



City of Hermosa Beach

Information Item

DATE: February 27, 2019
TO: Honorable Mayor and Members of the City Council
FROM: Brandy Villanueva, Emergency Services Coordinator
SUBJECT: Update on Fire Station Construction

Introduction

In 2017, the City of Hermosa Beach (City) and Los Angeles County Fire Department (County) entered into a multi-year agreement for the County to provide fire protection services on behalf of the City. As a component of the agreement, both parties agreed to a \$1,818,360 remodel of the existing fire station located at 540 Pier Ave. City and County staff meet monthly to discuss the project, identifying potential challenges and the solutions to decrease the impact on staff and the community during the construction phase. **(ATTACHMENT 1: Los Angeles County Fire Annexation Agreement Schedule 4)**

Discussion

County has conducted a variety of assessments of the current station including seismic, electrical, plumbing and mechanical needs. City staff were available and continue to be available to the County and the vendors conducting the assessment, providing requested information and participating in multiple site walk throughs. The assessments were utilized to develop the upgrade needs that will be implemented during construction.

Scope of Work

This project as outlined in the Annexation agreement is to remodel the current interior of the first floor and remove the second story of the structure. A new roof will be installed which has been designed to accommodate the County's critical fire communications equipment and a potential solar panel project. The entire first floor will be reconfigured to accommodate five dormitories, two ADA accessible restrooms, an office, a remodeled kitchen including new appliances, countertops and cabinetry as well as new fixtures, HVAC, and lighting. There will not be a service counter at the station as all plan check and inspection needs are completed at central County locations. The interior layout of the station has been approved by County's labor representatives as required. **(ATTACHMENT 2: Fire Station – Scope of Work and ATTACHMENT 3: Schematic Floor Plan)**



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The exterior windows will be tinted and retrofitted utilizing a cross bracing technique which will not be visible to the public. In addition, the landscaping outside of the station will be removed during construction. Upon completion, the Forestry division of the County will implement a landscape design that will include drought tolerant plants as requested by City staff. The landscape design will be reviewed by Council as a later date. **(ATTACHMENT 4: Fire Station – Exterior Renderings view with elevation)**

Current Process and Timeline

Currently the County is in Phase IV – Design of the project with an anticipated completion of this phase by February 28, 2019. The designs included in this update are the 80 percent designs. Phase V – JOC Bid and Notice to Proceed is scheduled to begin on March 1, 2019 which includes an JOC authorization Board letter to Los Angeles County Board of Supervisors, and the completion of the County bid/negotiation process. Phase VI – Construction which includes Issuance of Notice to Proceed and the commencement of construction is set to begin on April 15, 2019. Phase VII – Post Construction is scheduled to begin on January 14, 2020 and end on February 18, 2020.

Attachments

1. Los Angeles County Fire Department Annexation Agreement, Schedule 4
2. Fire Station - Scope of Work
3. Fire Station – Schematic Design of Floor Plan
4. Fire Station – Exterior Rendering views with elevation.

**CITY OF HERMOSA BEACH - AGREEMENT FOR SERVICES
SCHEDULE 4
CONVERSION COSTS**

<u>FACILITY</u>		
<u>Description</u>	<u>Est. Cost *</u>	<u>Actual Cost**</u>
Station Repairs:		
Seismic upgrade to first floor fire station structure	\$ 910,000	
Demolition and removal of second floor structure	140,000	
Removal and replacement of roof (asbestos abatement)	119,000	
Exterior stucco repair	21,000	
Exterior vents replacement	2,800	
Exterior paint and seal	23,800	
Window replacement	30,800	
Rear apparatus door replacement	21,000	
Electrical	152,600	
Mechanical	42,000	
Plumbing	32,200	
Privacy and Access and ADA compliance:		
Design and construction administration	71,500	
Demo, framing, carpentry, insulation, and T-bar ceiling	85,800	
Restrooms	42,900	
Drywall and paint	35,750	
Doors and finish hardware	15,730	
Flooring	21,450	
Installation of new signage	5,600	
Diesel Exhaust	8,680	
Office furniture, kitchen table and chairs	35,750	
TOTAL COST	\$ 1,818,360	TBD **

* Estimated costs for station repairs were based on the Phase 1 Structural Seismic Evaluation Report prepared by John A. Martins & Assoc. and were prorated by square footage (4,500 sq. ft.) of station.

