



C o u n t y o f S a n L u i s O b i s p o

General Services Agency

Janette D. Pell, General Services Agency Director

Helen McCann, Department Administrator

**REQUEST FOR PROPOSAL PS- #1020
ARCHITECTURAL AND ENGINEERING SERVICES
CAL FIRE / SAN LUIS OBISPO COUNTY – NEW CRESTON FIRE STATION #43**

April 8, 2009

The County of San Luis Obispo is currently soliciting proposals for professional Architectural and Engineering Services for the design of a New Creston Fire Station #43.

Each proposal shall specify each and every item as set forth in the attached specifications. Any and all exceptions must be clearly stated in the proposal. Failure to set forth any item in the specifications without taking exception may be grounds for rejection. The County of San Luis Obispo reserves the right to reject all proposals and to waive any informalities.

If your firm is interested and qualified, please submit nine (9) copies of your proposal by 3:00 p.m. on May 14, 2009 to:

County of San Luis Obispo
GSA - Purchasing
Debbie Belt, Buyer
1087 Santa Rosa Street
San Luis Obispo, CA 93408

If you have any questions about the qualifications process, please contact me. For technical questions and information contact Kathy MacNeill, Capital Project Coordinator, at (805) 781-5988.

DEBBIE BELT
Buyer – GSA - Purchasing
dbelt@co.slo.ca.us

Proposal Specifications

A. INTRODUCTION

The Department of General Services, representing the County of San Luis Obispo, Board of Supervisors, is seeking Qualification Statements from consultants for Architectural and Engineering services for the design and construction of a new Fire Station in the community of Creston, California.

The County of San Luis Obispo conducts its design program in a manner best serving the interests of the County and its constituents. Prime elements of interest are:

1. Serviceability and durability of structures.
2. Design standards policy adherence.
3. Comprehensive services.
4. Timeliness of delivery.
5. Design accountability during construction.
6. Total cost of projects.

This Request for Qualifications will establish the requirements, terms, and conditions governing the selection of a professional architectural firm(s) to provide architectural and engineering services to the County of San Luis Obispo. All submittals shall be formatted as specified in this RFQ section entitled "Proposal Format and Content".

B. PROJECT DESCRIPTION

Project History:

CAL Fire/ San Luis Obispo County Fire Station at Creston provides fire protection and emergency response for the El Pomar Estrella planning area. The next closest response is from Station 36 on Highway 46 at Meridian. The current need is to staff the Creston Station #43 with permanent personnel 24 hours a day to serve the increasing number of residents, traffic, and development.

The existing Creston Fire Station is located within the town center on approximately a one acre site. The facilities comprise a complex of two modular and one fixed building that together provide office space, housing for 2 part time staff, and apparatus bays. The site and the existing facilities are not adequate to meet the growing needs for staff and equipment. The County has purchased a 2.7 acre site north of the town of Creston on HWY 229 for the purpose of building a new fire station and site improvements. The site map is attached.

Project Scope:

The County of San Luis Obispo is seeking qualified providers of Architectural and Engineering Services for the New Creston Fire Station #43. The total construction cost is estimated to be \$2,760,000, excluding furniture and special equipment.

The consultant services shall include the design, construction documents, and construction administration for a new facility of approximately 6,000 square feet, site work, and right of way improvements. This facility shall be designed to meet the requirements of the Essential Services Seismic Safety Act and all current local, state and federal regulations. Sustainable design strategies, LEED guidelines, life cycle costs and value added design shall be considered for this project.

The Architectural team is required to work through the site challenges, and shall anticipate the engineering services necessary to make this a fully functioning and energy efficient facility. The new fire station will include the amenities and services of a typical CAL Fire and County fire station. Fixtures, furniture, and equipment will be part of the Consultant's design responsibility. The facility program and space requirements are attached as exhibits.

The intent is to provide a cost effective facility with sufficient space for present and future needs, to optimize site use, and to minimize construction costs and impacts to the environment. Particular attention shall be given to the requirements for an 'Essential Services Facility', and the placement of site improvements in relation to HWY 229, the Huerhuero Creek, solar orientation, leach field and water well requirements, and potential flood hazards.

The County has engaged consultants to provide a topographical map, geotechnical investigations with earthquake hazard study, and a preliminary review of flood hazards. The reports are anticipated to be complete in May.

Scope of Services Requested: The exact scope of services required by the County will be set forth in the contract between the County and the selected consultant firm. A copy of the County's standard Consultant Contract will be made available after the initial review and ranking of the proposals.

The County may choose to interview consultants as part of the selection process. Questions regarding the proposed agreement shall be identified at the interview.

C. REQUIRED PROPOSAL FORMAT AND CONTENT

Submittals which do not include all of the elements as specified, or which deviate from the proposed format and content as specified, may be deemed non-responsive by the evaluation committee and eliminated from further consideration.

A qualifying application must address all the following points, in the following order:

1. **Understanding of and Approach to the Projects**
 - a. Provide a summary of your approach to the projects.
 - b. List the required information expected from the County by major task.
 - c. Indicate participation the firm will require from the County staff.

- d. Provide a description of the organizational structure and staffing to be used for the project, including an organizational chart. Identify the specific individual that the County will interface with on the various facets of the project.

2. List of Similar Completed Projects

- a. Provide a list and description of similar projects completed (constructed) within the last ten years (or less) of similar scope and complexity, including 'Essential Service' facilities. Emphasis will be placed on more recent projects and current staff having experience with fire stations.
- b. Provide a list and description of projects currently under design/construction of similar scope and complexity, including 'Essential Service' facilities.
- c. Provide a summary of stakeholder groups involved in any or all of the above projects and your proven methods of successful interaction with these groups.

3. Experiences in Controlling Project Cost and Design Schedule

- a. Provide a statement of the firm's philosophy with respect to cost and budget control during the design phase of the project, demonstrating experience and ability to design to a given budget.
- b. Provide a list and description of similar projects completed (constructed) within the last three years indicating:
 - The dates the design contract was awarded, construction documents completed, bid opening, construction start date, and construction completed.
 - Construction budget at the schematic design phase and prior to bid opening.
 - Bid amount spread for each project, if re-bid was necessary, and awarded amount.
 - Change order history for each project identifying the reason for the change order (i.e. owner request, errors, omissions, site conditions).
 - Name, address and telephone number of:
 - Owner representative who was directly involved during the construction phase.
 - Superintendent and contracting firm that performed the work.
 - List and amount of pending and/or resolved claims, if any, associated with the above projects.

