

**AGENDA  
CITY OF UNION CITY  
SPECIAL CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

**TUESDAY, JUNE 5, 2007  
7:00 P.M.**

**COUNCIL CHAMBERS  
34009 ALVARADO NILES ROAD**

**I. CALL TO ORDER**

I.a Pledge of Allegiance

I.b Roll Call

**II. ORAL COMMUNICATIONS**

*Comments are limited to items on the Special Meeting agenda*

**III. CITY MANAGER REPORTS**

3.a Public Workshop on the Five Year Capital Improvement Plan for Fiscal Year 2008 through Fiscal Year 2012

3.b Adopt a Resolution for the Review and Approval of Architectural Design for the Proposed New Fire Station No. 3, City Project No. 03-05

**IV. ADJOURNMENT**



**DATE:** June 5, 2007  
**TO:** CITY COUNCIL  
**FROM:** MINTZE CHENG, PUBLIC WORKS DIRECTOR  
**SUBJECT:** REVIEW AND APPROVE ARCHITECTURAL DESIGN FOR  
THE PROPOSED NEW FIRE STATION NO. 3  
CITY PROJECT 03-05

### **DISCUSSION:**

The replacement site is a vacant 35,777 square foot lot owned by the City located at 33942 Seventh Street, east of Shorty Garcia Park. As shown by Exhibit A, the new Fire Station No. 3 will be 11,208 square feet and will accommodate seven two-person dorms, which are an average of 213 square feet. The new Fire Station will provide a fitness room, a laundry room, two offices, a kitchen and a dining room. There will be an enclosed patio off of the dining room on the front of the building. The new apparatus bay can accommodate aerial ladder trucks and type I and type III engines that cannot fit in the existing station. Additionally, the new equipment bay will be accessed from the rear of the site, allowing the vehicles to pull into building and then directly out onto Seventh Street. The existing station requires that the fire equipment be backed into the building.

Consistent with the Municipal Code, *Green Building and Landscaping Practices*, the Fire Station will be built to a minimum of Leadership in Energy and Environmental Design (LEED) Certified standards and will feature a Bay-Friendly landscape.

### ***ARCHITECTURE***

The replacement Fire Station will be a one-story building clad in red brick veneer with a stone veneer base. Three horizontal rows of lighter colored brick help to break up the massing and establish a human scale. The attached color rendering represents a previous design that featured a more prominent front entrance and non-bay-friendly landscaping. The rendering has been included to convey color and material choices. Decorative and functional details such as aluminum grill sunshades over each window and dormer vents in the roof further help to break up the massing of the building. The building is 27'-4" high at its tallest peak, which is centered over the apparatus bay. The building will feature a standing seam metal roof with plaster cornices and eaves, which will be covered with a faux-stone veneer. The variation in the roofline and height of the building also contribute towards making it seem less massive and more integrated with the nearby residential neighborhood and Guy Emanuel Elementary school.

The south and north elevations feature ample glazing and stone veneer arches over the six large aluminum and glass bi-fold doors. These three doors facing Seventh Street open inward and were selected because they do not require the expensive maintenance of typical roll-up doors and make the apparatus bay visible

from public view. The west elevation features a stepped roofline with the stone veneer base and detailed brick pattern to help make it more visually interesting. The Fire Station provides ample setback and the building is a low profile design that is consistent with the adjacent land uses. Please see attachments.

*GREEN DESIGN*

There are many aspects of the Fire Station’s design that will make it a “green building.” The main considerations for a Leadership in Energy and Environmental Design (LEED) Certification have been functionality, sustainability and cost. This being a Public Safety facility it is extremely important that this facility meets these criteria.

For examples: the standing seam metal roof was designed as a cool roof, which reflects more heat than it absorbs. The roof was designed to easily accommodate a photovoltaic system, should the funding for one be made available. The aluminum grill awnings shade the bottom half of the windows from direct sunlight, while allowing light to enter the building through the top portion of the window, which reduces the amount of energy it will take to light and heat the building. Many of the selected materials, including the brick and stone veneer, are locally produced sustainable materials that require minimal maintenance.

