

Zimbra

denisek@ci.garden-grove.ca.us

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**Re: P25 demo radios**

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**From :** Kim Caplan <[kim.caplan@motorolasolutions.com](mailto:kim.caplan@motorolasolutions.com)>

Tue, Mar 01, 2016 08:15 PM

**Subject :** Re: P25 demo radios**To :** David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> 1 attachment

He was supposed to receive a Model III with a large display. There's also an XE ruggedized radio that is going to be shipped as soon as one becomes available.

Kim Caplan

Senior Account Manager

M: (858) 442-3979

O: (760) 630-5199

**MOTOROLA SOLUTIONS**

On Tue, Mar 1, 2016 at 8:12 PM, David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> wrote:

Yes Paul said he received it. He also forwarded me the quote I was not cc on it but no big thing. He mention the radio he received did not have a display panel or maybe a small display. Is this the model he wanted to see?

David Barlag

On Mar 1, 2016, at 8:05 PM, Kim Caplan <[kim.caplan@motorolasolutions.com](mailto:kim.caplan@motorolasolutions.com)> wrote:

Hi Dave,

You should have received a demo radio by now. Please let know if you didn't get it yet.

Kim Caplan

Senior Account Manager

M: (858) 442-3979O: (760) 630-5199

&lt;image001.png&gt;

On Fri, Feb 5, 2016 at 11:55 AM, David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> wrote:

Let's do that day to get the ball rolling

David Barlag

On Feb 5, 2016, at 11:11 AM, Kim Caplan <[kim.caplan@motorolasolutions.com](mailto:kim.caplan@motorolasolutions.com)> wrote:

Can we meet the afternoon of the 24th instead around 1:00pm?

Kim Caplan

Senior Account Manager

M: [\(858\) 442-3979](tel:(858)442-3979)

O: [\(760\) 630-5199](tel:(760)630-5199)

<image001.png>

On Fri, Feb 5, 2016 at 10:40 AM, David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> wrote:

Kim can we set a meeting for 2:23 in the afternoon

David Barlag

On Feb 5, 2016, at 8:54 AM, Kim Caplan <[kim.caplan@motorolasolutions.com](mailto:kim.caplan@motorolasolutions.com)> wrote:

Hi Dave,

Yes, I remember the meeting but thought you were requesting another one to finalize the counts and configurations? Sometimes it takes several meetings before the final list is compiled. Especially when multiple agencies with in one city are involved. Please let me know what I can do to help.

I spoke to the new demo equipment representative yesterday and there were some glitches with the new system that have been addressed. He assured me that the new request would be addressed within a week. If the demo radio equipment that is requested is available it will ship overnight so you should have it soon.

The demo equipment test period is 30 days. If you need to have an extension please let me know prior to the end of the 30 day period.

Thanks,

Kim Caplan

Senior Account Manager

M: [\(858\) 442-3979](tel:(858)442-3979)

O: [\(760\) 630-5199](tel:(760)630-5199)

<image001.png>

On Thu, Feb 4, 2016 at 1:20 PM, David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> wrote:

Kim,

I know they all run together, but we had 1 meeting with you and that's when we asked about the demo radio so fire can decide what they want.

Police and Fire are getting inventories together so we can get a quote from you.

How about a date later in Feb, then I can warn PD and Fire to be ready.

We are planning to buy asap.

---

**From:** "Kim Caplan" <[kim.caplan@motorolasolutions.com](mailto:kim.caplan@motorolasolutions.com)>

**To:** "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>

**Sent:** Thursday, February 4, 2016 12:04:59 PM

**Subject:** Re: P25 demo radios

Hi Dave,

Did you want to set up a meeting and go through the different radio options? Are you aware of the 2016 OC Radio Promotion? Great time for you to be purchasing radios because it will save you some money.

Kim Caplan

Senior Account Manager

M: [\(858\) 442-3979](tel:(858)442-3979)

O: [\(760\) 630-5199](tel:(760)630-5199)

<image001.png>

On Wed, Feb 3, 2016 at 8:50 PM, David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> wrote:

Kim,

We just went to council, we have secured our plan to pay for our radios so, I want to set up a date in Feb to start focusing the order for Grove.

David R. Barlag

On Feb 3, 2016, at 8:04 PM, Kim Caplan  
<[kim.caplan@motorolasolutions.com](mailto:kim.caplan@motorolasolutions.com)> wrote:

Hi Dave,

I need to put a request in again. The demo program changed and I think the request got lost in the shuffle. Should I have them sent to your attention?

Thanks,

Kim Caplan

Senior Account Manager

M: [\(858\) 442-3979](tel:(858)442-3979)

O: [\(760\) 630-5199](tel:(760)630-5199)

<image001.png>

On Thu, Jan 28, 2016 at 3:32 PM, David Barlag  
<[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> wrote:

Kim,

At our last meeting Fire had asked about getting some demo versions of Radio's. Any word on those?

