



# City Council Report

City Council Meeting: October 23, 2012

Agenda Item: 3-L

To: Mayor and City Council  
From: Martin Pastucha, Director of Public Works  
Subject: Professional Services Agreement for Fire Station No. 1 Project

## Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute a professional services agreement with Rob Wellington Quigley, a California-based company, in an amount not to exceed \$1,770,219 (includes a 10% contingency) to provide design and preconstruction services for the Fire Station No. 1 Project.

## Executive Summary

The City plans to construct an approximately 25,000 square foot fire station at 1337-45 7<sup>th</sup> Street. The new fire station will replace the existing Fire Station No. 1 which is over 55 years old, and cannot be upgraded to current building codes or meet current and future service demands. Following a competitive qualification and proposal process, staff recommends Rob Wellington Quigley to provide design and construction administration services for the Fire Station No. 1 Project in the amount of \$1,770,219 (includes a 10% contingency).

## Background

Fire Station No. 1 was built in 1955 and has surpassed its expected useful life span as a "critical facility." On June 26, 2007, Council authorized staff to execute a contract for a feasibility study for renovating or rebuilding Fire Station No. 1. This study indicated that the existing facility is in need of a seismic retrofit, facility upgrades and building improvements in order to be in compliance with the Americans with Disabilities Act and California Building Code. Additional analysis concluded that retrofitting the existing facility would not meet current and future service demands for a fire station that serves Downtown and the northwestern portion of Santa Monica. A new fire station, on a

larger site, is necessary to support the Fire Department's current and future operating and service needs.

On January 10, 2012, Council authorized staff to issue a Request for Proposals (RFP) to exchange property for a site suitable for the new Fire Station No. 1. Based on the results of this RFP, the City is in negotiations for a property at 1337-45 7<sup>th</sup> Street. The City plans to develop a new 25,000 square foot above grade fire station which will include subterranean parking for 50 staff personal vehicles, four surface parking spaces for visitors, five apparatus bays, staff dormitories, offices and other amenities.

## **Discussion**

### Consultant Selection

On February 7, 2012, a Request for Qualifications (RFQ) was issued, emphasizing the unique qualities of the project. On March 6, 2012, staff received qualifications from 27 teams. The qualifications were reviewed by a selection panel of staff from Public Works, Planning & Community Development and Fire Departments. The review criteria included:

- Team experience with similar sized and scoped fire station projects.
- Experience with designing in the urban environment.
- Sustainable design.
- Overall project understanding.
- Ability to deliver high quality design.

Upon completing the qualifications review process, five teams were short-listed and invited to participate in the interview process. On May 30, 2012, these five teams were interviewed by the selection panel. The interview criteria included:

- Team dynamics and unity.
- Clarity of roles and responsibilities.
- Project approach and understanding.
- Examples of creative solutions in a tight urban environment.

After completing the interview process, three teams were top-listed. On July 12, 2012, staff issued a Request for Proposals (RFP) to the top three teams. On July 30, 2012, staff received responses to the RFP. On August 8, 2012, the selection panel reviewed the proposals and recommends Rob Wellington Quigley (RWQ) to provide design and preconstruction services for Fire Station No. 1.

RWQ presented a strong cohesive team with demonstrated experience in the design of a full service fire station in a tight urban setting, collaborative public outreach process, innovative design solutions, and sustainable design principles for projects such as Bayside Fire Station No. 2 and Uptown Fire Station No. 5 in San Diego. In addition, RWQ has teamed with Don Collins (a fire station specialist/consultant), who has consulted on six other fire stations around the country and brings a unique perspective as an architect and fire fighter. Mr. Collins will consult with RWQ for the programming, schematic design, and design development phases of the Fire Station #1 project. RWQ also displayed an in-depth understanding of the design process in a municipal setting and the challenges of incorporating this facility in a dense urban setting. Finally, RWQ's proposed fee was competitive with the other firms and appropriate for the scope of work.

### Environmental Analysis

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared in summer 2012, pursuant to Sections 15063(c) and 15070 of the California Environmental Quality Act (CEQA) Guidelines and the City of Santa Monica CEQA Guidelines to address the potential environmental effects of Fire Station No. 1 Land Exchange and Construction. The IS/MND analyzed environmental impacts that would be potentially affected by the project and determined that less than significant or no impacts would occur with respect to the following issues:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality, Greenhouse Gas Emissions
- Hydrology and Water Quality

- Hazards and Hazardous Materials
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Operational Transportation and Traffic
- Utilities
- Mandatory Findings of Significance

Mitigation measures were identified in the IS/MND for Biological Resources, Cultural Resources, Geology, and Construction Traffic. The Draft IS/MND was circulated for a 30-day public review period from August 8, 2012, to September 8, 2012. Three comment letters were received on the Draft IS/MND. The Final IS/MND was prepared that included responses to these comments. The resolution to adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Fire Station No. 1 Project is also on the October 23, 2012 Council agenda.

#### Next Steps

Following consultant selection approval by Council, staff will negotiate and execute a professional services agreement with RWQ to provide design and preconstruction services for the Fire Station No. 1 Project. RWQ and staff will initiate the design process by confirming the program and developing schematic designs. The process will include, but not be limited to, public outreach and review by advisory and regulatory bodies such as the Planning Commission, Architectural Review Board and City Council. Consideration of the existing neighborhood's concerns throughout the design process will be important for the fire station to be a good neighbor as well. Design of the facility is currently scheduled to begin in early 2013 and be completed in mid-2014.

**Financial Impacts & Budget Actions**

The agreement to be awarded to Rob Wellington Quigley is \$1,770,219 (includes a 10% contingency). Funds are available in FY2012-13 Capital Improvement Program budget in account C014063.589000.

**Prepared by:** Alex Parry, Senior Architect

**Approved:**

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Martin Pastucha  
Director of Public Works

**Forwarded to Council:**

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Rod Gould  
City Manager