The current design is working towards LEED’s Silver certification. To obtain Silver Certification it increases the total projects costs about 5 to 8 percent. The current estimate of constructor cost with Silver Certification is at \$6M. To obtain the higher certification of Gold the total project costs would increase about 6% or \$400,000. Staff proposes to continue working with the design team to value engineering the entire project so that the project can reach Gold Level but still maintain the same construction cost.

*ESTIMATED TOTAL PROJECT COST*

Although this project is currently under design development phase, in order to identify possible funding sources, staff lists the following project elements and their associated costs. **A) Design Phase:** The design fee for Glass Architects was approved for a not to exceed \$555,506. The City has also retained a LEED consultant, KEMA Services to act as the City’s Commissioning agent for the certification. KEMA fee was at \$14,433. For budgeting purpose, design cost is around \$600,000. **B) Construction Phase:** The estimated contractor cost (including contingency) at the design development stage is \$6,500,000. Construction management, testing and design support during construction is about 20% of the construction cost which is about \$1,200,000. Utility connections are estimated at \$100,000. **C) Furniture & Appliance allowance** at \$150,000; and **D) Pubic Art project** at an estimate of \$50,000. The estimated total project cost is at \$8,600,000.

Design	\$600,000
Utility Connections	\$100,000
Construction	\$6,500,000
Construction Support	\$1,200,000
Furniture & Appliance Allowance	\$150,000
Public Arts	<u>\$50,000</u>
Project Total	\$8,600,000

Currently, design is considered 65% complete. With Council approval of the architectural design, Glass

Architects will complete the design plans and construction document by September of this year. The project will then be released for advertisement in the winter. The contract can be awarded in February of 2008 with ground breaking estimated to occur in April of 2008. Construction will take about 12 months.

Staff will report back to the City Council the value engineering results of the project prior to seeking City Council approval of the final design package and requesting Council to release the project for advertisement.

**CEQA REVIEW:**

This project has been categorically exempt per Section 15332, *in-fill Development Projects*, of the CEQA Guidelines. The project is fully consistent with the General Plan and Zoning Ordinance.

**FISCAL IMPACT:**

Funding for Fire Station No. 3 was partially funded by DIPSA Development Fund of \$1,700,000 (FY 04/05) and the Redevelopment Agency Fund of \$900,000 (FY05/06). Since this project is still under design, no action is requested at this time. As part of the 2007/08 and 2008/09 budget review, staff will recommend a proposed funding plan to close the funding gap of \$6,000,000 (= \$8,600,000 - \$1,700,000 - \$900,000). The funding gap can be closed by programming \$4,000,000 from Capital Facilities Fund (split FY 07/08 and FY 08/09 equally) and \$2,000,000 from the Redevelopment Agency Fund (FY07/08). This project and the recommended funding can be found on page 45, Item 45 of the proposed five-year capital improvement plan.

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution approving Approve the architectural design from Glass Architects for the New Fire Station No. 3.

- Exhibits:
- A. Project Location Map
  - B. Architectural Renderings (total three)
  - C. LEED Gold Proposal from Glass

Submitted by: Mintze Cheng, Public Works Director

Approval by: Larry Cheeves, City Manager

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNION CITY  
APPROVING ARCHITECTUAL DESIGN FOR FIRE STATION NO. 3  
CITY PROJECT NO. 03-05, AND**

**WHEREAS**, the proposed Fire Station No. 3 Relocation Project is currently under design development stage with additional design efforts previous approved to include design and documentation for a LEED Certified Facility;

