



# City of San Rafael Station No. 52 Project

May 2018  
Issue 10

## 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.



May 2018 progress pictures – Looking North 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 May, Alten Construction work progressed on the Fire Station Building, the Training Classroom and the Training Tower. The Tower erection began the first of May and neared the structure 50' top out at the end of the period. The Classroom stucco system brown coat was applied and completed the 28-day cure. Interior MEP and Fire Protection received inspections and insulation and drywall is scheduled for early June along with exterior plaster. Work at the Fire Station Building included the 2<sup>nd</sup> Floor metal framing and MEP installation. 1<sup>st</sup> Floor activity involved rough-in of under-slab HVAC refrigerant lines, ductwork, unit heaters, as well as plumbing, electrical and fire protection. The App Bay plymovent exhaust system install started. Utilities for the City's off-site Storm Drain work at 3<sup>rd</sup> & Union completed in May. Coordination with PGE and MMWD for off-site gas and water facilities work continued. Inspections and observations by the City Inspector, Special Inspector, Structural, and the IOR were performed and approved.

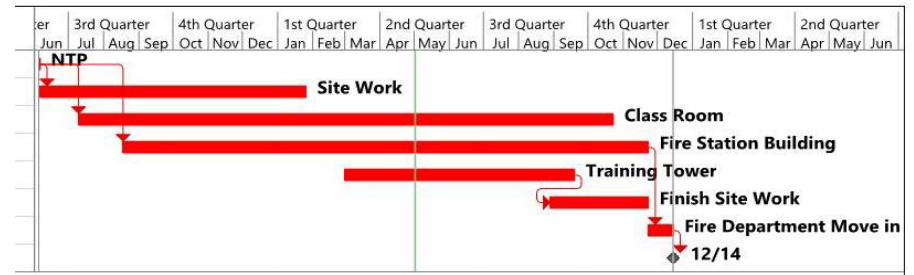


May 2018 progress pictures – 1<sup>st</sup> Floor Fire Station Apparatus Bay; and Training Classroom



May 2018 progress pictures – Training Tower erection; and ongoing 2<sup>nd</sup> Floor Fire Station Framing

**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	\$5,336,851
Remaining Construction Contingency	\$338,820	
Authorized Change Orders	\$162,007	
Early Demolition	\$166,003	\$165,937
Project Soft Costs - Design & Admin	\$2,852,973	\$1,883,288
<b>Total Project Costs</b>	<b>\$13,698,353</b>	<b>\$7,386,076</b>

### Project Activities this Month

- ▶ Progressed with Fire Station 1<sup>st</sup> and 2<sup>nd</sup> Floor Framing and MEP Rough-In.
- ▶ Training Tower Erection to Level 4.
- ▶ Classroom complete MEP+FP rough-in and Close-in Inspection sign-off.
- ▶ Classroom Exterior Lath and Brown Coat to 28-day cure.
- ▶ Started Site CMU

### Anticipated June 2018 Activities

- ▶ Fire Station 1<sup>st</sup> Floor final MEP+FP Rough-In and Ceiling. 1<sup>st</sup> and 2<sup>nd</sup> Floor continued framing including clerestory & roofing.
- ▶ Classroom insulation & drywall. Exterior plaster. TPO Roofing and flashings.
- ▶ Initiate On-Site utilities.
- ▶ Initiate Off-Site gas, sewer utilities.
- ▶ Tower – Complete erection and conc. decks.
- ▶ Guy Wire Relocation / New PG&E Pole.
- ▶ Complete Site CMU