Additionally, Police and Fire are building there orders as far as numbers go, can we set up a date in February mid month to discuss with all.

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
[\(714\) 741-5994](tel:(714)741-5994)

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

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NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

[Spam](#)

[Not spam](#)

[Forget previous vote](#)



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David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote

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NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote

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NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

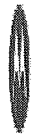
Forget previous vote

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Spam

Not spam

Forget previous vote



MOTOROLA SOLUTIONS

**image001.png**

6 KB

Zimbra

denisek@ci.garden-grove.ca.us

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**Re: OCEMO**

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**From :** Justin Truhill <[justint@ci.garden-grove.ca.us](mailto:justint@ci.garden-grove.ca.us)>

Tue, Mar 01, 2016 01:27 PM

**Subject :** Re: OCEMO**To :** David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> 1 attachment

Dave,  
Copy that.  
Justin

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**From:** "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>**To:** "Justin Truhill" <[justint@ci.garden-grove.ca.us](mailto:justint@ci.garden-grove.ca.us)>**Sent:** Tuesday, March 1, 2016 12:44:28 PM**Subject:** Re: OCEMO

Thanks Justin. Keith and I tried to coordinate to cover I do not get notified of location so if you can forward me that information we can tag team the coverage.

David Barlag

On Mar 1, 2016, at 12:10 PM, Justin Truhill <[justint@ci.garden-grove.ca.us](mailto:justint@ci.garden-grove.ca.us)> wrote:

Dave,  
I will be at the OCEMO meeting.  
Justin

---

**From:** "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>**To:** "Justin Truhill" <[justint@ci.garden-grove.ca.us](mailto:justint@ci.garden-grove.ca.us)>**Sent:** Tuesday, March 1, 2016 10:13:26 AM**Subject:** Fwd: OCEMO

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**From:** "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>**To:** "Keith Velotta" <[keithv@ci.garden-grove.ca.us](mailto:keithv@ci.garden-grove.ca.us)>**Cc:** "Jeff Spargur" <[jspargur@ci.garden-grove.ca.us](mailto:jspargur@ci.garden-grove.ca.us)>**Sent:** Tuesday, March 1, 2016 10:06:44 AM**Subject:** OCEMO

I am unable to attend OCEMO on Thursday, 3/3/16

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

--

Justin Truhill  
Fire Captain/Training Officer  
***Garden Grove Fire Department***  
[justint@garden-grove.org](mailto:justint@garden-grove.org)  
Work: 714-741-5634  
Cell: 949-632-3684

<2012 Maltese Cross\_email small2.jpg>

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Justin Truhill  
Fire Captain/Training Officer  
***Garden Grove Fire Department***  
[justint@garden-grove.org](mailto:justint@garden-grove.org)  
Work: 714-741-5634  
Cell: 949-632-3684



**2012 Maltese Cross\_email small2.jpg**  
4 KB

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Zimbra

denisek@ci.garden-grove.ca.us

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**Re: Radios**

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**From :** Susan Holstein <susanh@ci.garden-grove.ca.us>

Tue, Mar 01, 2016 11:19 AM

**Subject :** Re: Radios**To :** Nicole Chung <nicoleh@ci.garden-grove.ca.us>**Cc :** David Barlag <davidba@ci.garden-grove.ca.us>

I like how she thinks!!!

Susan Holstein  
Benefits Supervisor  
City of Garden Grove  
(714) 741-5009  
susanh@ci.garden-grove.ca.us

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**From:** "Nicole Chung" <nicoleh@ci.garden-grove.ca.us>**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>**Cc:** "Susan Holstein" <susanh@ci.garden-grove.ca.us>**Sent:** Tuesday, March 1, 2016 11:19:21 AM**Subject:** Re: Radios

What would I have gotten? Right now it's just "I was right" and I'm okay with that.

**Nicole Chung**

City of Garden Grove|Human Resources  
(714) 741-5533  
nicoleh@ci.garden-grove.ca.us

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**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>**To:** "Nicole Herrick" <nicoleh@ci.garden-grove.ca.us>**Cc:** "Susan Holstein" <susanh@ci.garden-grove.ca.us>**Sent:** Tuesday, March 1, 2016 11:17:28 AM**Subject:** Radios

I changed out all of the radios, 7 plus the 2, I gave Susan. (1 for Susan at her desk, 1 for Nicole)  
You should have taken the bet, the orange ones did not work!

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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Zimbra

denisek@ci.garden-grove.ca.us

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**Fwd: Motorola Radio Quote**

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**From :** Paul Whittaker <pwhittaker@ci.garden-grove.ca.us>

Tue, Mar 01, 2016 11:01 AM

**Subject :** Fwd: Motorola Radio Quote**To :** davidba@ci.garden-grove.ca.us

2 attachments

Did you get this?