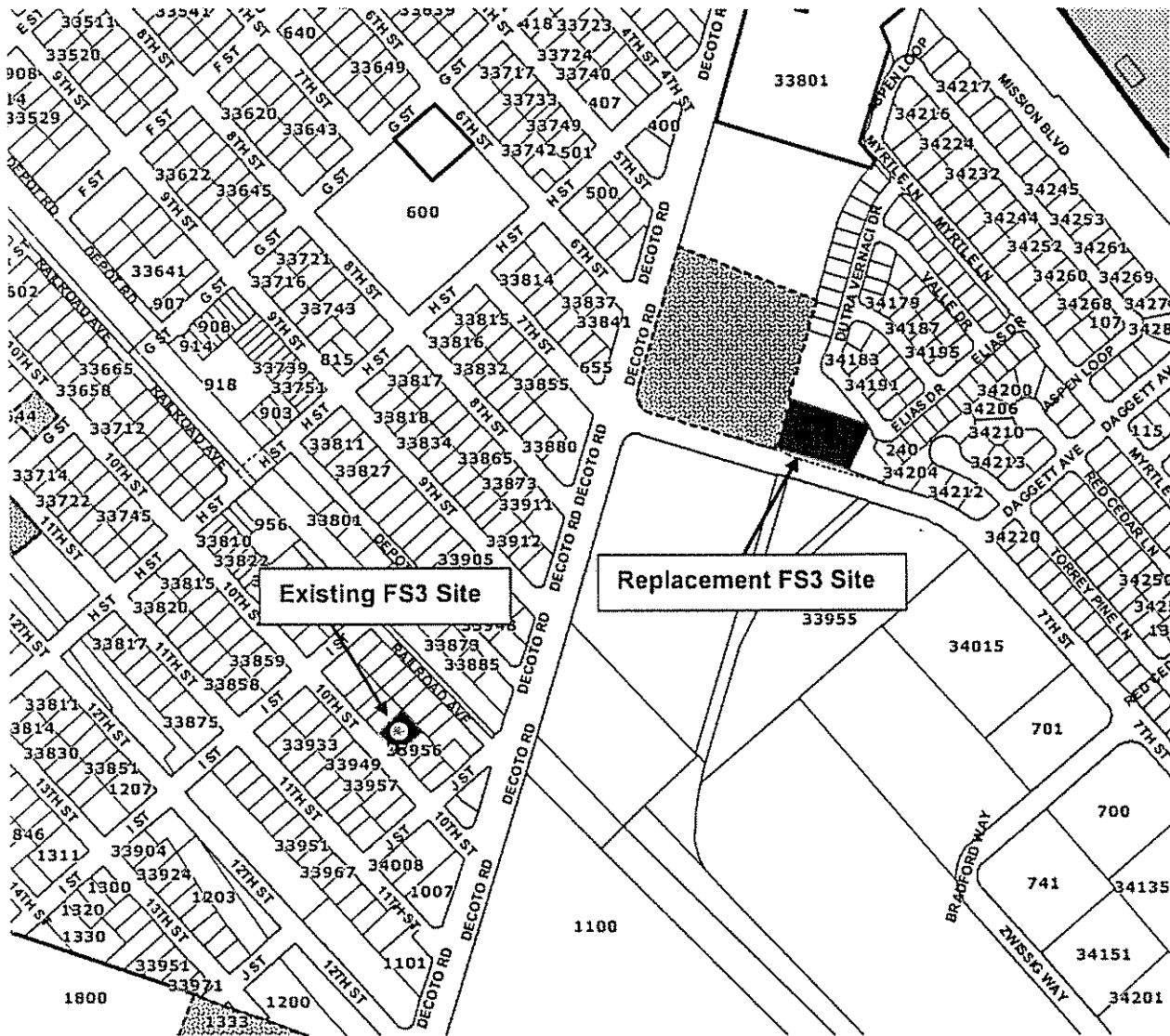
**WHEREAS**, the proposed Fire Station No. 3 Relocation Project has been categorically exempt per Section 15332, In-fill Development Projects, of the CEQA Guidelines and the said project is fully consistent with the Union City General Plan and Zoning Ordinance;

**WHEREAS**, the City Council of Union City reviewed the proposed architectural design/elements and the facility layout;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Union City does hereby approves the architectural design of the Fire Station No. 3 Relocation Project, City Project No. 03-05 and directs staff to complete the design phase of the project;