4. A Listing and Resumes of Individuals

- a. Provide the number of in house staff employed by the firm.
- b. Provide the resume of the Project Architect to be assigned to the project.
- c. Provide the resume of the specific individual from the structural consulting firm to be assigned to the project and list of projects he/she completed within the last five years relating to Essential Services Facilities.
- d. If applicable, provide the resume of the specific firm or individual that you intend to utilize as an energy consultant.
- e. Provide the resumes of the balance of the consulting team.

5. Financial Standing

Provide amounts and carriers of both general and professional liability insurance.

6. Quality Control

- a. Provide an outline of quality control and in-house procedures to coordinate the work of your consultants during the design phase of the project. The outline should describe: your system of compiling information; frequency of team meetings; method of documenting team meetings; procedures for distributing information to team members; and procedures for verifying and guaranteeing that approved items are incorporated in the final Construction Documents.
- b. Provide a statement as to how you will manage the flow of information between members of the team; the County, users of the facility, the public, a construction manager and your consultants.

You may wish to submit under a separate attachment a sample of your quality control and coordination documents.
- c. The County may utilize the services of a Construction Manager to assist with independent construction cost estimating, constructability reviews and other support services on an as-needed basis. The consultant will work with the Construction Manager at the County's direction.

7. Statement of Overriding Qualifications

Provide a summary statement of qualifications and strengths the firm believes will single out their firm as the best firm to accomplish this project. Include specific A/E experience for projects of similar scope and complexity.

8. List of References

In addition to references required under Experiences in Controlling Project Cost/Design Schedule, provide client references from recent related projects (within the last five years), including name, address and phone numbers of Fire Captain or the Owner's primary representative, Maintenance Manager, Superintendent, etc..

D. SITE VISIT

A pre-proposal meeting will be held April 23, 2009, 2pm, at the existing Creston Fire Station located at 510 Swayze Street in Creston. A tour of the existing fire station, the new project site, and Meridian Fire Station facilities will be conducted followed by a question & answer period at Meridian fire Station. Interested firms are strongly urged to attend prior to submitting responses to this RFQ.

E. BASIS OF AWARD

The award of the A/E contract will be based on criteria and guidelines established by the County. The award will be made after a careful evaluation by the selection committee and will be based on demonstrated competence as well as what is in the best interests of the County as determined by the committee. The County may choose to interview the firms that rank the highest by the selection committee.

The successful provider A/E firm must demonstrate and document successful experience within ten years prior to the date of this RFQ for similar types of projects.

The successful provider must show a demonstrated ability to predict, estimate, and control project costs during the design phases of the project.

The successful provider must show a demonstrated ability to estimate and control project costs during the design phases of the project, and meet established project design milestones dates.

By Board of Supervisors policy, local professionals who maintain fully-staffed offices in the County shall be given preference if quality, service and all other relevant factors are equal.

F. REQUIRED CONSULTANT SERVICES

The Consultant shall retain sub-consultants, or have proven in-house expertise, for the following specialties to provide technical assistance in the development of the project.

1. Civil Engineering
2. Structural Engineering
3. Mechanical, Plumbing and Fire Protection Engineering
4. Electrical Engineering and emergency power systems
5. Communications and Audio-Visual systems and other Low Voltage Systems Engineering
6. Space Planning and Interior Design
7. Energy Consulting
8. Environmental services
9. Construction Cost Estimating

G. SERVICES PROVIDED BY COUNTY

The County shall secure by separate Consultant contract, the professional services of the following specialty consultants:

1. Surveying services to obtain Survey of Record, and topographic survey.
2. Geotechnical Services to complete soils engineering report, percolation tests, and earthquake hazard study.
3. Water well drilling and design.
4. Independent cost estimating services during key phases of the design and value engineering consultant that will provide guidance in identifying cost containment strategies.
5. Construction management consultant that will provide construction schedule controls, advanced ordering of material and equipment and implement methods for minimizing construction contractor change orders and claims.
6. A Building Steering Committee consisting of members from the Administrative Office, CAL Fire, and General Services Agency will guide the Owner's interests and carry forward recommended project scoping and details to the Consultant.

H. INDEMNIFICATION

Except as otherwise provided below, the consultant shall defend, indemnify and save harmless the County, its officers and employees, from any and all claims, demands, damages, costs, expenses, judgments, attorney fees or any liability arising out of this contract or attempted performance of the provisions hereof predicated upon theories set forth below:

The theories referred to above are theories based on any of the following committed by the consultant, or its agents, employees, or other independent consultants directly responsible to the consultant:

1. Violation of statute, ordinance, or regulation.
2. Professional malpractice.
3. Willful, intentional or other wrongful acts, or failures to act.
4. Negligence or recklessness.
5. Specifying defective or dangerous products.
6. Completed operations.
7. Premises liability.
8. Violation of civil rights.
9. Violation of any federal or state statute, regulation or ruling resulting in a determination by the internal Revenue Service, California Franchise Tax Board, or any other California public entity responsible for collecting payroll taxes, that the Consultant is not an independent contractor.

Nothing contained in the foregoing indemnity provision shall be construed to require indemnification for claims resulting from the sole or active negligence or willful misconduct of the County, provided however, these exceptions shall not apply to claims, demands, damages, costs, expenses, judgments, or attorney fees arising from any design defects.

Nothing contained in the foregoing indemnity provisions shall be construed to require consultant to indemnify County, against any responsibility or liability in contravention of Civil Code.

I. INSURANCE

The selected consultant will be required to provide proof of general commercial liability insurance coverage in the amount of \$1,000,000 and professional liability insurance in the amount of \$2,000,000.

J. ADDENDA

Any addenda to this Request for Qualifications will be mailed or sent by facsimile to all potential firms who have been issued a copy of the RFQ. Questions asked and not answered during the site tour will be recorded and responses mailed to all interested providers.

K. CONSULTANT SELECTION PROCEDURE

A Formal Selection Committee will be formed in accordance with the policies of the San Luis Obispo County Board of Supervisors. The Selection Committee will consist of representatives from General Services Department, County Administrative Office, County User Departments and may include an architect, planner, designer or other professional from the private sector and a another professional from either the private or governmental sector who could have secondary involvement in the project.