Sent from my iPhone

Begin forwarded message:

**From:** Lara Prietto <lprietto@advancedelectronics.com>**Date:** March 1, 2016 at 10:21:38 AM PST**To:** Paul Whittaker <pwhittaker@ci.garden-grove.ca.us>, Ben Stauffer <stauffer@ci.garden-grove.ca.us>, Rebecca Meeks <rebeccam@ci.garden-grove.ca.us>, Jeff Spargur <jspargur@ci.garden-grove.ca.us>**Cc:** Caplan Kim-ckl058 <Kim.Caplan@motorolasolutions.com>, mcarry@advancedelectronics.com**Subject: Motorola Radio Quote**

Good morning all,

Thank you again for meeting with Kim and I last week.

As promised, Kim and I have put together the attached quote for your radio replacementJ

It includes both the Police Dept and Fire Dept radios as per our meeting. The PD portable radios have the smaller battery and the Fire has the larger capacity battery and is yellow.

The speaker mic we quoted is part number HMN4101B. It is the IMPRESS remote speaker mic with 2 programmable buttons, volume control and is rugged. Please take a look at it on-line to make sure it is what you want. See picture below.

We will be putting a separate quote together for the 67 radios for your Public Works Dept that need the flash-upgrade and will send that later.

Please review the attached and let us know if you want us to change any quantities or anything else.

Thank you in advance and we look forward to taking the next step.

Lara Prietto-Boone

Communications and Security Consultant

Advanced Electronics, Inc.

Cell: 310-844-3963

Office: 310-725-0410 Ext. 262

Fax: 310-643-8166

Email: [lprietto@advancedelectronics.com](mailto:lprietto@advancedelectronics.com)Web site: [www.advancedelectronics.com](http://www.advancedelectronics.com)**Motorola Catalog:**<http://www.advancedelectronics.com/motorola-catalog/>



**image003.jpg**  
10 KB



**2-25-16 APX QUOTE WITH PROMO-PD AND FIRE.pdf**  
125 KB

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Motorola Solutions  
6450 Sequence Drive  
San Diego, Ca 92121

Attention: Lara Prietto  
Phone: 310-725-0410 X262  
[Lprietto@advancedelectronics.com](mailto:Lprietto@advancedelectronics.com)