# Exhibit A

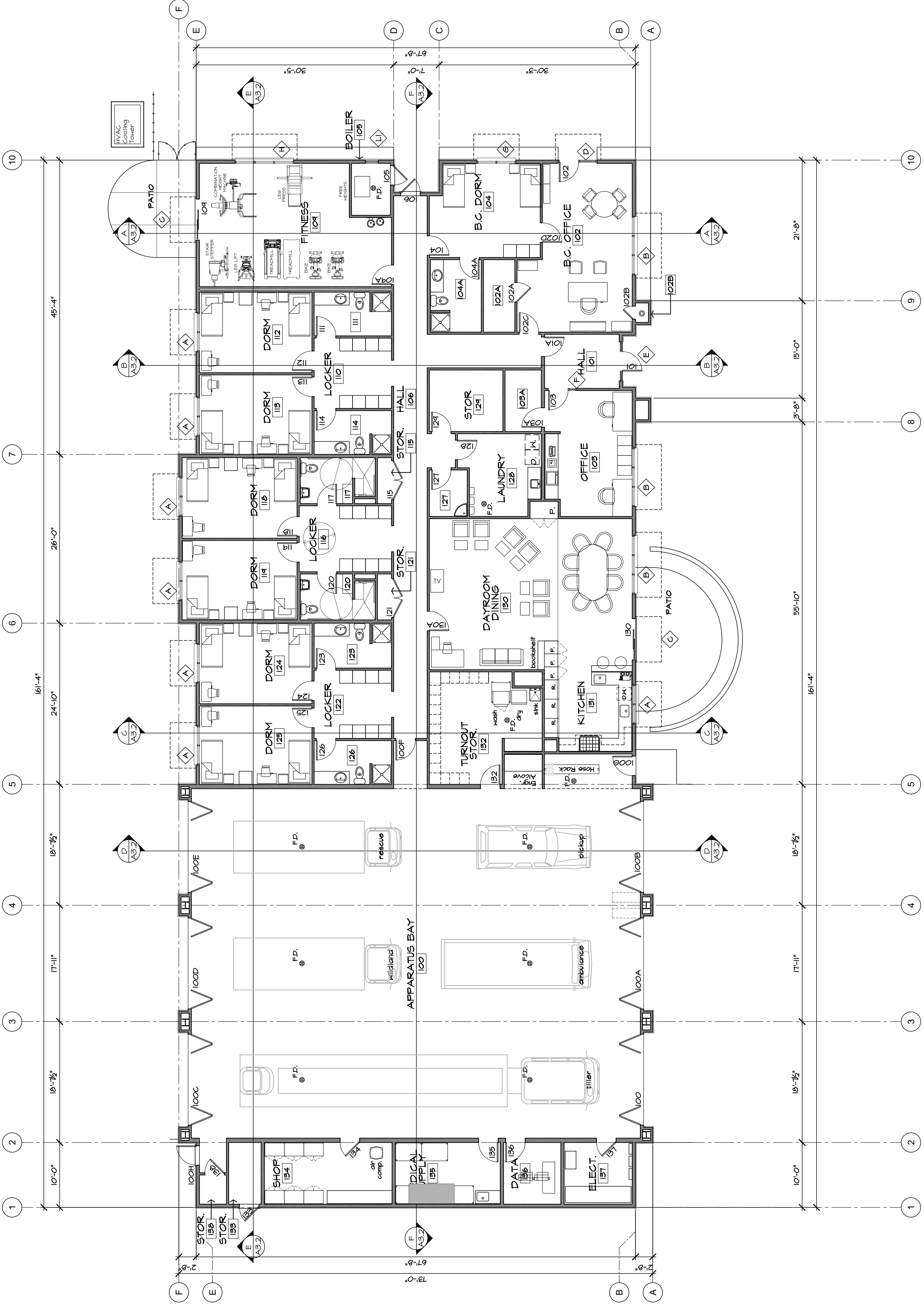
## LOCATION/VICINITY MAP:

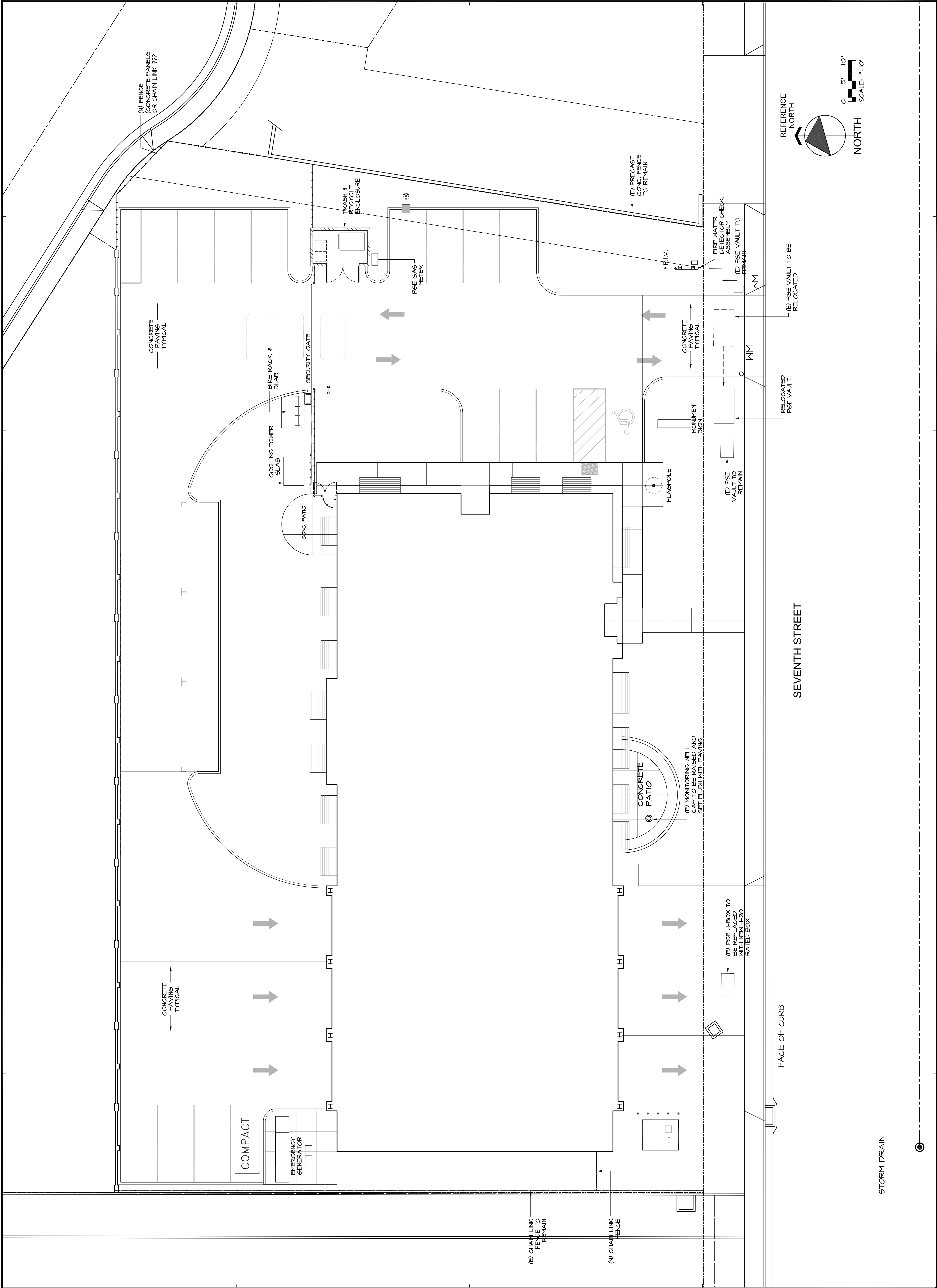


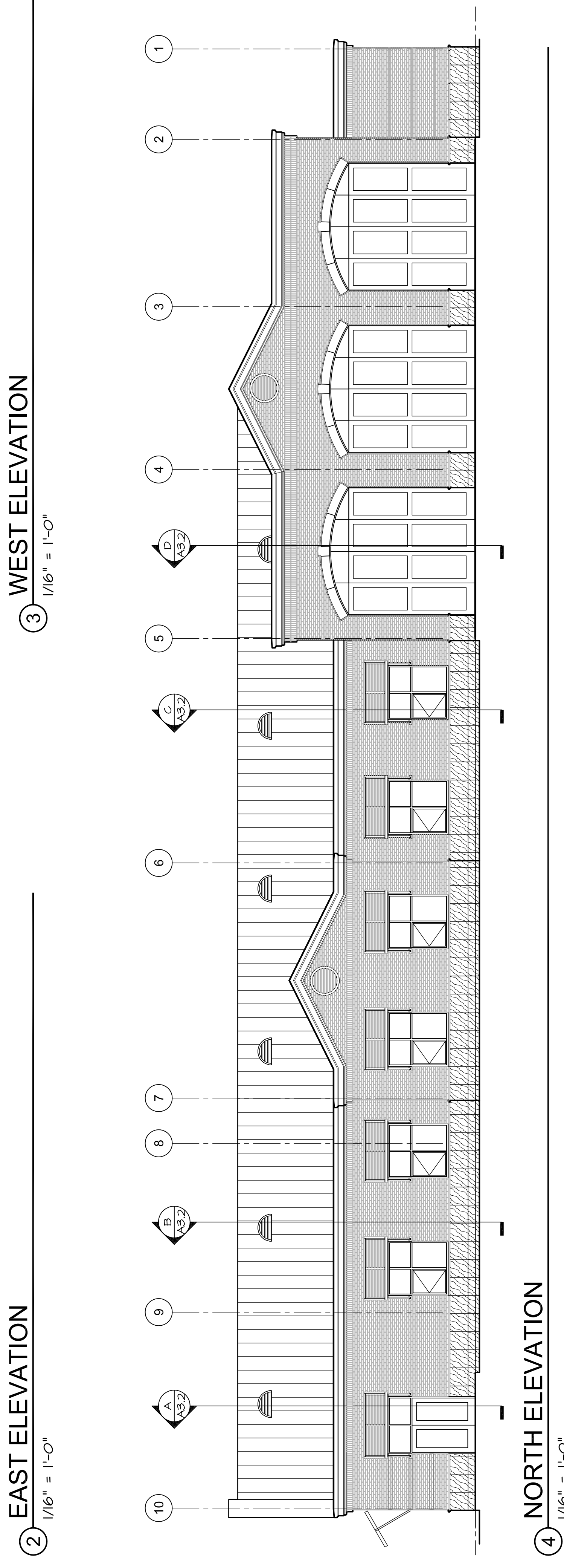