The Selection Committee will review the Qualifications of all firms responding to the RFQ based on the established evaluation criteria. The Committee will select one firm that best meets the project goals, or the Committee may choose to interview selected firms as a part of the evaluation process. Prior to interviews, these firms will be provided with specific questions or areas of discussion and a draft contract including a detailed scope of work. At the interview, each firm shall be prepared to identify any unacceptable contract provision(s).

Following the interviews, the Committee will select one firm to begin contract negotiations and rank remaining firms.

L. CALENDAR OF EVENTS:

The following is a schedule of events which the project is expected to follow. These dates are considered flexible at this time.

April 23, 2009 Site visit.
May 14, 2009 Request for Qualifications Due.
May 19, 2009 Responses distributed to selection committee for review.
May 28, 2009 Pre-selection list of best qualified consultants.
June 1-12, 2009 Interviews of Consultants from pre-selection or fee negotiations for professional service contract.
July 7, 2009 Board of Supervisors awards contract, and Notice to Proceed follows.
Sept., 2009 Schematic Design complete

M. FEE DETERMINATION

Each firm invited to participate in the interview process is required to submit a sealed estimated fee proposal at their presentation. The fee will be based on the scope of work as defined in this RFQ and subsequent documents. Only after rankings are established following the Extended Interview process will the fee be unsealed for the top-ranked firm, and contract negotiations will commence. If agreement on the fee cannot be reached, the second-ranked firm will be approached under the same consideration. The final scope of work and professional fee will be contained within the Contract for the Board of Supervisors consideration and approval.

N. RFQ SUBMITTAL AND SELECTION

1. Request of Qualifications, consisting of nine (9) copies must be received by mail, recognized carrier, or hand delivery not later than **3:00 p.m. on Thursday, May 14, 2009. Late submittals will not be considered.**
2. Costs of preparation of RFQ will be borne by the proposer.
3. Selection of qualified firms will follow an approved County procedure for awarding professional contracts.
4. This request does not constitute an offer of employment or a contract for services.
5. The County reserves the option to reject any or all proposals, wholly or in part, received in response to this request.
6. The County reserves the option to retain all proposals, whether selected or rejected; or costs for returning proposals will be the responsibility of the architectural firm.

7. The County reserves the right to award the contract to the firm which presents the proposal which, in the judgment of the County, best accomplishes the desired results.
8. The method of selecting a consultant shall include procedures that assure that these services are engaged on the basis of demonstrated competence and qualifications for the types of services to be performed and at a fair and reasonable price to the County.
9. If the County decides to interview applicants, a tour of other fire stations in the County may be arranged for those selected to be interviewed. The County encourages all Consultants responding to the Request for Qualifications to attend the initial site visits. The County is not able to provide individual guided tours.
10. The proceedings of the Selection Committee are confidential. Members of the Selection Committee are not to be contacted by the proposers. All communication between proposer and the County shall be through the individuals identified in the RFQ.

O. CONTACT PERSON:

Kathy Mac Neill
Senior Capital Projects Coordinator
Department of General Services
County of San Luis Obispo
1087 Santa Rosa Street
San Luis Obispo CA 93408
805.781.5957
805.781-5215 fax
E-mail: kmacneill@co.slo.ca.us

Alternate:
Mark Moore
Architectural Supervisor
805.781.5213

If the above persons are not able to immediately answer questions, an answer will be found and communicated to interested proposers (if appropriate), or the person asking the questions will be directed to the proper person to answer the question.

Interested firms shall not contact other County staff with questions or suggestions regarding this Request for Qualifications without first contacting the Project Coordinator.

END OF SECTION

CRESTON FIRE STATION #43

BUILDING PROGRAM



**GENERAL SERVICES AGENCY
COUNTY OF SAN LUIS OBISPO**

INTRODUCTION

The proposed new CAL Fire/ San Luis Obispo County, Creston Fire Station #43 will replace an existing facility located in the community of Creston. The information contained in these guidelines is based on a fire station with similar size and requirements as the Heritage Ranch CDF Station #33, but larger to accommodate an increased need for apparatus storage and private rest areas.

The design shall incorporate life-cycle costs of materials and maintenance expenses. Functional, durable, low maintenance equipment, appliances, interior and exterior finishes, and landscaping shall be utilized.

The Architect is to use natural lighting, and building orientation for energy conservation. Energy efficient equipment, including heating, lighting, and appliances shall be utilized. Solar systems and other energy saving measures beyond title 24 shall be evaluated.

The proposed plan is approximately 6,000 square feet including 3,000 square feet for the living quarters with office space and training room, and 3,000 square feet for the engine bays. The fire station is designed to provide for six to eight full time firemen and three to four pieces of fire apparatus.

EXTERIOR STATION AREA

Site Criteria –

Setback requirements for living and sleeping quarters include 100 feet from the center line of Highway 229, and side setbacks of 100 feet from the property lines. Consultants shall be aware of other setbacks requirements for wells, septic systems, fuel tanks per local, state, and Federal requirements.

The buildings and site improvements shall be positioned to facilitate the proper operation of the fire station and the equipment. The drive through access for the engine bays is required. The engine bays need to be situated to give direct access to the roadway, and clear visibility from the driveway to the main road.

Flood control, retaining storm run-off, soil stabilization at the building pad and services are critical to the continued operation of the facility and its impacts on the site.

Utilities - Site utilities including electrical service, phone, cable, water, sewer and propane gas shall be installed within the fire station's site boundaries. Provide a minimum of a 400 amp service with emergency power back-up system. Overhead service lines and utilities are not allowed over the vehicle access and egress to the facility.

Driveways - A minimum of one driveway of 45 feet wide shall be required for access and egress. Driveways shall be located to minimize blind spots and corners, and to allow fire engines to accelerate and decelerate smoothly into and from traffic.

Asphalt concrete sections within the driving areas shall be appropriate for the fire engine and trash truck weight (30,000 lbs.).

The minimum turning radius for the fire engine is 35 feet, and the minimum shall be established from the center of driveways at all turns.

Pedestrian Walkways - Walkways and entrances shall meet ADA requirements. Concrete curb, sidewalk and gutters shall be provided at the site parking and loading area and where required by the encroachment or development permit(s).

Concrete walkways shall be installed at the perimeter of the building and adjacent to the parking stalls. Allowance for car overhang shall be taken into consideration. Additional walkways are required between the exterior doors and paved areas.

