 29 Project (No. 1004854) to the Fire Station 4 Project (No. 1003435) for consultant award for that project, leaving \$5,800,000.00 remaining in the Fire Station 29 project budget.

ANALYSIS AND POLICY ALTERNATIVES

Following Oakland Municipal Code (OMC) 2.04.051 and the provisions of Administrative Instruction 150 for Professional Services Contracts, a Request For Proposals (RFP) for design and engineering services for Master Planning through Construction Administration was issued on January 31, 2020, seeking a consultant team most suitable for the proposed project. On March 13, 2020, Public Works Contract Services received three (3) submittals, two were from local architectural firms, and one was from a non-local firm. Department of Workplace and Employment Standards completed their analysis on May 11, 2020 (see **Attachment B – Compliance Analysis** for details).

A four (4) member review panel was formed, comprising of one staff member from the following: Oakland Fire Department, Planning & Building Department, Oakland Public Work's Facilities Services Division, and Project & Grant Management Division. The review panel ranked the submittals based on how well the design teams demonstrated a robust and in-depth of experience in planning, programming, and design of fire stations and public safety facilities; master planning of fire department training and public safety facilities, sustainable design and LEED documentation, and working with diverse communities and public agencies through an inclusive and engaged design process. The review panel recommended all three (3) firms for

interview on April 27, 2020. The interview evaluation criteria for the selection included the following:

- Project Management / Relevant Experience
- Design Approach / Project Understanding
- Communication / Coordination Ability
- Project Team Experience

Based on the review process and interviews, the highest-ranked firm was K2A-Mary McGrath Associated Architects (K2A-MMAA), a local Oakland firm, and its sub-consultant team. K2A-MMAA has a proven track record of successfully delivering numerous fire stations, training and safety centers in the cities of San Rafael, Milpitas, and County of Ventura. The K2A-MMAA team provided detailed responses to question regarding fire station requirements. They also demonstrated extensive experience in conducting inclusive public engagement.

Staff completed negotiations on the specific planning, design, and engineering scope of work for the project with K2A-MMAA on Monday, August 24, 2020. Upon completion of negotiations, K2A-MMAA continues to exceed the City's Local Business Enterprise/Small Local Business Enterprise program (LBE/SLBE), with a total of 73.5% Local Business Enterprise/Small Local Business Enterprise/Very Small Local Business Enterprise (LBE/SLBE/VSLBE) participation. K2A-MMAA engaged five local and small local businesses as part of the design team. (see **Attachment C –Updated Contract Compliance & Employment Services Compliance Analysis, dated October 1, 2020**, for details.) K2A-MMAA's scope of work will include public engagement, site assessments, a master plan for the entire site at 905 66th Avenue, CEQA clearance, and full design and construction support for the new Fire Station 29.

FISCAL IMPACT

Approval of this resolution authorizes the City Administrator to award a professional services agreement contract to K2A - MMAA in an amount not-to-exceed one million eight hundred thousand dollars (\$1,800,000.00) for architectural and engineering design services for the TREC Com master plan and Fire Station 29 Project (No. 1004854); Measure KK - Affordable Housing and Infrastructure Bond Series 2 (Fund 5332).

Available funding for the professional services agreement contract in the following funding sources:

FUNDING SOURCE	AMOUNT
Measure KK Series 2 Bond Fund (5332); Capital Projects Organization (92270); Fire Station 29 Project (1004854); Award (23687); Program (IN06)	\$1,800,000.00
Total Available Funding	\$1,800,000.00

PUBLIC OUTREACH / INTEREST

Oakland Public Works-Project & Grants Management Division (OPW-PG&M) engaged OPW Contract Services and the Department of Workplace and Employment Standards for assistance with the Professional Services RFP process. The RFP was advertised on January 31, 2020. Notifications were distributed by several means:

- The City of Oakland *iSupplier* system, which includes City certified landscape architecture, architecture, engineering, and planning firms, registered professional services providers, plan rooms, and builder's exchanges including the Oakland Metropolitan Chamber of Commerce, Oakland Black Board of Trade & Commerce, Bay Area Business Roundtable, and Construction Bidboard.
- Posting on CIPlist.com, which distributes to registered plan rooms and builders' exchanges widely accessed and redistributed by other listserve business organizations that provide notice of RFQ/P opportunities to local firms.
- Sent notification to Integrated Marketing Systems (IMS), a Dodge Data & Analytics LLC Company, provides agency-verified Advance Notice public construction opportunities to the architect and engineering sectors.
- Printed legal notices in the EastBay Today, Oakland Post, El Mundo, World Journal, and the Korea Times.
- OFD provided a list of new fire stations built in the Bay Area. OPW staff contacted the architectural firms that lead the design of these fire stations and emergency services training centers..
- OPW held a pre-proposal meeting with the Department of Workplace and Employment Standards on February 4, 2020, with twenty-two persons, over eight firms, in attendance either physically or virtually.

