LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.5**

DATE: September 14, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing execution of agreements for constructability review, construction management, and inspection services with Kitchell/CEM, Inc., in an amount not-to-exceed $3,200,000, for the Fire Station 6 Building Improvements Project PS202215, with a term ending December 31, 2030; and Griffin Structures, in an amount not-to-exceed $555,000, for the Police Building Renovations Project PS202316 and as-needed construction inspection services for other Capital Improvement Projects, with a term ending December 31, 2028

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute agreements for constructability review and construction management and inspection services with Kitchell/CEM, Inc., in an amount not-to-exceed $3,200,000, for the Fire Station 6 Building Improvements Project PS202215, with a term ending December 31, 2030; and Griffin Structures, in an amount not-to-exceed $555,000, for the Police Building Renovations Project PS202316 and as-needed construction inspection services for other Capital Improvement Projects, with a term ending December 31, 2028.

SUMMARY

The City of Livermore (City) requires professional constructability review, construction management, and inspection services for the Fire Station 6 Building Improvements Project PS202215 and the Police Building Renovations Project PS202316. Both projects involve improvements to active public safety facilities and will require dedicated construction management and full-time inspection services during construction to support project delivery while maintaining ongoing police and fire operations.

Staff conducted a competitive Request for Qualifications (RFQ) process for both projects and recommends awarding professional services agreements to Kitchell/CEM, Inc. (Kitchell) for the Fire Station 6 Building Improvements Project and Griffin Structures for the Police Building Renovations Project.

The proposed agreements are as follows:

Consultant Name	Project	Contract Amount	Term Ending
Kitchell/CEM, Inc.	Fire Station 6 Building Improvements Project PS202215	$3,200,000	December 31, 2030
Griffin Structures	Police Building Renovations Project PS202316	$555,000	December 31, 2028

The agreements will provide constructability review of the bid documents, construction management, and inspection services through completion of the respective projects.

In addition, staff is establishing a list of pre-qualified consultants for future projects requiring similar constructability review, construction management, and inspection services. Establishing this list will help reduce the time required to obtain qualified consultant services for individual projects. This approach is consistent with the City's use of pre-qualified consultant lists for other professional services.

DISCUSSION

The Fire Station 6 Building Improvements and Police Building Renovations Projects are included in the City's Capital Improvement Plan and are intended to modernize aging public safety facilities to improve operational efficiency, safety, and functionality. Both projects will be constructed within active public safety environments, requiring careful coordination and phasing to minimize disruptions to essential City services.

The Fire Station 6 Building Improvements Project includes replacement of the existing station with an approximately 12,300-square-foot fire station, construction of a detached reserve apparatus building, temporary facilities, utility improvements, and associated site work. The project has an estimated construction cost of approximately $22 million and an anticipated construction duration of approximately 26 months. Construction will require temporary facilities, temporary utilities, and carefully coordinated phasing to maintain uninterrupted fire and emergency response operations, including apparatus access and staff accommodations.

The Police Building Renovations Project includes approximately 7,300 square feet of renovations to restrooms, locker rooms, offices, the kitchen and breakroom, and other occupied areas of the Police Building. The project has an estimated construction cost of $6 million and an anticipated construction duration of approximately 14 months. Construction will require careful phasing and coordination to maintain secure police operations and minimize disruptions within the active facility.

The Engineering-Construction Section oversees construction of numerous Capital Improvement Projects, private developments, and work performed under encroachment permits. Due to the size, complexity, duration, and operational sensitivity of the Fire Station 6 Building Improvements and Police Building Renovations projects, dedicated construction management and full-time inspection services will be required. Assigning City staff full-time to these projects would reduce the Section's capacity to effectively manage the City's overall construction workload.

To provide the necessary project support, City staff issued a Request for Qualifications for constructability review, construction management, and inspection services. The City received

Statements of Qualifications from seven firms and invited the four highest-rated firms to participate in interviews.

Statements of Qualifications (SOQ) were received from the following firms:

Consultant Name	Location
Kitchell/CEM, Inc.	Walnut Creek, CA
Griffin Structures	Santa Clara, CA
Interwest Consulting Group, Inc.	Elk Grove, CA
Swinerton Management & Consulting, LLC	Concord, CA
3D Built	South San Francisco, CA
Artaic Group	Oakley, CA
J.S. Held, LLC	Bend, OR

Following evaluation of the SOQ's and interviews, the selection committee recommends awarding agreements to the following top-rated consultants:

Consultant Name	Location	Project
Kitchell/CEM, Inc.	Walnut Creek, CA	Fire Station 6 Building Improvements Project PS202215
Griffin Structures	Santa Clara, CA	Police Building Renovations Project PS202316

Kitchell and Griffin Structures were selected based on their demonstrated experience delivering complex projects within active public safety facilities. Kitchell brings extensive experience with fire station and essential services projects, including phased construction, temporary facilities, and maintaining uninterrupted emergency response operations. Griffin Structures has extensive experience renovating occupied police facilities and demonstrated a strong understanding of secure-facility phasing and minimizing disruptions to ongoing law enforcement operations. Their specialized experience and proposed teams provide the technical expertise and project-specific knowledge needed to successfully manage construction while maintaining critical police and fire operations.

In addition, the selection committee recommends establishing the following firms as pre-qualified consultants for future projects requiring similar constructability review, construction management, and inspection services:

Consultant Name	Location
Kitchell/CEM, Inc.	Walnut Creek, CA
Griffin Structures	Santa Clara, CA
Interwest Consulting Group, Inc.	Elk Grove, CA
Swinerton Management & Consulting, LLC	Concord, CA

FISCAL AND ADMINISTRATIVE IMPACTS:

The agreements will commence upon City Council approval. The not-to-exceed amount and termination date for each agreement are as follows:

Consultant Name	Not-to-Exceed Amount	Termination Date
Kitchell/CEM, Inc.	$3,200,000	December 31, 2030
Griffin Structures	$555,000	December 31, 2028

The budgets for Fire Station 6 Building Improvements Project PS202215 and Police Building Renovations Project CIP PS202316 in the current 2025-30 Capital Improvement Plan cover the Fiscal Year 2026-27 costs of these agreements. No additional appropriations are required to complete the projects at this time. The 2027-32 Capital Improvement Plan will fund the remaining costs of these agreements. Both projects are funded with General Fund CIP Reserves - Government.

COMMUNITY PILLAR

5. A City That Works

GOAL

14. Develop, operate, and maintain the City's infrastructure.

ATTACHMENTS

1. Resolution
2. Exhibit A - Kitchell/CEM, Inc. Agreement
3. Exhibit B - Griffin Structures Agreement

Prepared by: Dennis Aberion
Construction Inspection Manager

Approved by:

Marianna A. Burch
City Manager

Fiscal Review by:

Kristen Hilton
Acting Administrative Services Director