



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 24-242

Board Meeting Date: 4/9/2024

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Executive
Sam Lin, Project Development Unit Interim Director

Subject: CDF Fire Station No. 59 Architectural and Engineering Services Agreement

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board to execute an agreement with PBK Architects to provide Architectural and Engineering services for CDF Fire Station No. 59 located in the unincorporated Pescadero area for the not to exceed amount of \$1,619,326; and
- B) The Director of the Project Development Unit or designee to execute change orders to the Architectural and Engineering agreement with PBK Architects in an amount not to exceed of \$161,933 in aggregate.

BACKGROUND:

In January 2017, the Project Development Unit (PDU) was formed to oversee and manage all ground up construction performed by the County of San Mateo. The PDU requires the services of an architectural firm to design the replacement of Fire Station No. 59 located in the town of Pescadero, an essential facility that will replace the current fire house located within a floodplain that can restrict access, service levels and coverage within the Pescadero community.

The existing Pescadero Fire Station (Fire Station No. 59, located at 1200 Pescadero Creek Road) is situated in a high-risk flood area, west of Butano Creek at the Butano Creek Bridge. This fire station experiences annual interior flooding, mold, and plumbing system backups due to the flooding from the creek. The seasonal flooding restricts and blocks vehicle access along Pescadero Creek Road, a main road running east-west through the town of Pescadero.

Flooding on Pescadero Creek Road isolates the existing fire station from the town of Pescadero, blocking critical routes to service areas, and delays and in some cases has denied emergency response to calls received from the east side of Butano Creek.

Furthermore, the existing Fire Station No. 59 is also insufficiently sized for its required staffing levels and service coverage area. Due to the restricted accommodations and facility, CalFire is unable to properly staff the operations and house additional equipment to meet the community's need during peak demand. Despite weather predictions that indicated an elevated risk of forest fires, CalFire was not able to staff the Pescadero community fire station adequately to address the risk and resulting fires.

To address these ongoing concerns, the County proposes to demolish the existing Pescadero Fire Station Barracks and construct a replacement fire station on an approximately 1.75-acre site at 350-360 Butano Cut Off, adjacent to the existing Pescadero Middle/High School.

The Board of Supervisors has already approved and completed the 99-year lease of the property located at 360 Butano Cutoff, Pescadero, CA, as of September 6, 2023. The County and the School District ultimately concluded that a lease of the property was less complicated and favorable to either a purchase or an eminent domain action and has successfully negotiated an agreement with the School District that ensures both parties' interests are protected and furthered.

DISCUSSION:

On October 18, 2023, the Project Development Unit (PDU) issued a request for proposals (RFP) to select an architect with specialized skills and experience to design the new Fire Station No. 59 located in the town of Pescadero.

The PDU received 17 architectural proposals. A selection committee comprised of multiple county departmental executive staff, such as, Building and Planning, Public Works, Parks, and PDU reviewed and ranked the proposals from all qualified architectural firms. Proper background checks were conducted, and the committee selected PBK Architects to interview. After an extensive interview, the committee selected PBK Architects to design the new Fire Station No. 59. PBK Architects, since 1981, has designed and completed construction on over 250 fire stations, 40 fire administrative buildings, 20 training centers and various municipal buildings in California, each of which is specifically tailored to the unique requirements of the fire department of the communities they serve.

By executing the agreement with PBK Architects for Fire Station No. 59, the PDU will have the resources needed to plan, design and complete future capital projects for the next three years. The PDU will issue individual Work/Task Orders for defined scopes of work and a not-to-exceed amount. The cumulative sum Work/Task Orders will not exceed the maximum amount of the agreement.

The architects understand that they will need to agree to comply with the County's Contractor Employee Jury Service Ordinance, as well as other contract provisions that are required by County ordinance and administrative memorandum, including but not limited to, minimum insurance requirements, hold harmless clauses modified as required by law, a non-discrimination, and equal benefits policies.

Specialized architectural and engineering task orders will be issued for approved projects.

The County Attorney has reviewed and approved the accompanying resolution as to form.

Executing the agreement with PBK Architects for Fire Station No. 59 will contribute to the Shared Vision 2025 outcome of Collaborative Community by reducing the cost and time required to complete

major County construction projects.

EQUITY IMPACT:

As new fire stations, such as Fire Station No. 59, are being built, they are being retrofitted to increase equity, diversity and inclusivity that will provide benefits to all firefighters who will occupy these stations, while maintaining intentional collaboration, effectively leveling the experience for all firefighters, and creating new opportunities for fire station culture.

FISCAL IMPACT:

Funding for this agreement is included in the CDF Pescadero Fire Station, Measure K capital projects budget included in the FY 23-24 approved budgets.