Quote:2-25-16GGAPXWITHPROMO

PREPARED FOR: PAUL WHITTAKER  
COMPANY : GARDEN GROVE PD

#### Equipment Details and Pricing

<u>Qty.</u>	<u>Model</u>	<u>Description</u>	<u>List</u>	<u>OC Price Book</u>	<u>Promo Price</u>
<b><u>POLICE PORTABLE RADIOS AND ACCESSORIES</u></b>					
<u>296</u>	H98UCH9PW7 N	APX6000 700/800 MODEL III PORTABLE	<u>\$6,315.00</u>	<u>\$4,231.05</u>	<u>\$3,789.00</u>
	Q806	ADD: ASTRO DIGITAL CAI OPERATION			
	H38	ADD: SMARTZONE OPERATION			
	Q361	ADD: P25 9600 BAUD TRUNKING			
	QA05100	ENH:STD WARRANTY APPLIES-NO SFS			
	Q15	ADD: AES/DES-XL/DES-OFB ENCRYPTION			
	H869	ENH: MULTIKEY			
	QA01833	ADD: EXTREME 1-SIDED NOISE REDUCTION			
	QA05574	ALT: BATT IMP FM R LI ION 2300M 2350T			
<u>296</u>	HMN4101B	RSM IMPRESS WITH 2 PROGRAMMABLE BUTTONS	<u>\$330.00</u>	<u>\$264.00</u>	
<u>296</u>	NNTN8092	BATT IMP FM R LI ION 2300M 2350T	<u>\$142.00</u>	<u>\$113.60</u>	
<u>10</u>	NNTN7073	IMPRESS MUC	<u>\$1,350.00</u>	<u>\$985.50</u>	
<u>296</u>	WPLN7080	IMPRESS SUC	<u>\$125.00</u>	<u>\$91.25</u>	
<b><u>FIRE PORTABLE RADIOS AND ACCESSORIES</u></b>					
<u>103</u>	H98UCH9PW7 N	APX6000 700/800 MODEL III PORTABLE	<u>\$6,340.00</u>	<u>\$4,264.25</u>	<u>\$3,804.00</u>
	Q806	ADD: ASTRO DIGITAL CAI OPERATION			
	H38	ADD: SMARTZONE OPERATION			
	Q361	ADD: P25 9600 BAUD TRUNKING			
	QA05100	ENH:STD WARRANTY APPLIES-NO SFS			
	Q15	ADD: AES/DES-XL/DES-OFB ENCRYPTION			
	H869	ENH: MULTIKEY			
	QA01833	ADD: EXTREME 1-SIDED NOISE REDUCTION			
	QA05575	ALT: TIA4950 BATT IMPRES 2 LIION 4500T (HIGH CAP)			
	H64	ALT: PUBLIC SAFETY YELLOW HOUSING			
<u>100</u>	HMN4101B	RSM IMPRESS WITH 2 PROGRAMMABLE BUTTONS	<u>\$330.00</u>	<u>\$264.00</u>	
<u>20</u>	NNTN7033	BATT IMP FM RUGGEDIZED LIION 4100M 4300T	<u>\$177.00</u>	<u>\$141.60</u>	
<u>2</u>	NNTN7073	IMPRESS MUC	<u>\$1,350.00</u>	<u>\$985.50</u>	
<u>8</u>	WPLN7080	IMPRESS SUC	<u>\$125.00</u>	<u>\$91.25</u>	
<u>85</u>	NNTN7624	IMPRES VEHICULAR CHARGER	<u>\$390.00</u>	<u>\$312.00</u>	
<b><u>FIRE MOBILE RADIOS</u></b>					
<u>11</u>	M25URS9PW1AN	APX6500 700/800 MHZ MID POWER MOBILE	<u>\$6,413.00</u>	<u>\$4,297.00</u>	<u>\$3,847.80</u>
	G335	ADD:ANT 1/4 WAVE 762-870 MHZ			
	G361	ADD:P25 TRUNKING SOFTWARE			
	G51	ENH:SMARTZONE OPERATION APX6500			
	G806	ADD:ASTRO DIGITAL CAI OPERATION			
	GA05100	ENH:STD WARRANTY APPLIES-NO SFS			
	W969	ADD:MULTIKEY ENCRYPTION OPERATION			
	G851	ADD:AES/DES-XL/DES-OFB ENCRYPTION			
	W22	ADD:PALM MIC			
	B18	ADD:AUXILARY SPKR 7.5 WATT			
	G67	ADD:REMOTE MOUNT MID POWER			
	GA00805	ADD:APX 07 CONTROL HEAD			
	G444	ADD:APX CONTROL HEAD SOFTWARE			
<b><u>FIRE DUAL CONTROL MOBILE RADIOS</u></b>					
<u>18</u>	M25URS9PW1 N	APX6500 700/800 MHZ MID POWER MOBILE 10-35 WATT	<u>\$7,115.00</u>	<u>\$4,768.00</u>	<u>\$4,269.00</u>
	G806	ADD: ASTRO DIGITAL CAI OPERATION			
	G51	ADD: SMARTZONE OPERATION			
	G361	ADD: P25 TRUNKING SOFTWARE			
	G851	ADD: AES/DES-XL/DES-OFB ENCRYPTION			
	W969	ADD: MULTIPLE KEY ENCRYPTION OPERATION			
	GA00805	ADD: APX 07 CONTROL HEAD			
	G444	ADD: CONTROL HEAD SOFTWARE			
	G67	ADD: REMOTE MOUNT MID POWER			

	G335	ADD: ANT 1/4 WAVE 762-870 MHZ		
<u>36</u>	W22	ADD: PALM MICROPHONE		
<u>36</u>	B18	ADD: AUXILIARY SPKR 7.5 WATT		
	GA00092	ADD: DUAL-CONTROL HARDWARE		
	GA05100	DEL:NO SFS-STD WARRANTY/APPLIES		
<u>4</u>	G610	ADD: REMOTE MOUNT CBL 30 FEET	<u>\$25.00</u>	<u>\$18.25</u>
<u>32</u>	G628	ADD: REMOTE MOUNT CBL 17 FEET	<u>\$15.00</u>	<u>\$10.95</u>

#### FIRE CONSOLETTES

APX 7500 SINGLE BAND CONSOLETTWITH ENCRYPTION AND FULL FRONT PANEL

<u>7</u>	L30URS9PW1 N		<u>\$8,781.00</u>	<u>\$6,149.00</u>	<u>\$5,268.60</u>
	G806	ADD: ASTRO DIGITAL CAI OPERATION			
	G51	ADD: SMARTZONE OPERATION			
	G361	ADD: P25 TRUNKING SOFTWARE			
	G851	ADD: AES/DES-XL/DES-OFB ENCRYPTION			
	W969	ADD: MULTIPLE KEY ENCRYPTION OPERATION			
	W382	ADD: CONTROL STATION DESK GCAI MIC			
	L999	ADD: FULL FP W/05/KEYPAD/CLOCK/VU			
	CA01598	AC POWER CORD			