Parking - Parking requirements will be based on the size of the facility, the employee parking requirements, ADA requirements, and public parking needs. The designer shall take into consideration the parking needs for 15 to 20 volunteer fire fighters plus full time staff.

Public and employee parking areas may have different asphalt and base sections than that required for the driveway areas, and fire or waste vehicles per the soils reports.

Signs, striping and asphalt painting of parking stalls, accessible spaces and an unloading area is required. Concrete curbs with footings to delineate landscape planter areas, walkways, and to provide wheel stops is preferred over a.c. curbs and parking bumpers.

Parking Aprons for Engines - Three 24 foot long parking aprons shall be provided across the full width of the engine bay openings at the front and rear of the fire station. The aprons shall be 6" thick reinforced (with rebar) concrete slabs with expansion and control joints.

Signage - All signage shall meet ADA requirements. The fire station will require a CDF fire station sign at the entry. The sign shall be provided by CDF and installed by the contractor/developer on a solid concrete pedestal.

The parking lot signage shall include accessible parking sign, tow-away sign at the entry to the parking lot for violators, a sign at the front door of the fire station indicating hours open, and a sign at the emergency phone.

Outside Lighting - Exterior lighting for the facility shall be located on the building at all exterior doors, Patio enclosure, storage shed, fuel facility, water well and tanks, at each engine bay door, and at the flagpole.

Exterior lighting at the CDF sign, flagpole, front door, and the front of the engine bays shall be photocell and time clock operated. Other lighting shall be switch operated from inside the facility. Lighting shall be vandal resistant, corrosion resistant, energy efficient, metal halide fixtures.

Gates and Fencing - Fencing may be required where security and restricted access is an issue.

Landscaping - Provide low maintenance, drought tolerant landscaping with automated irrigation systems per the Creston CDF specifications for the irrigation system. Exterior trees and shrubs adjacent to the building shall be fire retardant and kept a minimum of twenty feet from the eaves and the propane tank.

Landscaping shall be situated to enhance the appearance of the facility without blocking the visibility from drives and from work and office areas.

Backflow devices are required on irrigation and hose bibs. Gravel areas (3/4" float rock, 4" min. thick) shall be placed a minimum of 10 feet around the perimeter of the propane tank, Hose drying rack, radio antenna and other equipment on site. Trees and flammable shrubbery shall be kept twenty feet clear equipment located in the landscaped or native areas. An additional float rock bed shall be placed under the hose drying rack.

Equipment Location - Generator and air compressors shall be located to cause the least disturbance to the surrounding community, the sleeping quarters and the radio dispatch center.

Propane tanks and fueling station shall be located at least the minimum distance from the building per the Code requirements.

Roofing - Provide sloped roofing. No flat roofing or wood single roofing is permitted. Acceptable roofing systems are metal seamed roofing, or tile roofing with a two ply hot mopped membrane. Provide gutters and downspouts. Contractor shall provide a minimum two year warranty for labor and materials.

Roof eaves shall be enclosed with a non flammable material.

Wall Finishes - Acceptable exterior wall finishes are metal insulated wall panels, stucco plaster with an elastomeric coating, concrete masonry block, and/or faux stone.

Patio Area - Provide one exterior, partially enclosed patio accessible from the kitchen and/or the dining with minimum dimensions of 12 x 12 feet. Patio shall have shade or roof covering for sun and rain protection.

Trash Enclosure and Storage Shed - Provide a trash and recycle enclosure with a concrete floor and apron to accommodate the front wheels of the garbage truck. Provide a minimum 12 x 12 storage shed and an adjacent enclosed storage area for yard maintenance tools, equipment, supplies, and garden waste bins.

Flagpole - A white fiberglass or aluminum flagpole with a locking mechanism shall be located and lighted within the facility grounds and mounted in the ground. Access steps shall be required to the pole through landscaping.

Mail Box - A mail slot or mail box shall be located per the postal service and the community development requirements.

Fire Hydrant - One fully pressurized commercial hydrant shall be located within the site or in front of the fire station. Hydrant shall be used by the fire trucks for refilling. Outlets: one 2-1/2", and one 4".

Emergency Phone - Provide an exterior wall mounted, illuminated emergency 911 telephone near the front entry with a red weather-tight enclosure and raised contrasting lettering per ADA. Allentel, Model #GB5955SND-02-H4-SP-EY or approved equal.

Door Bell - Audible buzzer to all areas of the fire station.

Hose Drying Rack - Provide a galvanized expanded metal screen or 9ga. Chain link over galvanized metal frames. Rack dimensions are 3 feet by 40 to 50 feet and sloped to drain hoses. Install hose rack over an area covered with 4" deep minimum of float rock.

Radio Antenna - Provide a 30 to 40 foot ground mounted radio tower and antenna.

Wash Down Area and Hose Bibs - An outside shower for the fire fighters shall be provided at the rear of the fire station adjacent to the engine bays. Shower head shall have hand held capability with stainless steel flex hose. Provide hot and cold water and freeze protection for exterior plumbing.

Hose bibs shall be located on every side of the fire station, and within easy reach of the engine aprons. Provide back flow prevention on each hose bib per UPC.

Bollards - Install galvanized steel bollards to protect equipment from vehicles.

APPARATUS AREA

General - Apparatus room shall include two (2) double deep drive through engine stalls and shall be a minimum of 3,000 square feet. Minimum height of the apparatus room shall be 14 feet (to accommodate 12 foot high garage doors).

Apparatus Doors and Openers - Provide rigid steel frames for apparatus door openings.

Motor operated sectional doors with a minimum five year warranty shall be provided at the front and the rear of the apparatus bays. Single bay doors shall be 12 feet by 12 feet.

Manufacturer: Anozira Door System or approved equal, Model #CRP-FV Commercial Raised Panel with two rows of Vision panels. Panels shall be galvanized with a baked-on polyester topcoat over primer and insulated.

Automatic door openers shall be instant reversing with automatic reset thermal overload. Door openers for the front of the fire station shall be connected to the emergency power and have a manual override. Provide a standard three-button control. Provide remote digital radio controls for each opener.

