



City of San Rafael Station No. 52 Project

April 2018
Issue 9

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 Fire Station 52 located on the corner of 3rd Street and Union.**

Project Description/Scope

The new 10,973 square foot, two-story fire station, will remain located at 210 Third Street, San Rafael, California, and will house five on-duty fire fighters. The new station is designed to accommodate six on-duty personnel should additional staffing be required to better serve the community. The core elements of the new station include three drive-through apparatus bays, apparatus support spaces, public lobby, accessible restroom, office, kitchen, dining, dayroom, laundry room, private sleeping quarters, unisex restrooms, mechanical, electrical, communications rooms and staff parking. Other notable site/adjacent improvements include a second new structure will be a four-story training tower. The new 3,322 square foot, 46' high, pre-engineered building will be located at the south/east corner of the site and will provide a variety of training scenario opportunities, not only for SRFD, but also for other neighboring fire departments. Finally, the third new building on the site will be a 1,297 square foot, 24-person, training classroom. The facility will serve as a training academy by day and will be utilized in the evening for certification training/meetings, CPR classes, and other fire prevention functions.



April progress picture – Looking Northeast to Fire Station Building

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>

Project Progress

During the month of April, Alten Construction continued work on the Fire Station Building, the Training Classroom and the Training Tower. The Training Tower foundation slab on grade was placed mid-April. The Tower structure design submittal was approved and in early May the Tower erectors will be on site to begin erection. The Classroom exterior lath was completed and interior mechanical, electrical and plumbing rough-in was completed. Plaster is scheduled to commence next period. At the Fire Station Building, the 2nd Floor metal decking was installed, along with mechanical and electrical penetrations and slab rebar. The deck concrete placement occurred on April 26. Fire Station work at the 1st Floor included wall framing and electrical. Off-site utilities coordination related to the City's off-site Storm Drain work at 3rd & Union was ongoing with work planned in May. Inspections by the City Inspector, Special Inspector, Structural & Soils Engineers, and the IOR have been performed and approved.

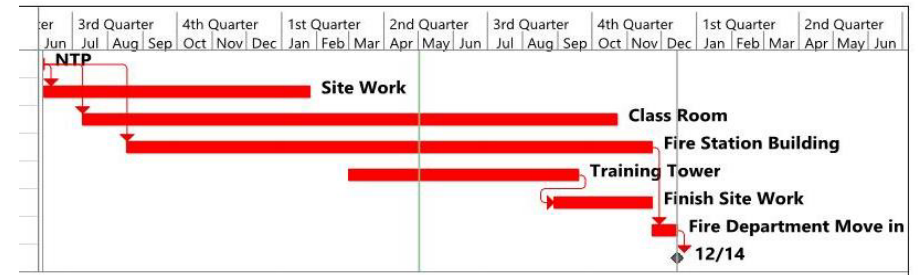


April progress pictures – (left) Classroom Lath and Flashing; (right) Classroom Ductwork



April progress picture – Fire Station 2nd Floor Elevated Slab. Concrete Finishing.

Project Schedule Information – note: Contractor's schedule shows work is behind schedule/ July 29 is the original completion date.



Project Budget Information

	Current Budget Allocation	Expensed to Date
Construction Hard Costs	\$10,016,542	\$4,081,756
Remaining Construction Contingency	\$338,820	
Authorized Change Orders	\$162,007	
Early Demolition	\$166,003	\$165,937
Project Soft Costs - Design & Admin	\$2,852,973	\$1,839,310
Total Project Costs	\$13,698,353	\$6,087,003

Project Activities this Month

- ▶ Completed installation of Fire Station 2nd Floor metal deck and rebar. Placed Elevated Slab.
- ▶ Fire Station 1st Floor Framing and HVAC Rough-In.
- ▶ Training Tower Foundation SOG concrete.
- ▶ Classroom complete electrical, plumbing and HVAC rough-in.
- ▶ Classroom Flashings, TPO Roofing and Exterior Lath.

Anticipated May Activities

- ▶ Fire Station 1st Floor MEP and Sprinkler Rough-In. 1st and 2nd Floor Wall Framing.
- ▶ Classroom HVAC Rough-in. Exterior Plaster.
- ▶ Continue On-Site utilities.
- ▶ Initiate Off-Site gas, sewer and water utilities.
- ▶ Training Tower Structure Erection.
- ▶ Guy Wire Relocation / New PG&E Pole.