

**CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda Date: January 18, 2005

Prepared on: January 7, 2005

Reviewed by \_\_\_\_\_

**SUBJECT:** Albany Civic Center Public Safety Project

**FROM:** Barry Whittaker, Public Works Project Manager  
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**RECOMMENDATION**

That the City Council authorize the City Administrator to solicit Requests for Proposals from qualified design professionals for plans and specifications for seismic safety retrofit and other renovations and improvements to the Fire Station, Police Station and City Hall, otherwise known as the Albany Civic Center.

**BACKGROUND**

On July 26, 2004, Council designated a total of \$4.53 million of Measure F funds, including \$50,000 spent to date, on seismic retrofit and renovation of the Fire & Police Stations and City Hall. The primary focus of this project is, first, seismic retrofitting of the entire Civic Center complex; and, second, renovations and addition to the Public Safety facilities, which are largely unimproved since the buildings opened in 1966. In its review of project and design options, Council stated its preference for the expanded space to be incorporated into a second story for the Fire and Police Station, rather than expanding the ground floor into landscaped area.

The most serious seismic deficiency of the buildings is the Fire Department Apparatus Room, where the original relatively light tar and lava gravel roof was replaced with a relatively heavy tile roof at some time in the past. The primary fix to this problem is to remove the tile and replace the roof with another relatively light one. While this work is underway, other structural and seismic repair work will be done. Typical for buildings of this time, two major deficiencies occur around the roof construction of the entire complex of buildings: first, the roofs are not adequately attached to the perimeter walls, leaving them vulnerable to considerable damage and detaching from the walls in a significant seismic event; second, current engineering practice is to recognize the role that properly framed and reinforced roof structures can play to tie the building walls together and strengthen their ability to resist seismic forces. Finally, the walls are less able to resist seismic forces than appropriate, given design conditions. The Fire Station has the most serious deficiencies, due to the large Apparatus doorways that create openings in the walls

that would otherwise help support the building. . The correction of all this is basically via exposed steel brace and moment frames. These deficiencies will be corrected in the project.

**PROJECT DESCRIPTION**

The following is a summary of the project description for the Albany Civic Center Measure F public safety improvements and associated upgrades.

- Budget: \$4.5 million
- Anticipated construction costs: \$3.3 million
- Estimated project duration:
  - Architectural team selection: 3 months
  - Design, plans & estimates: 5-6 months
  - Construction: 18-24 months
  - Estimated completion date: August 2007

General Description:

- EOC: The Emergency Operating Center (EOC) is brought to City Hall, located within a second-story addition over the Police Department, accessed by stairway and elevator from the Police Department and City Hall. This EOC would replace the current EOC in the basement of the Community Center, which is room used for recreation classes that generates revenue to the City. The EOC materials, supplies and equipment are kept in a closet and must be set up in a time-consuming manual process for every emergency and exercise. The time lost in this set-up, and the likelihood and consequence of error, significantly compromises the City’s emergency response. In addition, there are many emergency incidents that occur during the course of the year that require facilities similar to an EOC adjacent to the Police Station, for which the City is not equipped.
- Fire: Reconfiguration of residential wing to provide for safe exiting from dormitory rooms; restroom facilities designed to remove obstacles to employment of female firefighters; new storage areas for medical supplies, firefighting equipment; new kitchen and Day Room in second story addition over dormitories; relocation of exercise equipment from apparatus room floor into old day room area; correction of root-damaged patio area concrete paving; minor changes to office areas including Americans with Disabilities Act (ADA) compliance in restroom. Recent developments have made it desirable for the Fire Department to have higher-reaching apparatus. If funds permit, the Apparatus Room would be lengthened toward Buchanan Street as part of the seismic work at that elevation of the building. Abatement of the residential wing will be required. The firemen plan to bunk in the existing Day Room during the construction of the west wing improvements, avoiding the need for temporary quarters.
- Police: New locker rooms (male and female) are provided to meet staffing requirements; new ADA compliant restrooms; and, added training,

meeting, evidence, and storage facilities. Added space requirements necessitate a second-story addition, accessed with an elevator to meet ADA requirements, and two stairs for exiting. Because of the extent of the Police Station remodeling, together with the asbestos-containing joint compound in the drywall, abatement will be required. Included in the funds for the Police Department are monies for temporary quarters during construction.