** Final Facility Total Cost to be determined upon the completion of the station renovations pursuant to Section V(B) of the Agreement for Services and will include the replacement cost for any necessary fire station furniture and furnishings which were not transferred from the City to the District during transition of service.

LOS ANGELES COUNTY FIRE DEPARTMENT
SCOPE OF WORK FOR THE FOLLOWING PROJECT

FIRE STATION 100
540 Pier Avenue
Hermosa Beach, CA 90254

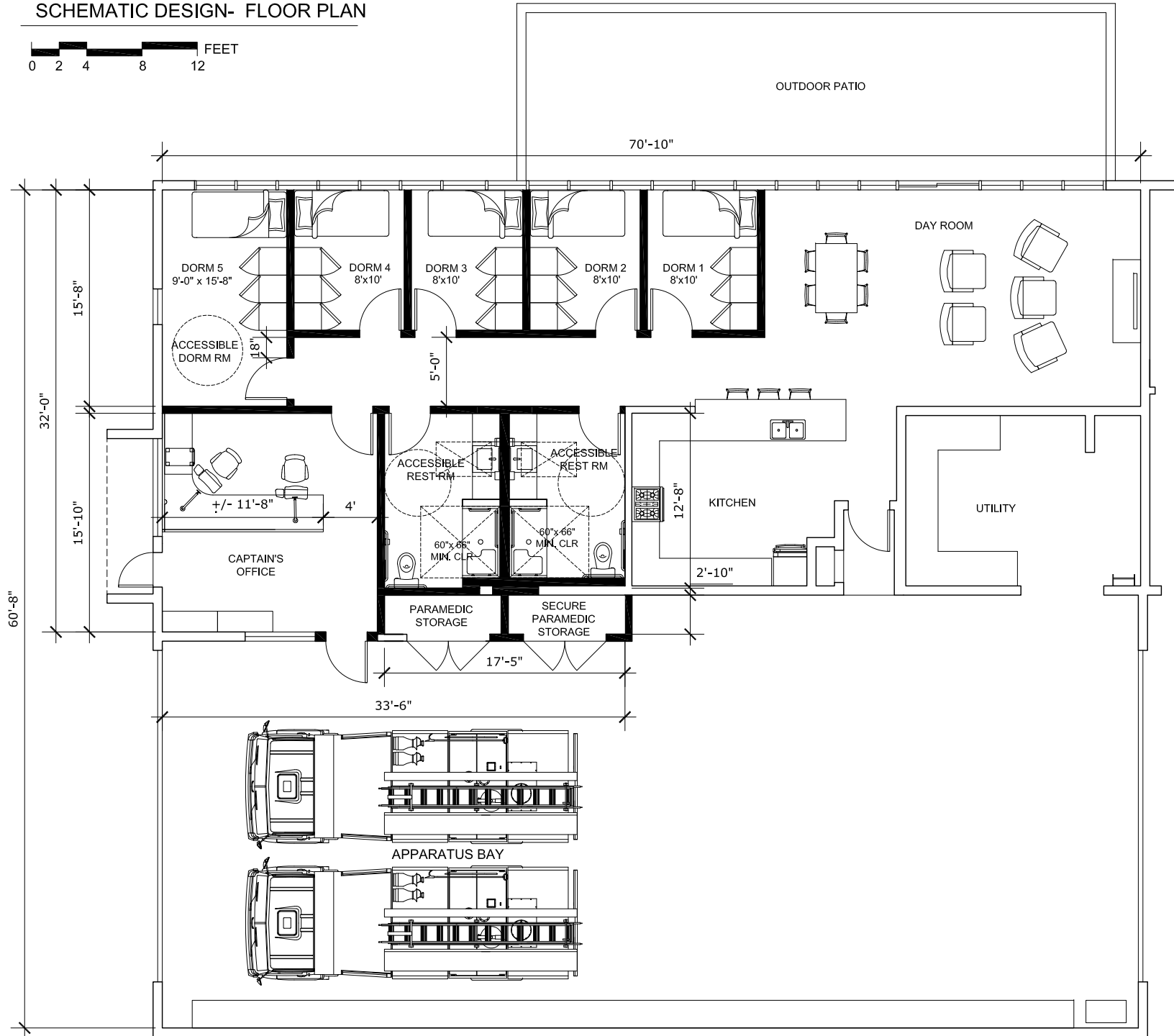
Tenant Improvements and Seismic Upgrades

