



CITY OF FORT BRAGG

REQUEST FOR PROPOSALS FOR DESIGN SERVICES FOR THE FIRE STATION REHABILITATION PROJECT

The City of Fort Bragg is seeking proposals from qualified design professionals interested in contracting with the City of Fort Bragg to prepare plans and specifications for the Fire Station Rehabilitation Project at 141 N Main Street, Fort Bragg, CA 95437. This activity is funded by a Community Development Block Grant from the City of Fort Bragg (City) to meet retrofit needs and seismic standards.

SCOPE OF WORK

Activity Narrative

City of Fort Bragg fire protection is provided through a Joint Powers Agreement (JPA) between the City of Fort Bragg and the Fort Bragg Rural Fire District. The JPA is known as the "Fort Bragg Fire Protection Authority." The Fort Bragg Rural Fire District, also known as the Fort Bragg Volunteer Fire Department (FBVFD), has provided fire protection service to Fort Bragg for over 110 years. Staffed largely by volunteers, it serves Fort Bragg and adjacent rural areas. Average response time for the FBVFD varies widely by area, but crews leaving from the Main Street Station can arrive at emergency scenes within City limits in five to seven minutes. Maintenance of this low response time is of critical importance to the health and safety of all Fort Bragg citizens.

The Fort Bragg Fire Station located at 141 North Main Street in Fort Bragg is comprised of three buildings that were constructed between 1947 and 1997. The Fire Station houses hundreds of thousands of dollars of emergency services equipment, the workstations of emergency staff, and has many volunteers in and out on a daily basis. The fire station on Main Street is the hub for all emergency services provided by the Fort Bragg Fire Protection Authority within Fort Bragg city limits. The facility consists of three distinct sections constructed in three phases, totaling approximately 13,062 square feet. The North Wing, constructed in 1947, houses the North Apparatus Room and adjoining rooms to the west. It is constructed of un-reinforced masonry and per the Public Facilities Master Plan, there is a "considerable risk of major structure damage" to this wing in the event of a major earthquake. The South Wing, built in 1977, contains the South Apparatus Room. The third wing, also constructed in 1977, consists of kitchen, crew's quarters, and workout rooms. The 1977 construction lacks seismic reinforcement, especially in supporting frames, such that collapse or major damage during an earthquake is considered likely.

The City's fire station was evaluated in the City of Fort Bragg Public Facilities Master Plan, prepared in March 2007 by Grossmann Design Group. The Public Facilities Master Plan concluded that the entire facility would not meet the Immediate Occupancy or Life Safety Performance criteria as defined by ASCE-31. ASCE-31 is the Seismic Evaluation of Existing Buildings published by the American

Society of Civil Engineers and the Structure Engineering Institute. ASCE-31 provides a national seismic evaluation standard and provides a process of evaluating an existing structure for the potential earthquake-related risk to human life. A seismic evaluation conducted in 2003 highlights that the existing buildings do not satisfy the “Immediate Occupancy level of performance criteria of ASCE Standard 31-03” meaning that all the buildings were non-compliant. The evaluation completed in 2009 showed that the deficiencies found in the seismic studies could be mitigated through structural improvements.

The original Fire Station Rehabilitation design project scope aimed to rehabilitate the existing buildings. However, after a structural and architectural analysis was conducted in 2023, it was determined that, due to the similarities in cost of renovation versus new construction, funding newly constructed buildings would be a better use of funds. Due to the ongoing increase in cost of design and construction, the current funds available only allow us to complete a new design for the North Wing.

This contract would consist of the following tasks:

1. Prepare all necessary design Plans and Specifications in accordance with the 2009 Fire Station Geotechnical report, 2009 Fire Station Seismic Evaluation and 2023 Structural and Architectural Analysis Report to be used for the Fire Station North Wing Reconstruction. Prepared Plans and Specifications should shall be complete in detail and contain all necessary information consistent with standard professional practice and consist of all architectural and design drawings.
2. Review and consult with City and Fire Department staff to confer on program requirements, design considerations, and preferences.
3. Participate in up to two (2) public meetings to allow for community input prior to plans and specifications being finalized.
4. Preliminary Plans, Specifications, and Cost Estimates shall be submitted for City review at the 30%, 60%, and 90% progress levels. At each design level, the consultant shall submit electronic searchable copies of all documents for comment and review by staff.
5. Final 100% construction drawings shall be prepared for project bidding purposes and shall include all related details and schedules.
 - a. Design plans shall meet requirements for California Environmental Quality Act (CEQA) analysis, planning entitlements, and submission of building permit(s).
 - b. Submittal of an electronic copy of the finished Plans, Technical Specifications and Cost Estimate.
 - c. The 100% submittal shall include (1) full-size plan set signed by a California Licensed Architect or Licensed Engineer.
6. Coordinate and respond to Requests for Information, review and response to Submittals and other design related requests during bid process and until project completion.