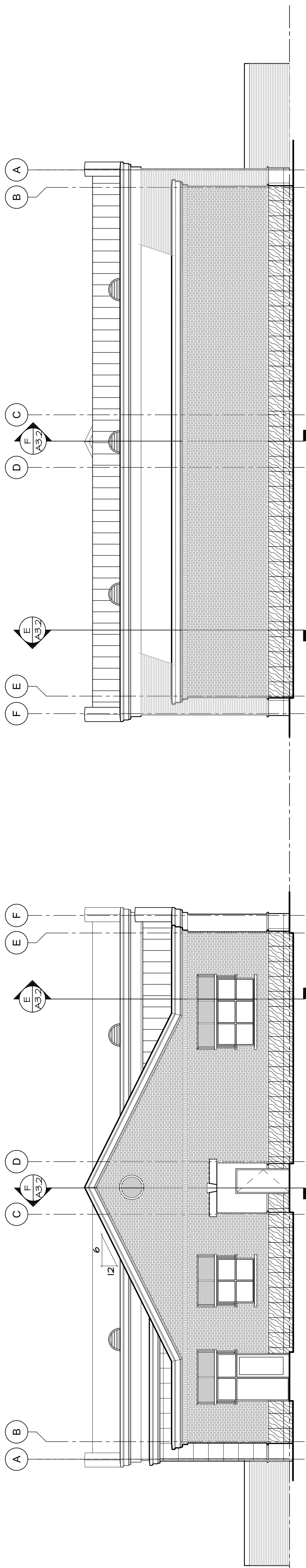
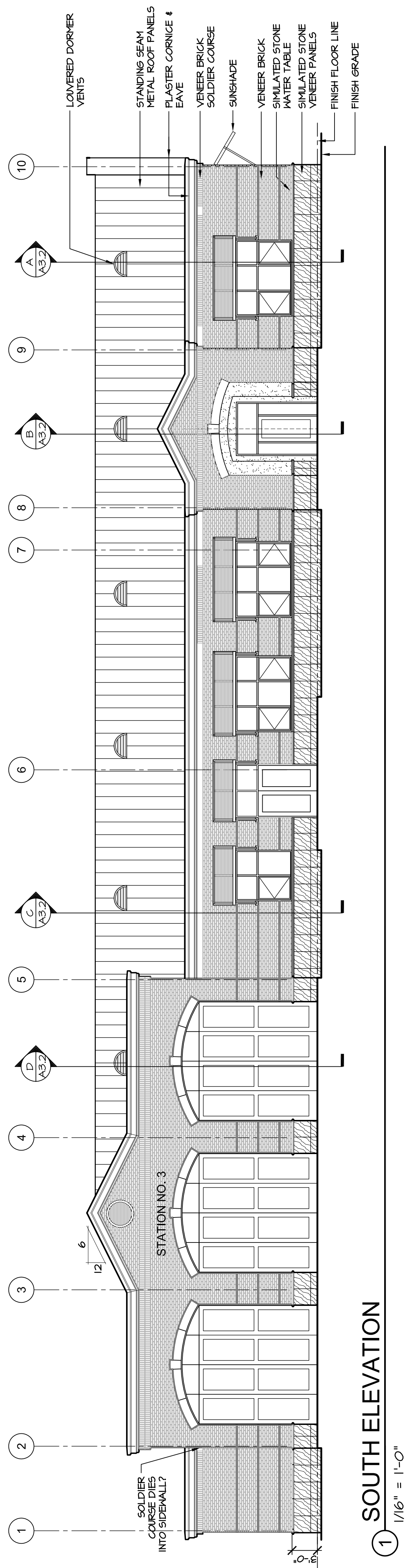
### PROJECT OVERVIEW