#### FIRE CONTROL STATION

<u>1</u>	M25URS9PW1 N	APX 6500 700/800 MHz CONTROL STATION WITH ENCRYPTION	<u>\$6,663.00</u>	<u>\$4,464.21</u>	<u>\$3,997.80</u>
	G806	ENH: ASTRO DIGITAL CAI OP APX			
	G51	ENH: SMARTZONE OPERATION APX6500			
	G361	ADD: P25 TRUNKING SOFTWARE			
	GA00805	ADD: APX 07 CONTROL HEAD			
	G444	ADD: CONTROL HEAD SOFTWARE			
	G851	ADD: AES/DES-XL/DES-OFB ENCRYPTION			
	W969	ADD: MULTIPLE KEY ENCRYPTION OPERATION			
	G66	ADD: DASH MOUNT MID POWER			
	W665	ADD: CONTROL STATION OPERATION			
	G91	ADD: CONTROL STATION POWER SUPPLY			
	G142	NO SPEAKER NEEDED			
	W382	ADD: CONTROL STATION DESK GCAI MIC			
	GA05100	DEL:NO SFS-STD WARRANTY/APPLIES			
	G89	ADD: NO RF ANTENNA NEEDED			

#### EOC CONTROL STATIONS

<u>6</u>	M25URS9PW1 N	APX 6500 700/800 MHz CONTROL STATION WITH ENCRYPTION	<u>\$6,663.00</u>	<u>\$4,464.21</u>	<u>\$3,997.80</u>
	G806	ENH: ASTRO DIGITAL CAI OP APX			
	G51	ENH: SMARTZONE OPERATION APX6500			
	G361	ADD: P25 TRUNKING SOFTWARE			
	GA00805	ADD: APX 07 CONTROL HEAD			
	G444	ADD: CONTROL HEAD SOFTWARE			
	G851	ADD: AES/DES-XL/DES-OFB ENCRYPTION			
	W969	ADD: MULTIPLE KEY ENCRYPTION OPERATION			
	G66	ADD: DASH MOUNT MID POWER			
	W665	ADD: CONTROL STATION OPERATION			
	G91	ADD: CONTROL STATION POWER SUPPLY			
	G142	NO SPEAKER NEEDED			
	W382	ADD: CONTROL STATION DESK GCAI MIC			
	GA05100	DEL:NO SFS-STD WARRANTY/APPLIES			
	G89	ADD: NO RF ANTENNA NEEDED			

#### POLICE CONSOLETTES

APX 7500 SINGLE BAND CONSOLETTWITH ENCRYPTION AND FULL FRONT PANEL

<u>10</u>	L30URS9PW1 N		<u>\$8,781.00</u>	<u>\$6,149.00</u>	<u>\$5,268.60</u>
	G806	ADD: ASTRO DIGITAL CAI OPERATION			
	G51	ADD: SMARTZONE OPERATION			
	G361	ADD: P25 TRUNKING SOFTWARE			
	G851	ADD: AES/DES-XL/DES-OFB ENCRYPTION			
	W969	ADD: MULTIPLE KEY ENCRYPTION OPERATION			
	W382	ADD: CONTROL STATION DESK GCAI MIC			
	L999	ADD: FULL FP W/05/KEYPAD/CLOCK/VU			
	CA01598	AC POWER CORD			

Pricing per Orange County Price Book Agreement # MA-060-15011560

Pricing Includes Orange County 2016 APX Promotional Trade In Discount

Radios must be ordered prior to November 25, 2016 and ship prior to December 31, 2016 to be eligible for Promotion



SUBTOTAL	\$1,957,585.60
TAXES	\$156,606.84
SHIPPING	

<b>\$2,114,192.44</b>
-----------------------

**QUOTE TERMS AND CONDITIONS :**

- 1) Quotes are exclusive of all installation and programming charges(unless expressly stated) and all applicable taxes.
- 2) Purchaser will be responsible for shipping costs, which will be added to the invoice.
- 3) Prices quoted are valid for thirty(30) days from the date of this quote.
- 4) Unless otherwise stated, payment will be due within thirty days after invoice.
- 5) The information provided in this quote is provided for budgetary purposes only, and does not constitute an offer to sell or license any Motorola product.

Zimbra

denisek@ci.garden-grove.ca.us

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**Re: FS 6 - New Boards**

---

**From :** John Montanez <johnmo@ci.garden-grove.ca.us>  
**Subject :** Re: FS 6 - New Boards  
**To :** Kim Huy <kihuy@ci.garden-grove.ca.us>  
**Cc :** David Barlag <davidba@ci.garden-grove.ca.us>

Mon, Feb 29, 2016 03:14 PM

 1 attachment

Ok...thanks!

John Montanez  
Recreation Manager  
City of Garden Grove

Parks  
Make  
Life  
Better!

