

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: December 5, 2022
Reviewed by: NA

SUBJECT: CIP No. 51009: Fire Station Rollup Door Replacement

REPORT BY: James Boito, Fire Chief
Mark Hurley, Public Works Director/City Engineer

SUMMARY

The issue before the Council is to appropriate an additional \$22,000 for CIP No. 51009 to fund replacement of the six rollup door openers at the City's Fire Station. This is a secondary scope to the recently completed replacement of the rollup doors.

STAFF RECOMMENDATION

That the Council adopt Resolution No. 2022-129 appropriating funds in the amount of \$22,000 to replace the six rollup door openers at the Fire Station (CIP No. 51009) from the City's Building Reserve Fund (Fund 2007).

BACKGROUND

The City's Fire Station includes six (6) overhead rollup doors on the apparatus bay, which houses the department's emergency response vehicles. These doors were installed in February of 2022 as part of Capital Improvement Project No. 51009 authorized by Council Resolution No. 2021-80. The replacement doors are more substantial (heavy gauge steel and solid core) than the original doors installed as part of the 2009 renovation of the Civic Center and Fire Station. The heavier duty doors were selected due to durability issues with the original doors.

Since replacement and installation of the new doors in February, the door openers have experienced significant maintenance issues that have impacted their functionality, including the complete failure of two of the openers. The source of the issues appears to be that the existing openers are not capable of handling the additional weight of the heavy-duty doors combined with the significant number of opening and closing cycles required for Fire Department operations.

DISCUSSION

Staff has consulted with the overhead door company who installed the new doors. The recommended solution to the door opener failures is to replace the door openers with a heavy-duty motor with internal braking system. This improved 3/4 hp heavy-duty opener, with dynamic braking, will better handle the increased weight of the new doors and the number of daily cycles.

Additionally, the dynamic braking system will decrease the wear on the bushings and bearings increasing the life-span of the door opening systems. The existing doors and rails can be reused.

Contra Costa Door's quote for this project is \$24,564.00 and includes replacement of the motors, upgrading safety devices (NEMA 1 photo beam to Neman 4) and remote openers.

The following is a summary of the budget for CIP 51009:

- Original Appropriation (Resolution No. 2021-80): \$70,000.00
- Door Replacement: \$63,494.00

- Balance: \$ 6,506.00

The requested \$22,000 in new appropriations combined with the remaining budget from the original appropriation is enough to fund the opener replacement with a 15% contingency.

FINANCIAL CONSIDERATIONS

The proposed source of funding for this project is the City's General Building Reserve Fund (Fund 2007). The unallocated balance for this fund is \$327,619 which is enough to fund the \$22,000 proposed new appropriation for this project as well as meet the Council Reserve Fund Policy minimum funding level of \$250,000.

Attachments

1. Resolution No. 2022-126
2. Proposal RG-22-1111-B1 REVISED from Contra Costa Door.

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RESOLUTION NO. 2022-129

A RESOLUTION OF THE ALBANY CITY COUNCIL APPROPRIATING FUNDS IN THE AMOUNT OF \$22,000 TO REPLACE THE SIX ROLLUP DOOR OPENERS AT THE FIRE STATION (CIP NO. 51009) FROM THE CITY’S BUILDING RESERVE FUND (FUND 2007)

WHEREAS, the six (6) rollup doors at the Fire Station were installed in February 2022 as part of CIP Project No. 51009 authorized by Resolution No. 2021-80; and

WHEREAS, the door openers have been experiencing maintenance issues and failures since the doors were replaced, including the complete failure of two of the openers due to the increased weight of the new doors; and

WHEREAS, the replacement door openers will be replaced with heavy duty units designed to operate the heavier rollup doors and withstand 50,000 open and close cycles.

NOW, THEREFORE, BE IT RESOLVED, that the Albany City Council appropriates funds in the amount of \$22,000 to replace the six rollup door openers at the Fire Station (CIP No. 51009) from the City’s Building Reserve Fund (Fund 2007).

PRESTON JORDAN, MAYOR

Contra Costa Door

145 Mason Circle
Concord, CA 94520

PROPOSAL

(CONTRACTOR)

ALBANY FIRE DEPARTMENT
1000 SAN PABLO AVENUE
ALBANY, CA 94706
PHONE: (510) 528-5778
E-MAIL: EAGEE@ALBANYCA.ORG

(JOB SITE)

ALBANY FIRE STATION 1
1000 SAN PABLO AVENUE
ALBANY, CA 94706

DIR # 1000006268

ATTENTION: ERIC

DESCRIPTION: FURNISH & INSTALL	QTY	UNIT PRICE	COST
LiftMaster T751 L5; 3/4 HP 115 Volt Single Phase; Momentary Contact to Close; Timer to Close; Replace NEMA 1 Photo Eyes with CPS UN4 Photo Beams, Lower LC36A Light Curtains; Includes 18 - 3 Button LM Transmitter & Add 1 Mini Transmitter; Remove & Haul Away Old Openers.	6	\$ 4,094.00	\$24,564.00
TOTAL COST OF JOB			\$24,564.00

Note:

- 1.) Contra Costa Door is Signatory to the Carpenters Union.
- 2.) Contra Costa Door Installers are Certified Rolling Steel & Fire Rated Technicians Through the Institute of Door Dealers Education & Accreditation.

Note: This proposal may be withdrawn by us if not accepted &/or work completed within 30 days.

Contra Costa Door
State License No. 186913

By: *Mark Johnson*
Mark Johnson

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature: _____