LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 5.8**

DATE: June 9, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing execution of an agreement with COAR Design Group, in an amount not-to-exceed $1,768,921 and a term ending December 31, 2029, to provide design and construction support services for the Fire Station 6 Building Improvements project PS202215.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute an agreement with COAR Design Group, in an amount not-to-exceed $1,768,921 and a term ending December 31, 2029, to provide design and construction support services for the Fire Station 6 Building Improvements project PS202215.

SUMMARY

The Fire Station 6 Building Improvements project involves the design and construction of the Livermore-Pleasanton Fire Department's new Fire Station No. 6 and a temporary fire station to house the existing Fire Station No. 6 staff during construction of the new station. Attachment 1 shows the location of Fire Station No. 6 at 4550 East Avenue, Livermore, CA. This agreement with COAR Design Group (COAR), in an amount not-to-exceed $1,768,921 provides engineering services for the design and contract administration for both a temporary fire station and a new Fire Station No. 6 and includes site survey, geotechnical engineering, hazmat services, permitting assistance, architectural, civil, structural, mechanical, electrical and plumbing design, landscape and irrigation design, cost estimating, commissioning, interior furnishings design services and construction support.

DISCUSSION

Fire Station No. 6 needs to be replaced. The building was constructed approximately 50 years ago, is the oldest fire station in Livermore and has many existing sub-standard conditions including the following:

- ADA accessibility compliance issues.
- Station does not meet Essential Services Building requirements, as there is need to replace the emergency generator, HVAC system, roofing, as well as meet current structural requirements.

    - Essential Services Buildings are designed to withstand severe weather, protect its occupants, and remain operational in the event of extreme environmental loading from flood, wind, tornadoes, snow, or earthquakes.
- Improper separation of “dirty” and “clean” station requirements, which may expose staff and visitors to harmful chemicals due to lack of proper decontamination transition zones.
    - Lack of proper decontamination procedures jeopardizes health and wellness of staff and visitors.
    - Station living quarters are separated by areas that may contain carcinogens, as bedrooms are separated from the restrooms and kitchen by the fire engine bay. This requires firefighters to frequently cross through the fire engine bay where risk of exposure to harmful chemicals may be present.
    - Turnout lockers located in the apparatus bay, which does not comply with National Fire Protection Association requirements for decontamination.
- Public visitors’ convenience and safety
    - The Centennial Light, the oldest known operating light bulb, is housed at the station and is frequently visited by the public. The light bulb is located in the station’s apparatus bay, which may risk visitor exposure to harmful chemicals.
    - The parking lot is on the opposite side of the driveway from the main entrance, which requires visitors to cross the fire engine driveway to enter the facility.
    - The reception area is small, and lacks hospitable arrangement for public engagement.
- Lack of secure storage space for equipment and vehicles.
    - The Fire Department's largest aerial ladder truck cannot be stored in the existing station's apparatus bay, as it is too small to protect the vehicle from weather conditions.
- Outdated living quarters that does not accommodate separation of male and female staff.

In the fall of 2023, City staff issued a request for proposals for Fire Station No. 6 and COAR was selected as the most qualified after internal evaluations of the proposals received. A feasibility study prepared by COAR under a separate agreement in December of 2024 explored the option of remodeling the existing building versus complete replacement with a new fire station. The feasibility study concluded that the existing station should be replaced by a new, state-of-the-art station to accommodate all the Fire Department and City needs as opposed to renovating an existing building. A new station will provide the following benefits:

- Compliance with current ADA requirements.
- A fresh start/clean slate. The existing building is 50 years old and has reached the end of its expected life. A new station provides extended service life compared to renovating the existing building.
- The best solution in consideration for staff health and welfare by providing optimal space layout with separation of “clean” and “dirty” functions per best practice for “Hot Zone” design. Segregating contaminated areas provides dedicated spaces for decontamination, and firefighters are less likely to be exposed to carcinogens, ensuring that gear and personnel are properly cleaned, and promotes a safer environment for firefighters to reduce the risk of long-term health issues.
- Enhanced public asset with a new community room and improved access for tours of the station.
- Improvements to outdated firefighter living quarters with updated dorms, separated showers, and more efficient use of storage spaces.
- More opportunities to incorporate sustainability features to implement environmentally friendly and resource-efficient practices to reduce the station’s environmental impact and operational costs.
- Easier compliance with current building codes and essential facility design. Any renovation of the

existing building will have to address all building systems, in addition to site, utility, and structural upgrades.
- Easier incorporation of latest technology to the communication systems to enhance coordination during emergencies.
- Modernized aesthetics to create a civic presence at the high visibility corner of East Avenue and Loyola Way.
- More secure storage space to accommodate a wider range of equipment and specialized vehicles to meet growing emergency response needs.
- Avoidance of unforeseen conditions in renovating the existing building. During construction, unforeseen conditions in an existing facility may be more costly to alleviate than a new station.

FISCAL AND ADMINISTRATIVE IMPACTS

The budget for the Fire Station No. 6 Building Improvements Project PS202215 in the 2025-2030 Capital Improvement Plan, which is recommended for adoption tonight, covers the cost of this agreement and other project costs including construction costs, change orders, construction management, project management, and materials testing; therefore, no additional appropriations are necessary. The funding source for the project is CIP Reserves--Government.

The total fee of $1,768,921 in this agreement is approximately 9.8 % of the total estimated construction cost of $18,084,200 which is typical for design and construction support services of this scale. The estimated total budget for this project is $24.3 million which covers design, construction, change orders, permit fees, administration, materials testing, construction contingencies and other miscellaneous costs.

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

5: Ensure effective fire suppression, prevention, emergency medical and disaster services to meet the evolving needs of our communities and other changing conditions.

GUIDING DOCUMENT

Fiscal Year 2025-2030 5-Year Capital Improvement Plan

ATTACHMENTS

1. Location Map
2. Resolution
3. Exhibit A - Agreement

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Approved by:

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Fiscal Review by:

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