---

**From:** "Kim Huy" <kihuy@ci.garden-grove.ca.us>  
**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**Cc:** "John Montanez" <johnmo@ci.garden-grove.ca.us>  
**Sent:** Monday, February 29, 2016 2:58:06 PM  
**Subject:** Re: FS 6 - New Boards

Thanks Dave. John, I think it's Board "B."

Kim

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>  
**To:** "DAVID R. BARLAG" <davidba@ci.garden-grove.ca.us>  
**Sent:** Thursday, January 14, 2016 3:24:44 PM  
**Subject:** FS 6 - New Boards

Dave,  
Let me see if I have this right.

1. You need a 1/16th version of Drawing A.
2. You need a 1/30th version of Drawing B or C.

Let me know and I will have them made up.  
Thanks.

Kelley Needham | Architect, AIA, Principal  
WLC Architects, Inc. | 8163 Rochester Avenue, Suite 100 | Rancho Cucamonga, CA 91730-0729  
909.987.0909 | kelley@wlcarchitects.com | www.wlcarchitects.com

WLC | Client Focused Passion Driven

--  
BEGIN-ANTISPAM-VOTING-LINKS  
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Teach CanIt if this mail (ID 01Q5XnS6h) is spam:

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-----  
END-ANTISPAM-VOTING-LINKS

--  
David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

**Parks  
Make  
Life  
Better!**

**PMLB\_logo\_color\_smaller.png**  
4 KB

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Conversation with WLC Architects**

---

**From :** Tom Schultz <toms@ci.garden-grove.ca.us>

Mon, Feb 29, 2016 12:27 PM

**Subject :** Re: Conversation with WLC Architects**To :** David Barlag <davidba@ci.garden-grove.ca.us>**Cc :** Kingsley Okereke <kingsley@ci.garden-grove.ca.us>, Kim Huy <kihuy@ci.garden-grove.ca.us>, Scott Stiles <sstiles@ci.garden-grove.ca.us>

Thanks Dave

We need to make the 6 million number work

Thx

Tom Schultz  
Garden Grove Fire Chief

On Feb 29, 2016, at 11:21 AM, David Barlag &lt;davidba@ci.garden-grove.ca.us&gt; wrote:

FYI, had a conversation with Kelley from WLC.  
Talked about the current numbers and our concerns.  
He was going to work backwards from the 6 Million figure,  
which includes FS, Community Room, Park Replacement and Furniture and see what the project can look like.  
Kelley did mention that his numbers are real, and they are being careful not to undersell the costs.  
He will work on our 6 million number to see what it can include.

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: plans**

---

**From :** F Earl Mellott <femellott@sbcglobal.net>

Fri, Feb 26, 2016 02:54 PM

**Subject :** Re: plans**To :** David Barlag <davidba@ci.garden-grove.ca.us>**Reply To :** F Earl Mellott <femellott@sbcglobal.net>

Hi Dave.

I have two sets of plans for the 2nd floor. The first was the original 1970 construction plans. The other is a remodel of the 2nd floor that may or may not have been built. I can have both scanned but can't scan these big sheets in office. But I can take them to staples and they can scan them as pdf files, or make hard copies.

I have a hard copy of the ground floor, It is the same as the pdf file I sent you. You can make hard copies of that by taking a flash drive with the pdf file on it and they will print you a full sized copy for 3 or 4 dollars.

Why don't you come by the office and take a look before I take the plans back to Public works. We could decide which copies are needed.

Earl

On Friday, February 26, 2016 1:20 PM, David Barlag <davidba@ci.garden-grove.ca.us> wrote:

Earl,  
So you got a copy of the pd building plans  
Is it possible to get a scan copy of the First and Second floors?  
Or what do you have?

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

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---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: GGPD-911 Room billing**

---

**From :** James Colegrove <jamesc@ci.garden-grove.ca.us>

Fri, Feb 26, 2016 01:34 PM

**Subject :** Re: GGPD-911 Room billing**To :** David Barlag <davidba@ci.garden-grove.ca.us>

ok cool

----- Original Message -----

From: "David Barlag" &lt;davidba@ci.garden-grove.ca.us&gt;

To: "James Colegrove" &lt;jamesc@ci.garden-grove.ca.us&gt;

Sent: Friday, February 26, 2016 1:32:29 PM

Subject: Re: GGPD-911 Room billing

Yes I know its old but I'm sure the Architect can use the dimensions to create the space as it lives now, the outside hasn't moved.

----- Original Message -----

From: "James Colegrove" &lt;jamesc@ci.garden-grove.ca.us&gt;

To: "David Barlag" &lt;davidba@ci.garden-grove.ca.us&gt;

Sent: Friday, February 26, 2016 1:29:33 PM

Subject: Re: GGPD-911 Room billing

hey Dave...this plan is 37 years old and has no reflection how the PD sits now. It reflects when FD and PD shared the same building.