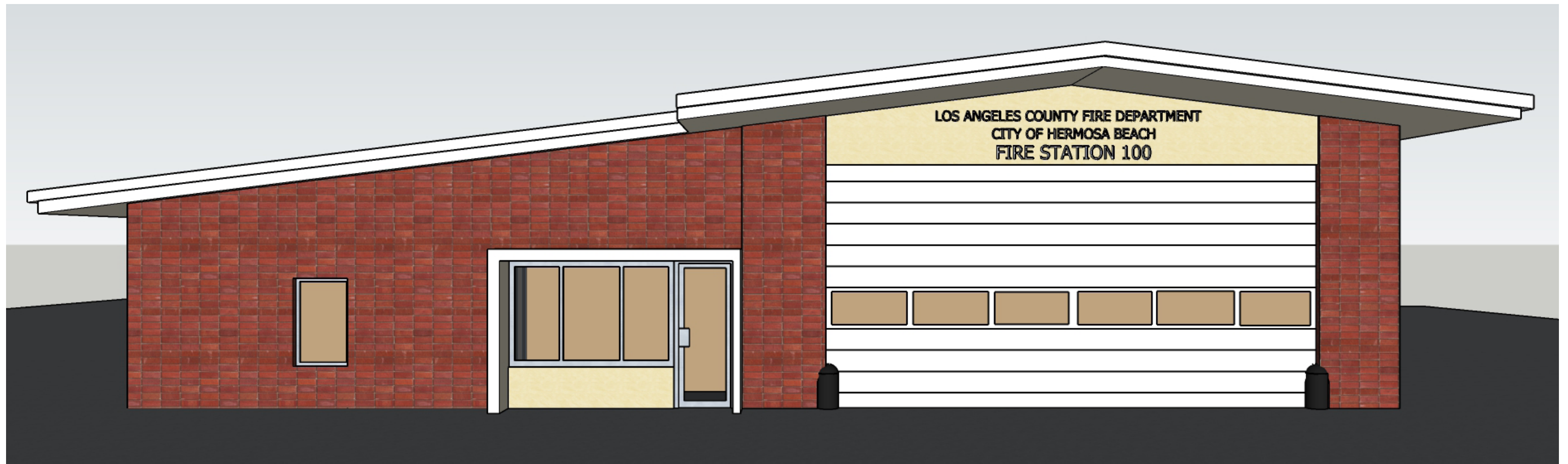
Construction to include:

- Demolish and remove 2nd floor
- Reconstruct affected roof line to original design
- Reinforce existing structure to meet current seismic codes and essential facility standards
- Provide (5) dormitories; (2) ADA accessible restrooms with showers, lobby/captains office, day room, dining room, and kitchen within the 1st floor footprint of the existing fire station
- New (floor to ceiling) metal stud interior partitions (walls), doors, ceilings, lighting, HVAC, plumbing fixtures, and flooring
- Remodel of existing kitchen (new cabinetry, stainless steel counter and fixtures/finishes)
- Provide miscellaneous electrical upgrades to include manual transfer switch for emergency generator
- Upgrades include coordination with work to be provided by others that include low-voltage/ IT upgrades and solar power preparation

Note: Existing landscaping will be removed during the construction phase by LA County Fire. The Assistant Chief will work with LA County Fire Forestry Division to implement a landscaping plan at the completion of the station construction along with a continual maintenance plan.