Manufacturer: Liftmaster, model #Ht211, Overhead Doors, Commercial Operator, model RCH

Flooring and Floor Drains -The concrete Flooring for the engine bays shall be 6" thick reinforced concrete slab finished with a non-skid sealant. Slope the floors to drain to a continuous trough drain with oil retention trap. Install a galvanized heavy-duty grate over inlet drain capable of withstanding fire engine weight.

Doors to living Areas - Provide at least one door from the main hallway of the living quarters to provide direct access to the apparatus room. The door(s) to the living quarters shall open out into the apparatus room, have a vision panel for safety, and be one-hour fire rated assemblies with automatic door closures. Door Closures and hardware are specified under "Living Areas, Hardware and Keying".

Storage – Provide cabinets or a storage room for a minimum of eight (8) firemen's Turnout Gear. Storage shall be equipped with hooks to hang gear (helmets, coats, pants, and gloves). Boots are stored in separate cabinets below the turnout gear or below turnouts if located in a room. Storage shall be ventilated. Turnout cabinets may be constructed of 5/8" minimum grade A plywood, and finished with two coats of paint inside and outside.

One metal 6' high by 3' wide lockable cabinet with four adjustable shelves shall be provided for storage of engine and fire products. Supplier: Harpers #7218PTY.

Fire resistant storage – pre-manufactured metal cabinet to hold flammable products.

Hose Storage Rack – Match SLO Airport Fire Station's metal rack on wheels.

Heating and cooling - Provide heating and cooling to all living and work spaces.

Workbench/Shop area - Provide a 24" to 30" deep by 8' min. work bench with a solid hardwood top with drawers and cabinets below and above. Work bench shall be located in an alcove of the engine bays, with a lower ceiling and heating.

Lighting - Provide fluorescent lighting with T8 electronic ballasts. Led lighting and natural lighting shall be used if possible. Additional lighting shall be provided at the workbench area and in the electrical room and other storage rooms or alcoves.

Motion or occupancy sensors shall be provided in all restrooms, utility room, sleeping quarters and other areas where practical.

Wall and Ceiling Finishes – Apparatus walls and ceilings shall have a one hour fire rating finish and painted.

Install an access door/opening to the attic.

Exhaust System - Mechanical ventilation shall be provided for the apparatus room, which is adequate to remove the exhaust emission and to allow for complete air changes within three minutes. System shall meet NFPA specifications for air changes per hour.

Provide a vehicle exhaust system at each engine stall with automatic detaching hose from the engine exhaust pipes. Manufacturer: PLYMOVENT, Sliding Balancer Track System or approved equal.

Electrical and Air - Electrical outlets shall be provided approximately 8 feet o.c. around the perimeter of the apparatus room. Three duplex outs shall be provided at the work bench location at +42" above the finished floor. Outlets shall be G.F.1. rated type. Provide one G.F.1. outlet at the exterior of the apparatus bays in the front and in the back.

Provide two electrical ceiling mounted pull down outlets between engine stalls. One shall be placed toward the front and one at the rear of the stalls. Cord reels shall be Appleton Cord Reel or approved equal.

A built-in air compression system shall be provide on the exterior of the apparatus bays and air hoses piped into the facility with reel hoses above the engines.

Electrical Room - An electrical panel room shall be provided in the apparatus bay to hang the telephone backboards, the irrigation control panel, the emergency generator control box, and other electrical equipment. Provide a double duplex electrical outlet connected to the emergency power, and under slab chases to connect to the electrical and communications systems within the station living quarters.

Communications Station - Provide a counter area adjacent to the door control switches and entry point from the office quarters to the apparatus bays. Provide a phone, radio, and electrical outlet at this location. Counter height minimum 36 inches.

LIVING AREAS

Windows - Windows, except for skylights, shall be operable, with coverings, and equipped with aluminum frame and plastic mesh screens. Windows shall be aluminum framing with a baked on powder coated finish. Window shall have dual glazing, low E. Tripe glazing shall be considered.

Carpeting - Shall be County contracted standard. Install carpeting with a 6" rubber base manufactured by Armstrong or Burke. County shall provide carpet.

Polished Concrete Flooring – Provide polished sealed concrete flooring for main hallways, front entry, kitchen and dining area, day room and utility room. Install 6" rubber base.

Tile Flooring – tile flooring shall be provided for the restrooms.

Wall Finishes - Walls shall be covered with drywall and painted with two coats of paint. Solid surfacing shall be installed in the shower walls and ceilings.

Cabinets - Cabinetry shall meet WIC Quality Standards. Shop drawings are required of all cabinetry prior to acceptance.

Cabinetry shall be flushed faced (Eurostyle), and have LD3 high pressure decorative laminate finish on frame faces and doors. Use hidden hinges Youngdale 6, and D wire pulls.

Shelving in offices, kitchen and utility area shall be adjustable unless otherwise stated. Open shelving shall be finished with plastic laminate on top, bottom and face. Enclosed shelving shall be finished with melamine. Maximum unsupported spans are three feet.

Counters shall be laminate with drip and full bull nose edging. Sinks shall be under-mounted and meet ADA requirements

Furnishings - Furnishings are required to meet the State's Technical Bulletin 117 fire test requirements. Architect shall select and coordinate furniture fabrics with the approval of the County. Fabrics to have stain guard protection. See attached furnishings lists.

Provide incidental furnishings including but not limited to: wall mounted clocks, fire rated trash receptacles and recycling cans, bulletin boards, marker boards, wall hung display cabinet, projection screen and projector mounting.

Fire Extinguishers and Cabinets - Install fire extinguishers as required by code and Fire Marshall, General #TCP-5LH, 2A-10B-C, Cabinets: Larsen's type R1, recessed.

Doors - Exterior doors -Galvanized steel doors and frames with drop down door bottoms. Interior doors and frames - Solid core doors and frames with plastic laminate finish. Provide weather stripping at all exterior doors and doors leading to the apparatus bays.

Hardware and Keying - Locking and Keying - Schlage Primus cylinders with interchangeable core housing to accommodate Primus full size cores and keying (NO SUBSTITUTES). County shall provide the Primus cores and keys. Door hardware shall be lever operated aluminum, satin or brush finish.

Thresholds - Pemco or an approved equal

Hinges and buttes - Stanley, ball bearing, with non-removable pins on exterior doors.