----- Original Message -----

From: "David Barlag" &lt;davidba@ci.garden-grove.ca.us&gt;

To: "James Colegrove" &lt;jamesc@ci.garden-grove.ca.us&gt;

Sent: Friday, February 26, 2016 1:24:12 PM

Subject: Fwd: GGPD-911 Room billing

hows this, old plans but dimensions should be good

----- Original Message -----

From: "F Earl Mellott" &lt;femellott@sbcglobal.net&gt;

To: "David Barlag" &lt;davidba@ci.garden-grove.ca.us&gt;

Sent: Friday, February 26, 2016 1:16:49 PM

Subject: Re: GGPD-911 Room billing

Dave,

Attached is a pdf of the entire old floor plan of the GGPD ground floor plan if you need it. Also

Ava's email and phone.

Earl

Ava Rabago  
Phone 866-719-2962  
Fax 866-719-2963  
arabago@russbassett.com  
[www.russbassett.com](http://www.russbassett.com)

On Friday, February 26, 2016 12:46 PM, David Barlag <davidba@ci.garden-grove.ca.us> wrote:

can you send me the plans?

From: "F Earl Mellott" <femellott@sbcglobal.net>  
To: davidba@ci.garden-grove.ca.us  
Sent: Friday, February 26, 2016 12:25:37 PM  
Subject: GGPD-911 Room billing

Hi Dave,

Attached is an invoice for work done on the Garden Grove Police Dept. 911 room enlargement. I sent it over to Ava at Russ Bassets office after she sent me an autocad file to compare her dimension etc. with the ones I got from the old plans. They are very close.

Earl

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

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--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---



Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: GGPD-911 Room billing**

---

**From :** James Colegrove <jamesc@ci.garden-grove.ca.us>

Fri, Feb 26, 2016 01:25 PM

**Subject :** Re: GGPD-911 Room billing**To :** David Barlag <davidba@ci.garden-grove.ca.us>

dang...that is good and fast!!!! thanks!

----- Original Message -----

From: "David Barlag" &lt;davidba@ci.garden-grove.ca.us&gt;

To: "James Colegrove" &lt;jamesc@ci.garden-grove.ca.us&gt;

Sent: Friday, February 26, 2016 1:24:12 PM

Subject: Fwd: GGPD-911 Room billing

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Ava Rabago

Phone 866-719-2962

Fax 866-719-2963

arabago@russbassett.com

[www.russbassett.com](http://www.russbassett.com)

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Earl

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David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**GGPD-911 Room billing**

---

**From :** F Earl Mellott <femellott@sbcglobal.net>

Fri, Feb 26, 2016 12:25 PM

**Subject :** GGPD-911 Room billing**To :** davidba@ci.garden-grove.ca.us 1 attachment**Reply To :** F Earl Mellott <femellott@sbcglobal.net>

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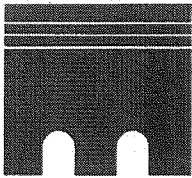
Earl

---

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[Spam](#)[Not spam](#)[Forget previous vote](#)**GGPD-911 BIL.PDF.PDF**478 KB

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*F. Earl Mellott & Associates Inc.*  
ARCHITECTURE PLANNING

Statement #1

February 26, 2016

Dave Barlag  
City of Garden Grove Public Safety Administrative Officer  
City Managers Office  
11222 Acacia Parkway  
Garden Grove, CA 92840

**Project: GGPD 911 Room Enlargement - Preliminary study**

STATUS of PROJECT:

Preliminary plans created and sent to Russ Basset Co.

Architectural fee based on an hourly rate listed below

	rate	Previous hours	Current hours	Now due
Architect	\$135.00		4.5	\$607.50
Total hourly cost:				\$607.50
Plus Printing Costs:				
Current amount due:				\$607.50
Less previously paid:				\$0.00

<b>Amount due this payment:</b>	<b>\$607.50</b>
---------------------------------	-----------------

Thank You,

F. Earl Mellott, A.I.A.

Zimbra

denisek@ci.garden-grove.ca.us

---

**PD Records/Lobby Remodel Kick-Off Meeting**

---

**From :** James Colegrove <jamesc@ci.garden-grove.ca.us>

Fri, Feb 26, 2016 12:56 PM

**Subject :** PD Records/Lobby Remodel Kick-Off Meeting**To :** Ben Stauffer <stauffer@ci.garden-grove.ca.us>, Kevin Boddy <kevinb@ci.garden-grove.ca.us>, Todd Elgin <todde@ci.garden-grove.ca.us>, David Barlag <davidba@ci.garden-grove.ca.us>, Vicky Lawton <vlawton@ci.garden-grove.ca.us>, Maria McFarlane <mmcfarlane@ci.garden-grove.ca.us>, Phil Carter <philc@ci.garden-grove.ca.us>**Cc :** Sandy Segawa <sandras@ci.garden-grove.ca.us>, Trina Nguyen <trinan@ci.garden-grove.ca.us>, Carole Kanegae <carolek@ci.garden-grove.ca.us>

Good News! The contract with Melzer Architecture Firm for the PD Records/Lobby remodel design plans are good to go...

