



City of San Rafael Public Safety Center

September 2018
Issue 8



September progress picture – The App. Bay room before and after the concrete pour

PROJECT TEAM: Owner: City of San Rafael
Project/Construction Manager: Kitchell, Sacramento, CA
Architect: Mary McGrath Architects, Oakland, CA
Contractor – Alten Construction, Inc.

For more information on the San Rafael Essential Facilities, projects please visit
<https://www.cityofsanrafael.org/departments/facilities>

Executive Summary

In November 2013, Measure E was passed by the voters of San Rafael extending for 20 years an existing 0.5% sales tax and adding 0.25% in an effort to set aside funds to begin to address the aging public safety facilities in San Rafael. In July 2015 the City Council approved a strategic plan for essential public safety facilities which updated the 2003 facility condition assessments, developed space needs of essential facilities, feasibility studies of improving existing and new public safety facilities, developed project budgets and funding plan, prioritized projects, and developed a phasing and implementation schedule. The plan recommended seven projects including a new public safety center housing both the police and fire departments as well as the rebuilding of Fire Station 51, 52 and 57. In addition, the plan recommended upgrades to the other fire stations for seismic safety and operational improvements. In late 2015, architect and construction management team began the design process for the Phase 1 projects, which included Fire Station 51, 52, 57 and the Public Safety Center.

This report provides a current update on the progress of Public Safety Center located on along 5th Avenue between C-Street and D-Street.

Project Description/Scope

The proposed 43,500 sf facility includes a 17,000 sf basement and apparatus parking area and features a shared lobby which reaches out tower the corner of D St. and 5th Ave. The new facility will house core facilities including kitchen, dining, dayroom, restrooms, fitness room and apparatus support spaces. This facility has been designed to accommodate Fire Men, Paramedics and police department personnel. Other key elements for the facility include the following elements: Conference Rooms, Emergency Operations Center (EOC), training room, break rooms, sleeping rooms, lobby and public restrooms, men's and women's staff toilets, all infrastructure support areas including computer rooms, electrical rooms. Etc. Other notable items is basement level contains on-site parking for marked patrol vehicles and specialty PD units, the PD holding facility, evidence storage and processing functions and storage areas for the motors and bicycle patrol units. It is a secure area with a two-way access ramp on D St. And a second exit to C St. There will also be an emergency operations center that includes seating for 60 and training at tables for 24 with support areas for the emergency management functions. This emergency operation center will also function as the facilities training classroom and as a community meeting space.

Project Progress

During the month of September, Alten Construction finished with the shotcrete walls and all underground utilities in the basement within the first week. Contractor then proceeded with placing and spreading the underground rock (3/4-inch rock) followed by water proofing and rebar. Contractor took extra precaution during the rebar installation assuring that the water proofing mat was not ruptured. Contractor then proceeded and poured the Apparatus Bay room and partial basement floor. Contractor also worked on off-site utilities gas, water, sewer and storm drain. The IOR and City inspector have been performing continues inspection. We have also take extra concrete cylinders to assure proper curing and design strengths are met. In addition review and processing of submittals and Request for Information (RFI's) have continue.



September progress pictures—placement of rock, water proofing and concrete at the basement level parking

Project Activities this Month

- ▶ Continued with Installation of the Shotcrete wall forms and scaffolding.
- ▶ Install underslab gravel /rock.
- ▶ Install underslab water proofing
- ▶ Install of slab on grade rebar.
- ▶ Continue with dewatering of the site.
- ▶ Waterproofing Basement walls
- ▶ Continue with the off-site underground Utilities, SD, Sewer, water lines and gas line.

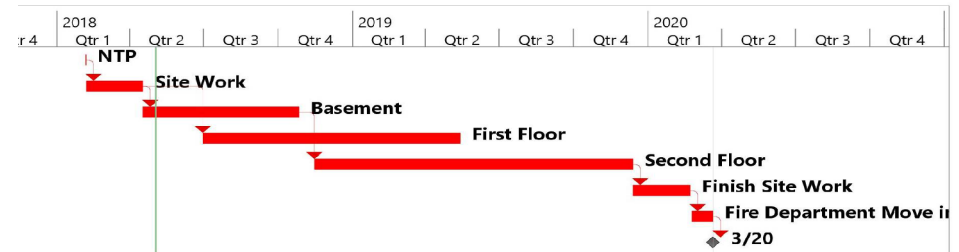
Anticipated October Activities

- ▶ Continue with off-site underground utilities, storm drain, sewer, water lines and gas line.
- ▶ Install underslab gravel /rock.
- ▶ Install underslab water proofing.
- ▶ Continuing with dewatering.
- ▶ Installation of Slab on Grade rebar.
- ▶ Pour of SOG – throughout the basement.
- ▶ Installation of the first floor shoring.



September progress picture – Overview of project site progress.

Project Schedule Information



Note: Contractor schedule shows work to be complete on time/ March 20,, 2020, new completion date.

Project Budget Information

	Budgeted/Bid Costs	Expensed to Date (*)
Construction Hard Costs	\$34,039,000	\$5,861,365
Remaining Construction Contingency	\$1,495,637	
Authorized Chnge Orders	\$253,363	
Early Demolition	\$842,000	\$873,314
Project Soft Costs - Design & Admin	\$9,987,266	\$5,368,081
Total Project Costs	\$46,617,266	\$12,102,760

Note: Project budget information is based on Cities Project Expense Transaction Detail Report.