Door Closures - LCN 4041 (NO SUBSTITUTES)

Provide one exterior door off of the employee parking area with a Simplex push combination operated locking device with a Schlage cylinder housing which will accommodate a Primus/Schlage interchangeable core housing:

Simplex # (choose left or right) L1000-2SL-US 260 W/Lever (left or right)

Control key and interchangeable core by County

Provide privacy locks on restroom doors, door from lobby into the living quarters, and battalion chief's office. Provide dead bolts at the front entry door.

Plumbing – Provide fixtures per the County Building Standards list. Fixtures shall incorporate water conservation measures.

Provide cleanouts every fifty feet. Acceptable Manufacturers: Zurn, J.R. Smith, or Josam. Provide water hammer arrestors.

Provide extra large water heater.

Site will require water well with tanks, booster pump, pressure tank, and protective housing.

Mechanical - Provide sound and vibration dampers for the mechanical equipment.

Heating and air cooling units shall be provided for all work and living spaces per County standards. Provide energy star units. Equipment shall have non-proprietary parts for ease of servicing.

Thermostats – digital simple set back type, energy star compliant.

Electrical - Flex conduit is **ONLY** permitted at **tail connections** to light fixtures, and equipment that requires moving or is subjected to vibration. All other conduit shall be EMT or as required.

Wiring and Electrical work shall be per NEC, and manufacturer's requirements.

SLEEPING QUARTERS

General - Sleeping quarters shall be divided into four rooms each with furnishings for two firefighters. Ceiling heights shall be 9 feet and provided with operable windows.

The sleeping quarters shall be located adjacent to the restrooms and have clear access to the equipment bays and the communications office. Preferably the sleeping quarters are located away from potential noise sources including the street, training/day room, and equipment.

Furnishings - Provide six extra-long twin beds with firm mattresses.

Provide eight wardrobe lockers/cabinets minimum 24" deep by 36" wide by 72" high with 2 drawers and locking doors.

Install wall mounted bedside desk/shelves. Shelves or bedside desks may be shared by two beds. Use plastic laminate or oak on top facing and sides.

Lighting - Provide ceiling fans and overhead lighting. Provide wall mounted goose neck adjustable light fixtures at each bed with local light switch.

RESTROOM AND SHOWERS

General - Restroom and shower facilities shall meet ADA and Title 24 requirements.

Provide a minimum of two restrooms dedicated to the staff with a minimum of one toilet and shower in each facility.

Restrooms shall have adequate mechanical ventilation, and towel bars and clothing hooks for six firefighters.

Counters with sinks shall be Formica or Corian and long and deep enough to accommodate toiletries and dispensers. Provide cubby storage adjacent to the counter area for storage of toiletries.

Plumbing Fixtures and Accessories - Toilets shall be floor mounted, 1.5 gal. flush, commercial grade American Standard or Kohler, with solid plastic seats (Olsenite #95), vitreous china bowl, and with Sloan flush valves.

Sinks shall be vitreous china, installed flush or below counters for easy cleaning. Acceptable manufacturers are American Standard or Kohler.

Showers for fire workers shall be tile enclosures, and are not required to meet handicapped requirements.

Faucets shall be lever operated. Acceptable manufacturers are Chicago or Delta.

Accessories:

- Grab bars shall be stainless steel, satin finish, concealed mounting with four set screws on flange cover, Bobrick #6206.
- Toilet tissue dispensers, San Joaquin Supply #876-C.
- Mirrors; 1/4" plate glass, mirror glazing quality B, with continuous channel.
- Paper towel dispensers per CDF towel requirements.
- Towel hooks with shelf adjacent to the shower.

KITCHEN AND DINING AREA

General - Kitchen and dining area should be located adjacent to the Day room, but with limited visibility from the reception area and the street. Provide doors with vision panels to the training area, sleeping hall, and outside. Provide access to patio for outside dining and BBQ.

Cabinets and Storage - Provide Pantry with a minimum of 4 to six feet in width and a minimum of eight shelves. Cabinets shall be free of sharp edges and comers.

Prefer an island with cabinets in addition to a bar counter adjacent to the dining area or a combination of the two.

Counters - High density plastic laminate or Corian counters are acceptable.

Sink - Install stainless steel, flush or under counter mounted sink with two compartments. Faucet by Chicago or Delta.

Appliances - Stove/Range - self-cleaning gas/propane range with auto ignition system.

Dishwasher – low noise unit with stainless interior.

Garbage Disposal - 3/4 HP minimum motor

Refrigerator - Side-by-side 25 C.F. minimum, adjustable glass shelves, and water and ice dispenser in the door.

Microwave – built-in. Minimum 1.8 cubic feet.

Furnishings - Dining Table -Krueger, Venue Series #B-36-F/CH, racetrack table with hardwood bullnose edge band and Formica top.

Dining chairs – 8 chairs

Bar Stools – 4 chairs

Lighting - Install ceiling fan/light fixture with adjustable speed fan. Light shall be fluorescent.

Provide fluorescent lighting in the kitchen – under counter, can, and rectangular tube.

DAY ROOM

General - Locate Day room adjacent to the dining and Kitchen. Day room, kitchen and dining areas shall be accessed by the rest of the living quarters without being disturbed by the training room.

Furniture – shall consist of sofa, recliners, coffee tables and side tables, entertainment center for flat screen and stereo equipment.

Lighting - Provide ceiling fan and fluorescent lighting and two reading lamps.

DAYTRAINING ROOM

General - Locate Day/training room adjacent to the communications office, public lobby and toilet. Provide clear access to the apparatus bays. Also provide doors with glazing to close the training room from other functions of the fire station as necessary for community meetings. Two emergency exits are required which preferably lead to the lobby and directly to the outside.

Furniture - Stacking chairs with wheels, folding training tables, projection screen, bulletin and markers boards, and provisions for a ceiling mounted projector.

Storage - Provide storage for the chairs and tables, additional video and projection equipment, vacuum, and for general office storage.

Lighting - Provide fluorescent lighting.

STATION OFFICE AND RECEPTION AREA

General - The Station office is the Communications Center and the first point of contact for the public. The office shall be located within easy access of the apparatus bays, fire Captain's office, and the training room.

Emergency power is required for the radio and communications equipment and lighting. Provide under floor electrical ducts to the power service panels in the engine bays.

Furniture - Provide three Ergon Management Chairs or approved equal.

Cabinets - Cabinets, shelving, reception counter and work surfaces in the communications station/office shall be built-in place.

Counter: Install counter between front entry/lobby and the communications office at multiple heights to accommodate ADA accessibility and a minimum of 48" wide.