The existing Fire Station No. 3 is located at 33948 Tenth Street, on an 8,312 square foot site within the Decoto neighborhood that is surrounded by residences. The existing location is a constrained site with no possibility of expansion. The existing station was constructed in the 1950's and does not have the capacity to accommodate the needs of the City as it continues to build out, especially given the high-density development envisioned for the Station District Area.

The replacement site is a vacant 25,777 square foot lot owned by the City located at 33942 Seventh Street east of Shorty Garcia Park. As shown by Exhibit A, the new Fire Station No. 3 will be 11,000 square feet and will accommodate seven two-person dorms, which are an average of 213 square feet. The new Fire Station will provide a fitness room, a laundry room, two offices,









May 29, 2007

Phil Sachs  
Union City Public Works  
34009 Alvarado-Niles Road  
Union City, California 94587

**RE:** Union City Fire Station #3  
LEED design proposal (Amendment #2)

Dear Phil:

Pursuant to your request that the project now try and attain a LEED rating of Gold, additional work effort is necessary beyond that for which has been previously authorized in our proposal of 2/9/07. As I mentioned last week, I convened a meeting of our design consultants on Friday to discuss how this project can best attain the Gold rating, and to outline the consequences of the new goal. Our goal on the project has been Certified or Silver, for which the design fees that we had asked for in February were predicated. This produced a project that had a LEED score of 33.

After Friday's meeting, we believe a score of 48 is attainable which equates to a LEED Gold rating. Attached is an updated LEED scorecard showing how we propose the rating will be achieved. Changes to the design concept to achieve the Gold rating as well as additional construction and design costs are summarized below. Please realize that this represents our best faith effort in estimating the final score. The USGBC will review the documents after construction is complete and arrive at a final score and rating.

#### SUSTAINABLE SITES

##### Credit 4.3 Alternative Transportation, Low emitting / Fuel Efficient Vehicles

One visitor parking space will be designated "reserved" for low emitting / fuel efficient vehicles.

No additional construction cost is associated with this point.

No additional design fee is requested for this item.

##### Credit 6.1 Storm water management, Quantity Control

An underground cistern will be incorporated and meter out storm water.

Additional construction cost of \$25,000 should be budgeted for this item.