**Overall:** Seismic retrofitting and fire sprinklers throughout the complex. The approach to seismic retrofitting consists primarily of exposed, exterior steel brace and moment frames, together with upgraded attachments between the roof framing and walls. The latter is to be accomplished from the outside of the building, after which new roof sheathing would be installed to perform as a shear diaphragm. The building expansions necessitate new electrical service and heating, venting, air conditioning (HVAC) systems. Associated improvements will be made with long-term energy efficiency as the goal. The aesthetic goal for the building improvements will be to maintain the present general appearance of the complex of buildings, and accommodate the building additions with the minimum of intrusion into the existing appearance rather than change or “improve” the existing conditions.

**Site:** The City’s existing 2000-gallon unleaded fuel tank (currently in storage) is proposed to be located beside the existing 1000-gallon diesel fuel tank and generator, west of the Fire Station. This requires reconfiguration of the existing installations.

The proposed additions to the Police Department necessitate replacement of the obsolete and troubled 40-year old heating system. The proposal includes plans to replace it with modern, efficient HVAC equipment and necessary electrical improvements. The seismic retrofitting work generally will consist of exposed painted steel brace frames and moment frames (Apparatus Room doors), and the installation of many fabricated steel wall-to-roof connections. The existing roofs have to be removed and replaced with shear diaphragms and new, light weight roofing.

In the planning of the second floor of the Police and the Emergency Operations Center areas, and the stair and elevator access are intended to provide access from both Police and City Hall areas, and to provide maximum usability for possible future, similar expansion of the City Hall area. To achieve this, it is planned to locate the elevator and one of the stairs at a relatively central location, convenient from both within Police Station and the City Hall, and to locate the new EOC and second floor restrooms close to the elevator and stairs as well. In addition, new telephone and computer rooms are needed, for the entire complex, and proposed to be located within the expanded Police Station.

For greater detail, please see the attached Project Description.

## **DISCUSSION/ANALYSIS**

A number of alternatives and variations have been drawn and considered during the life of this project. Estimates have been prepared by professional consultants (Lee Saylor Associates), by two contractors working for the City, and by an architect working for the City. Accompanying this report are preliminary floor plans of the latest, scaled-back version of this project, plus some architectural sketches indicating how the second story additions might appear on the City Hall/Police Station building. These plans and elevations do not precisely coincide with the preceding written description, but they do depict the amount of space needed for expansion and a way of building it. With tight budgeting, the elimination of general architectural “improvements,” and withdrawal of City Hall improvements, a project can be accomplished within this budget. It will be necessary to impose appropriate strictures on the designers to achieve the City’s goals within budget.

## **FINANCIAL IMPACT**

Funding for this project is entirely from Measure F. The Council approved a project in the amount of \$4.53 million in adopting the Capital Improvements program for the Measure F funds.

While these improvements will extend the life of the building and reduce a number of long term costs, nonetheless, some long-term costs should be expected. For example, the added space has to be heated and lit. The elevator will have operation and maintenance costs. New HVAC equipment will be considerably more efficient than the old, but overall cost increases should be expected. Lighting will be more efficient than the old, however long term costs can be expected. Finally, janitorial costs will increase.

## **NEXT STEPS**

Staff will solicit proposals from architects involved in the study work done over the past year plus, plus architects who have worked on other projects for the City of Albany in the last several years. We will also “broadcast” our request for proposals through professional search organizations. After receipt of responses to the request for proposals, staff would review the proposal submittals, hold interviews with those most qualified, and present a recommended final selection to the City Council. . The selected architect would draft a design that meets the designated scope of work, for review and approval by the City Council.

### Attachments

- Project description
- Preliminary building elevations and floor plans for draft concept