Shelving: Provide wall hung cabinets above one section of work surface with fixed shelves. Provide a three foot wide open shelving with adjustable shelves for reference manuals.

Work Surfaces: Install 24" to 30" deep work surfaces along two walls. One area shall house the communications radio and a personal computer. The other work surface shall be for map layout. Install grommets at the work surfaces to access electrical, phone and communications wiring. Provide three file drawers under work surfaces.

Wall Finishes - Install vinyl covered tackable wall surface on the mapping wall and between the upper cabinets and the work surfaces.

CAPTAIN'S OFFICE

General: Minimum 120 sq. ft. office with window at front of station and a door into the operations office area. Include vision panel in door.

Furnishings – Include a desk with return peninsula and area for guest seating at peninsula. Provide lateral file and shelving

BATTALION CHIEF'S OFFICE

General: Minimum 120 sq. ft. office area with door to private sleeping quarters, and access to toilet and shower.

Furnishings – Include a desk with return peninsula and area for guest seating at peninsula. Provide lateral file and shelving

Sleeping quarters – Provide a room for sleeping and include a locker and access to shower and toilet.

SHERIFF REPORT WRITING OFFICE

General: Minimum 120 sq. ft. office with access to a toilet room and an exterior entry door to the staff parking area.

Furnishings – Include a desk, lateral file, and shelving.

LAUNDRY AND STORAGE AREA

Cabinets - Install Open shelving above the washer and dryer and on wall opposite the washer and dryer for cleaning supplies and restroom products.

Provide lockable cabinets adjacent to open shelving for emergency equipment and medical supplies. Install enclosed cabinet at the utility sink. Janitorial supplies and equipment may also be located in this area.

Appliances – Heavy-Duty washer and dryer, extra large capacity. Utility Tub - Fiberglass extra deep sink with Delta or Chicago faucet.

EXERCISE ROOM

Provide area/room for exercise equipment. Exercise area shall have an exhaust fan and pull back doors to move equipment in and out of room. Door to the outside is preferable.

EYE WASH ROOM

Provide an area in or immediately adjacent to the engine bays that has provisions for an emergency eye wash, open shower, extractor equipment, laundry sink, and counter with shelving above.

SYSTEMS AND EQUIPMENT

Emergency Power and Generators - Install an Onan generator powered with diesel gas, of sufficient size to power the entire facility in a power outage situation.

Fire Sprinklers - Install commercial rated system.

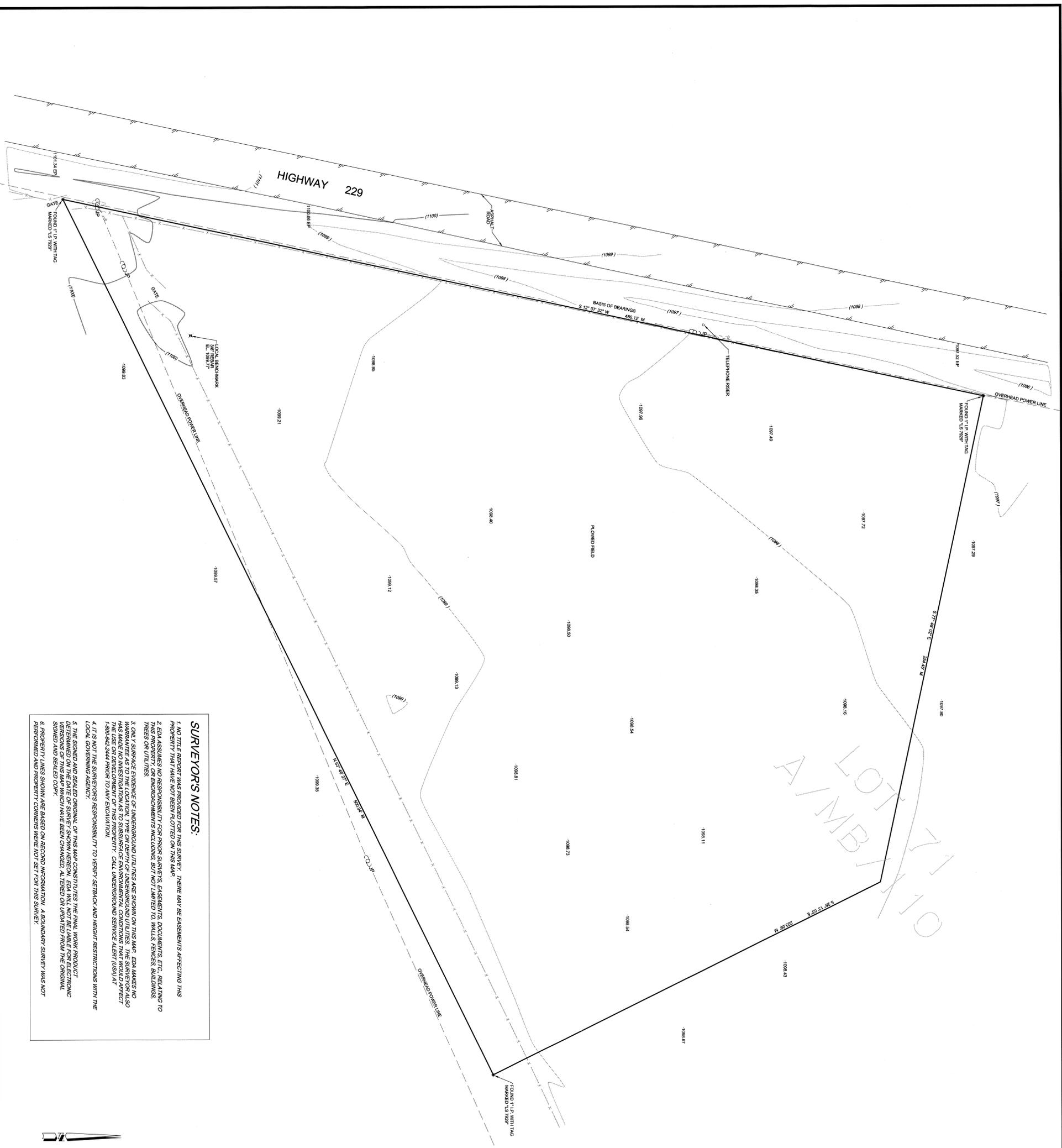
Fire Alarm System - Per CDF/State Fire Marshal requirements.

