DATE: AUGUST 9, 2022
FROM: PUBLIC WORKS AND FIRE & RESCUE DEPARTMENTS
SUBJECT: AWARD OF DESIGN-BUILD AGREEMENT FOR THE ANAHEIM
FIRE STATION 12 (PLATINUM TRIANGLE) PROJECT

RECOMMENDATION:
That the City Council, by Resolution:

1) Determine that Addendum No. 12 to the Revised Platinum Triangle Expansion Project Final Subsequent Environmental Impact Result No. 339 and Mitigation Monitoring and Reporting Plan No. 353, together with the previously approved environmental documents, will serve as the environmental documentation for the Anaheim Fire Station No. 12 project pursuant to the requirements of the California Environmental Quality Act;

2) Dedicate certain portions of City-owned property generally located adjacent to 1900 South State College Blvd., as described and depicted in Exhibits “A” and “B” of said Resolution, for the facility development of the Anaheim Fire Station No. 12 (Project); and, authorize the City Clerk to cause said Resolution to be recorded in the Office of the Orange County Recorder.

That the City Council, by Motion:

3) Determine the proposal submitted by Soltek–ECC A Joint Venture, California Contractors License No. 944999, Classifications A and B, in response to the City of Anaheim’s (City) request for proposals dated October 13, 2021, is the most advantageous to the City for completion of the Design-Build Fire Station 12 (Platinum Triangle) (Project); and award to Soltek–ECC A Joint Venture an agreement (Design-Build Agreement) to provide design-build services for the Project in the amount of $13,733,658 and a 15% contingency for a total not-to-exceed amount of $15,793,707; and waive any irregularities in any of the proposal documents; and

4) Authorize and direct the Director of Public Works, on behalf of the City, to execute the Design-Build Agreement and any other related documents and to take such actions as are necessary, required, or advisable to implement and administer the Design-Build Agreement; and authorize and direct the Finance Director to execute the Escrow Agreement pertaining to contract retentions.

BACKGROUND:
The Design-Build Fire Station 12 (Fire Station 12) will serve the Platinum Triangle community and adjacent areas. Increased development in the area, higher call volume,
and greater traffic have impacted response times and created a need to begin construction on a station planned for the Platinum Triangle area. With the planned development in and around the Platinum Triangle area including OC Vibe, Anaheim Fire & Rescue will need an additional three strategically located fire companies. Fire Station 12 will satisfy this requirement with two companies and two paramedic units.

The site for Fire Station No. 12 is strategically located in the Platinum Triangle community on Parcel 1 of Parcel Map No. 2006-262 on South State College Blvd. between Gene Autry Way and Katella Ave.

**DISCUSSION:**

The design-build procurement for the Project followed Anaheim Municipal Code (AMC) Chapter 10.06 - Design-Build Contracting for Public Works Projects through a 2-step process. Step one was a Request for Qualifications (RFQ) that was advertised through the City’s online bidding platform and other publications on May 20, 2021. The RFQ established minimum qualifications and criteria to evaluate and rank the design-build teams. The City received Statements of Qualifications (SOQ) on June 21, 2021 from three design-build teams, of which all three were pre-qualified to participate in step two, the Request for Proposals (RFP) stage of the selection process.

A Request for Proposals (RFP) was sent to the three pre-qualified design-build teams on October 13, 2021. However, on November 21, 2021 one of the three design-build teams withdrew from the process. The RFP established evaluation criteria to select the most advantageous proposal as outlined in AMC Chapter 10.06. The City received two technical proposals on February 22, 2022 and received Best and Final Offers (BAFO) from both design-build teams on April 4, 2022.

These teams were evaluated based on their: 1) Project Organization and Key Personnel, 2) Architectural Design, 3) Site, Civil, Landscape, and Circulation Design, 4) Mechanical, Electrical, and Plumbing Design, 5) Structural Design, 6) Alternates, Project Enhancements, and Added Value, 7) Efficient and Quality Delivery and Completion On (or ahead of) Schedule, 8) Mitigation of Subsurface Conditions and Negative Construction Impacts, and 9) project cost. Their ranking is shown below.

<table>
<thead>
<tr>
<th>Rank</th>
<th>Design-Build Team</th>
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<tr>
<td>1</td>
<td>Soltek-ECC A Joint Venture / Jeff Katz Architecture</td>
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<tr>
<td>2</td>
<td>AMG &amp; Associates, Inc. / LPA, Inc.</td>
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The Soltek-ECC proposal is deemed to be the most advantageous offer since it meets the requirements of the RFP and provides an overall design with materials selected for their durability, quality, attractiveness, and cohesive aesthetic that complements the surrounding Platinum Triangle community. Soltek-ECC’s proposal utilized innovative design that addresses Anaheim Fire and Rescue’s functional needs while respecting the local community and future development plans in the Platinum Triangle community.

The Soltek-ECC design is efficient, sustainable (50+ year operational life), and functional to minimize delays in response by two fire companies. The station is divided in two buildings; the main building is approximately 10,400 square feet (SF) and houses the primary response
apparatus, dormitories, and administrative offices; and the auxiliary building is approximately
2,222 SF and will stage standby equipment, covered parking for two ambulance units, and will
display Anaheim’s oldest antique apparatus connecting Anaheim Fire & Rescue’s rich past with a
contemporary design that looks to the future.

Project design is anticipated to begin in the summer of 2022 and construction completion is
anticipated in January 2024, subject to approvals. Liquidated damages for this project will be
$2,000 per day for each calendar day that Substantial Completion is delayed for the first thirty
days of delay; and $3,500 per day for each calendar day that Substantial Completion is delayed
thereafter or 10% of the Contract Price.

COMMUNITY WORKFORCE AGREEMENT:

The awarded design-build entity and its subcontractors of all tiers shall agree to execute and be
bound by the terms of the Community Workforce Agreement (CWA).

ENVIRONMENTAL DETERMINATION:

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15367, the City
has discretionary authority over the Proposed Project and is the Lead Agency in the preparation of
the environmental documentation. Addendum No. 12 to the previously-certified Subsequent
Environmental Impact Report No. 339 for the Revised Platinum Triangle Expansion Project and
its subsequent addendum (collectively referred to as “FSEIR No. 339”) has been prepared to
include an analysis of the implementation of the proposed Platinum Triangle Fire Station Project.
The Addendum (attached to the Resolution as an Exhibit) determined that the Proposed Project
would not result in any substantial increase or any new significant impacts than those that FSEIR
No. 339 has previously analyzed. This project’s potential impacts would be the same or less than
those previously described by these documents, and thus does not require the preparation of a
subsequent or supplemental EIR.

IMPACT ON BUDGET:

Sufficient funds are budgeted in the Fire & Rescue Department’s Fiscal Year 2022/2023 Capital
Improvement Program budget from Platinum Triangle Development Impact Fees.

Respectfully submitted, Concurred by,

Rudy Emami Patrick Russell
Director of Public Works Fire Chief

Attachments:
   1. Resolution for Environmental Documents
   2. Resolution for Land Dedication
   3. City Request for Proposals (RFP)
   4. Final Design-Build Agreement and General Conditions
   5. Soltek-ECC A Joint Venture Proposal
   6. Vicinity Map