No additional design fee is requested for this item.

##### Credit 6.2 Storm water management, Quality Control

The cistern in credit 6.1 will be equipped with filters.



The construction cost noted above should cover the cost of the cistern and filters, however there will be an ongoing maintenance expense that should be associated with the filters.  
No additional design fee is requested for this item.

**Credit 7.1 Heat Island Effect, Non- Roof**

This point will be attained because all hardscape paving on this project will be new concrete.  
Cost of all concrete paving is included in the current cost estimate. No additional construction cost is associated with this point.  
No additional design fee is requested for this item.

**WATER EFFICIENCY**

No changes to previous concept.  
Note that we explored the possibility of using captured rain water for irrigation (WA Credit 1.2 – zero potable water for irrigation), but because of the quantities involved and the problems of particulate matter fouling drip emitters, it does not appear to be a reasonable point to go after.

**ENERGY & ATMOSPHERE**

**Credit 1 Optimize Energy Performance**

Additional points will be achieved by fine tuning the HVAC system, Building Envelope, and Lighting System.  
Additional construction cost is very hard to estimate for line item as the systems will be continually tweaked throughout the CD phase. It would be reasonable to assume that this might have an impact of adding \$50,000 to the cost of the project.  
An additional design fee of \$2,000 is requested in order to explore alternatives and provide documentation of this point.

**Credit 2.1 Onsite Renewable Energy**

3 additional points will be achieved by providing a roof-mounted solar photovoltaic (PV) system. To achieve the points, the system will be sized to provide 12.5% of the buildings calculated energy budget. For purposes of this budget, we have assumed the largest PV array using crystalline panels.  
Additional construction cost for this item is approximately \$240,000.  
An additional design fee of \$12,000 is requested in order to design, document, and to commission the system.

**Credit 5 Measurement and Verification**

This point will be achieved by developing and implementing a plan to evaluate actual energy performance to the baseline design. Meters will be added to the power consuming devices to monitor the performance.  
Additional construction cost for this point should be approximately \$40,000  
An additional design fee of \$4,000 is requested in order to design, document, and to commission the system.



**Credit 6 Green Power**

The City will have to enter into a two year renewable energy contract to provide at least 35% of the building's electricity needs from renewable sources.

There is no direct construction cost associated with this item.

No additional design fee is requested for this item.

**Credit 5.1 Local Regional Materials**

This point will be achieved by specifying a minimum of 10% of the buildings materials to be harvested and produced locally. That is within a 500 mile radius of the project site.

There is no direct construction cost associated with this item. Note that the cost estimate included a General Contractor surcharge for LEED administration.

An additional design fee of \$2,000 is requested in order to design and document the materials.

**MATERIALS AND RESOURCES**

No changes to previous concept.

**INDOOR ENVIRONMENTAL QUALITY**

No changes to previous concept.

**INNOVATION & DESIGN PROCESS**

No changes to previous concept.

May 29, 2007  
Mr. Phil Sachs  
Page 4 of 4



Cost Recap To achieve LEED Gold

Construction Costs

Storm Water Cistern	\$15,000
Optimize Energy System	\$50,000
Photo Voltaic System	\$240,000
<u>Measurement &amp; Controls</u>	<u>\$40,000</u>
Subtotal construction cost:	\$345,000

Design Fees

Optimize Energy System	\$1,000	(Lefler)
	<u>\$1,000</u>	(Glass)
Subtotal	\$2,000	

Photo Voltaic System	\$9,000	(O&M)
	\$1,500	(Kema)
	<u>\$2,000</u>	(Glass)
Subtotal	\$12,500	

Measurement & Verification	\$2,000	(Lefler)
	\$1,800	(Kema)
	<u>\$1,000</u>	(Glass)
Subtotal	\$4,800	

<u>Regional Materials</u>	<u>\$2,000</u>	(Glass)
Subtotal	\$2,000	

Subtotal additional design fee: \$21,300

Total project impact \$366,300

Please let me know if you have any questions regarding this proposal.

Sincerely,

**GLASS ARCHITECTS**

Charlie Sikes  
Senior Associate