Inner communications – provide an inner comm. System for the entire facility including speakers to the exterior patio and outside work areas.

Communications Systems – Communications tower, Telephone and Radio systems, and computer communication systems. Provide complete cabling per the County data/communications specifications.

APPENDIX A – SPACE REQUIREMENTS AND COMPARISON CHART

<i>Area Description From Cal Fire</i>	<i>Station 36 Meridian 3968 sq ft</i>	<i>Station 33 Heritage 4986 sq ft</i>	<i>Proposed 43 Creston 6,006+sq ft</i>
APPARTUS BAYS	1482	1903	3000 +/-
- Engines	2	3	4
- Electrical and Data	App Bay/ 5	App Bay/9	9
- Mechanical	Attic	App Bay /12	12 +/-
- Storage, tools/equip	Included	Included	Included
- Gear lockers	Included	Included	Included
- Back up hose	Included	Included	Included
- Eye wash, clean room	outside	100	100
- Air Compressor	Included	20	20
- Equip maint. bench	Included	Included	56
OFFICE & PUBLIC SERVICE	665	678	1192
Public entrance, etc	365	333	360 +/-
Public Restroom	None	none	56
Work Ctr/Staff Office	Included 165+/-	Included 165+/-	Included above
FC Office 105 +/-	Included	Included	Included
Sheriff Office	None	None	120 +/-
BC Office/Bedroom	FC Office	FC Office	256 +/-
Training Room	300 Part of Day/Break	345	400 +/-
DAY ROOM & LIVING QUARTERS	1,106	1,506	1,814
Kitchen	164	558*	164 +/-
Dining Room	134	Part of Kitchen	140 +/-
Day/Break Room	130	Part of Kitchen	300 +/-
Restrooms/Shower	184	176	180?
	2 facilities	2 facilities	3 facilities
Sleeping	396 3 rooms, 2 people ea	363/ 3 rooms, 2 people ea	484 +/- 4 rooms
PT Room	116	232	230 +/-
Laundry, cleaning supplies, med cabinet	100	100	100 +/-
Janitor Closets	In Laundry	In Laundry	9 +/-
Storage Room Interior	66	77	77 +/-
EXTERIOR SPACE			
Parking Area	24 spaces	18 spaces	18 spaces
Patio off dining			
Outside Storage	None	None	120 +/-
Wash down area			
Fuel storage tank	Above ground	Above ground	Above ground
Communication tower	attached	attached	Attached
Emerg. Gen & propane			
Septic system			
Water storage & well			



A LOT 71

SURVEYOR'S NOTES:

1. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE EASEMENTS AFFECTING THIS PROPERTY THAT HAVE NOT BEEN PLOTTED ON THIS MAP.
2. EDA ASSUMES NO RESPONSIBILITY FOR PRIOR SURVEYS, EASEMENTS, DOCUMENTS, ETC., RELATING TO THIS PROPERTY, OR ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, WALLS, FENCES, BUILDINGS, TREES OR UTILITIES.
3. ONLY SURFACE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN ON THIS MAP. EDA MAKES NO WARRANTY AS TO THE LOCATION, TYPE OR DEPTH OF UNDERGROUND UTILITIES. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. CALL UNDERGROUND SERVICE ALERT (800) 475-8849 FOR INFORMATION TO ANY DEVIATION.
4. IT IS NOT THE SURVEYOR'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
5. THE SIGNED AND SEALED ORIGINAL OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT DETERMINED ON THE DATE OF SURVEY SHOWN HEREON. EDA WILL NOT BE LIABLE FOR ELECTRONIC SIGNED AND SEALED COPY.
6. PROPERTY LINES SHOWN ARE BASED ON RECORD INFORMATION. A BOUNDARY SURVEY WAS NOT PERFORMED AND PROPERTY COMMENTS WERE NOT SET FOR THIS SURVEY.

BOUNDARY DISCLAIMER

THE BOUNDARY SHOWN IS BASED ON A BENCH MARK WITH AN ELEVATION OF 1098.77 AS SHOWN ON THIS MAP. NO REPRESENTATION AS TO THE LEGAL SUBDIVISION STATUS OF THE LAND SHOWN HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN POINTS SET ON THE NORTH SIDE OF THE EAST ABUTMENT IN A BENCH MARK DISK AT ELEVATION OF 1098.82'.

BENCH MARK

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO NAD 83 BENCHMARK Y-619 F1 0122. A BENCH MARK DISK SET ON THE NORTH SIDE OF THE EAST ABUTMENT IN A BENCH MARK WITH AN ELEVATION OF 1098.82'.

LOCAL BENCHMARK A 3/4" REBAR FOUND NEAR THE SOUTH-EAST CORNER OF THE PROPERTY, ELEVATION 1099.77 AS INDICATED.

- SYMBOL LEGEND**
- ⊕ POWER POLE
 - ⊙ GUY ANCHOR
 - x- BARB-WIRE FENCE
 - EDGE OF PAVEMENT
 - EP EDGE OF PAVEMENT

PAUL E. REICHARDT, PLS 9893

 DATE: 2/25/09



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2-23-2009 SCALE 1" = 20'
 JOB# 2-3553-000 DRAWN BY: RAE

TOPOGRAPHIC MAP
 OF
 A PORTION OF LOT 71 OF THE SUBDIVISIONS OF
 HELEN HELEN RANCHO PER AMBLY A LOT 71
 SAN LUIS OBISPO COUNTY, CALIFORNIA

Station 43 Proposed Location

- Utility Pole
- Station Property
- Net Property (100') SB
- Station Footprint
- Janakus Parcel

~ 2.7 Acres (Gross)
~ 0.39 Acres (Net)

043-091-066 JANAKUS ROGER & CHERYL

IRONGATE RD

450 Feet

229

300 Feet

40'

140'

80'

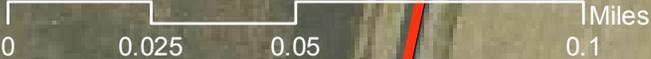
510 Feet

245 Feet



Dimensions Not to Scale

1:2,104



Matt Jenkins, Chief

May 08, 2007
Created by: O.F. Rochte

This map was compiled using ArcView. Data was gathered from CDF's GIS Library and various local sources. The features of this map only approximate actual locations.

09/10/2007