COORDINATION

The work to be done under this contract has been coordinated with the Oakland Fire Department and the appropriate divisions within OPW. The proposed agreement also has been analyzed by the City's Department of Workplace and Employment Standards.

This report and the resolution have been reviewed for form and legality by the Office of the City Attorney, the Budget Bureau, the Department of Workplace and Employment Standards, and the Department of Race and Equity.

SUSTAINABLE OPPORTUNITIES

Economic: This project replaces the aging Fire Station 29 that was built in the 1950s as a temporary fire station and begins the planning for the TREC COM site. The consultant is verified

for LBE/SLBE participation by the Department of Workplace and Employment Standards. The primary consultant is a local Oakland firm and is hiring ten sub-consultant firms, five of which are local businesses, as is the lead joint venture firm K2A-MMAA. The project will generate business tax, sales tax, and other revenues for the City by those firms who work on the project. Local businesses will be utilized on the project and will benefit directly.

Environmental: The consultant will be required to incorporate the City's environmental and sustainable design requirements and guidelines into the project, including the new Equitable Climate Action Plan policy (ECAP), which will continue to support the City's objective for a sustainable Oakland. The new building targets Leadership in Energy Environmental Design (LEED) Silver as a minimum and LEED Gold as the target sustainability certification level. As the design proceeds, consideration to address City resiliency will also be reviewed and implemented where applicable.

Race & Equity: In accordance with OMC 2.29.170.1. that directs City departments to "intentionally integrate, on a Citywide basis, the principle of 'fair and just' in all that the City does in order to achieve equitable opportunities and outcomes for all people and communities," the proposed design services contract will enhance the Fire Department's ability to serve the City's residents in East Oakland, who are in a highly disadvantaged area that has been significantly impacted by racial disparities in health, housing, access to jobs and climate change.

During the first phase of this project, utilizing the Inclusive Engagement Guidelines provided by the Department of Race and Equity (DRE), a vigorous community engagement plan will be developed. A Project Advisory Committee will be established and will include community-based groups and members located in the project area to ensure a robust and equitable design process. Embedding a racial equity perspective in the design and implementation of this project will provide concrete benefits to East Oakland communities.

The new Fire Station 29 and Training, Resiliency, Education and Community Complex (TREC Com) will be an ideal location to support many of the existing programs that the Fire Department facilitates to educate, develop, and foster the community, including the following:

- The Oakland Fire Explorers program Ages 14-21 (Mentorship and Career Development)
- Oakland Career Pathway (Partnership with OUSD teaching on how to become a Firefighter)
- Oakland Fire Career Pathway mentorship (FF mentor students in EMT Class)
- Oakland Fire Summer Intern Partnership with OUSD (6 - 8 Week summer Intern Program)

Additionally, this location will be a perfect facility to operate the community training for Communities of Oakland Respond to Emergencies (CORE), Fire Safety, Fire Career Exposure Day, and other community events, which will hopefully help grow interest and increase the representation of Oakland residents within the Fire Department. The new Fire Station 29 and TREC Com site at 905 66th Avenue is easily accessible for community members with its close proximity to BART and other public transportation.

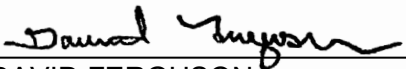
The new Fire Station 29 specifically, will be designed to provide code-compliant living quarters and bathrooms for all fire staff and comply with the Americans with Disabilities Act (ADA).

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that City Council adopt a resolution authorizing the City Administrator, or designee, to award and execute a professional services agreement for architectural and engineering design services with K2A - Mary McGrath Associated Architects (K2A-MMAA) for a total amount not-to-exceed one million eight hundred thousand dollars (\$1,800,000.00) for the master plan for the TREC COM and a new Fire Station 29 site at 905 66th Avenue project (No. 1004854).

For questions regarding this report, please contact ALI SCHWARZ, PROJECT MANAGER, at (510) 238-7310.

Respectfully submitted,



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Interim Director, Oakland Public Works

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Attachments (3):

- A: Fire Station 29 Location Map
- B: Contract Compliance Analysis Memo Fire Station 29, May 11, 2020
- C: Updated Contract Compliance Analysis Memo Fire Station 29, October 1, 2020