SCHEMATIC DESIGN- FLOOR PLAN



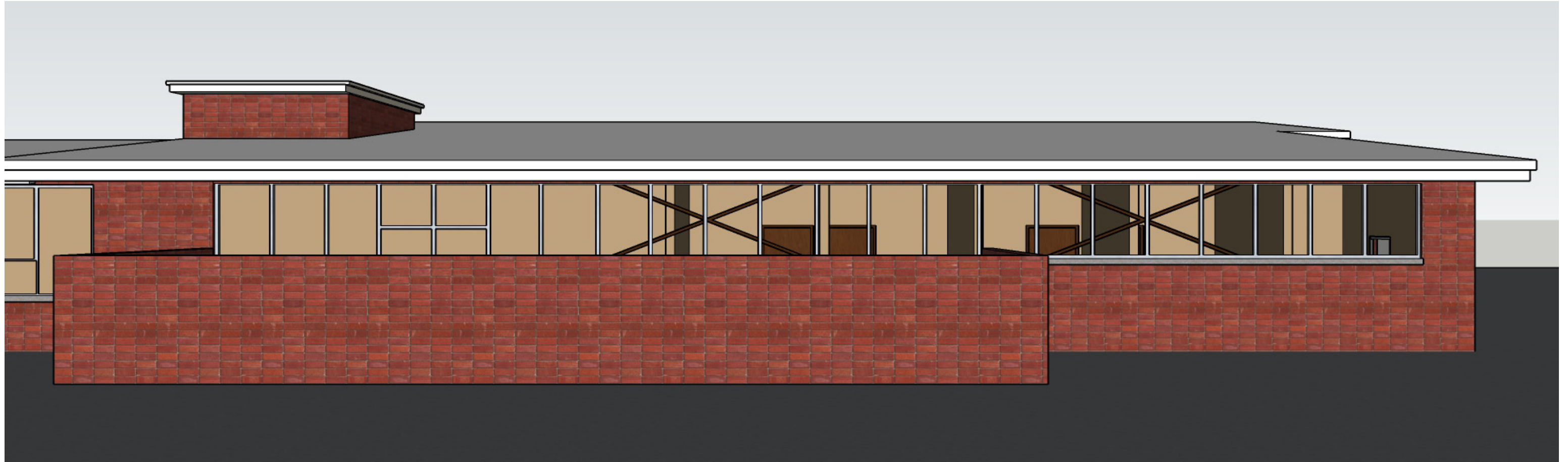


NORTH ELEVATION

FIRE STATION 100

LOS ANGELES COUNTY FIRE DEPARTMENT
HERMOSA BEACH, CA 90254





EAST ELEVATION

FIRE STATION 100

LOS ANGELES COUNTY FIRE DEPARTMENT
HERMOSA BEACH, CA 90254

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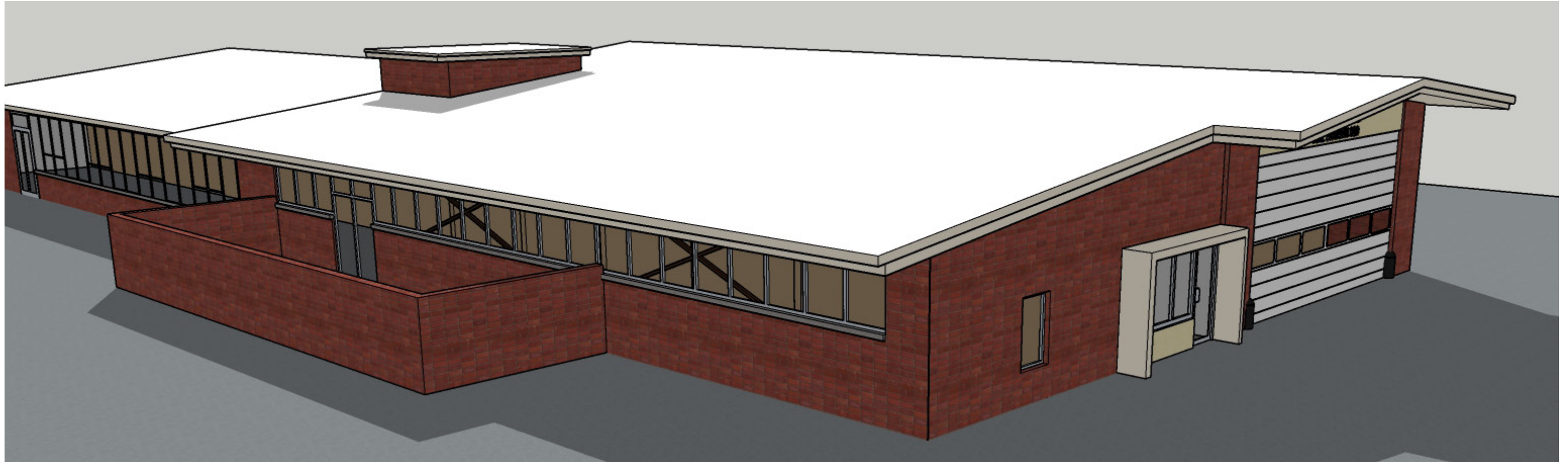


EAST ELEVATION

FIRE STATION 100

LOS ANGELES COUNTY FIRE DEPARTMENT
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ROOF VIEW

FIRE STATION 100

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