I called Mark Melzer and the soonest he is available to arrive with Senior Interior Designer Amisha Trivedi is:

Tuesday, March 8, 2016 at 1000 hours.

Everybody was available at that time, so I made the commitment to that date/time for the kick-off meeting in the PD west conference room.

Mark Melzer and Amisha Trivedi expect to walk the proposed remodel area to take a lot of photos. They also asked that we have "vision and goals" for the proposed project.

Hope you all can make it :)

Jim Colegrove, Sergeant  
Planning and Research Department  
Administrative Services Bureau  
Garden Grove Police Department  
714-741-5414

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**GGPD 911 ROOM**

---

**From :** F Earl Mellott <femellott@sbcglobal.net>

Fri, Feb 26, 2016 12:44 PM

**Subject :** GGPD 911 ROOM**To :** davidba@ci.garden-grove.ca.us 1 attachment**Reply To :** F Earl Mellott <femellott@sbcglobal.net>

---

[Spam](#)[Not spam](#)[Forget previous vote](#)**GGPD ITroomrevised-Model.pdf**

75 KB

Zimbra

denisek@ci.garden-grove.ca.us

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**Re: PD Dispatch Upgrades**

---

**From :** Phil Carter <philc@ci.garden-grove.ca.us>

Thu, Feb 25, 2016 08:37 AM

**Subject :** Re: PD Dispatch Upgrades**To :** Bill Pickrell <bpickrell@ci.garden-grove.ca.us>**Cc :** David Barlag <davidba@ci.garden-grove.ca.us>, Albert Eurs  
<alberte@ci.garden-grove.ca.us>

Bill, I think you and I should Be there. Can you make it?

**Phillip Carter**  
**City of Garden Grove**  
**Facilities Division Manager**  
**philc@garden-grove.org**  
**(714) 741-5380**  
**Fax(714) 638-4637**

---

**From:** "Albert Eurs" <alberte@ci.garden-grove.ca.us>**To:** "Phil Carter" <philc@ci.garden-grove.ca.us>, "Bill Pickrell" <bpickrell@ci.garden-grove.ca.us>**Sent:** Thursday, February 25, 2016 8:24:43 AM**Subject:** Re: PD Dispatch Upgrades

The meeting is Tuesday at 9 A.M.

**Albert Eurs**  
**Facilities Foreman**  
**City of Garden Grove**  
**(714) 741-5394**

*" We are not separate from nature, we are part of it"*  
- Dr. M. Sanjayan

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>**To:** "Albert Eurs" <alberte@ci.garden-grove.ca.us>**Sent:** Tuesday, February 23, 2016 3:43:47 PM**Subject:** Re: PD Dispatch Upgrades

How is Tuesday, March 1 at like 9 am?

---

**From:** "Albert Eurs" <alberte@ci.garden-grove.ca.us>**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>**Sent:** Tuesday, February 23, 2016 3:15:27 PM**Subject:** Re: PD Dispatch Upgrades

Sometime next week would be best.

**Albert Eurs**  
**Facilities Foreman**



**City of Garden Grove**  
**(714) 741-5394**

*" We are not separate from nature, we are part of it"*  
- Dr. M. Sanjayan

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**To:** "Albert Eurs" <alberte@ci.garden-grove.ca.us>  
**Sent:** Tuesday, February 23, 2016 8:36:56 AM  
**Subject:** PD Dispatch Upgrades

Buster,  
I would like to get together and talk about some modifications being looked at in the PD Dispatch center.  
Let me know a time and I can meet you over there to discuss.

--  
David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

--  
David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: PD Dispatch Upgrades**

---

**From :** Albert Eurs <alberte@ci.garden-grove.ca.us>

Wed, Feb 24, 2016 05:05 AM

**Subject :** Re: PD Dispatch Upgrades**To :** David Barlag <davidba@ci.garden-grove.ca.us>

That looks OK. Please send me a meeting invite so I can have it on the calendar.

Thanks,  
Buster

**Albert Eurs**  
**Facilities Foreman**  
**City of Garden Grove**  
**(714) 741-5394**

*" We are not separate from nature, we are part of it"*  
- Dr. M. Sanjayan

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**To:** "Albert Eurs" <alberte@ci.garden-grove.ca.us>  
**Sent:** Tuesday, February 23, 2016 3:43:47 PM  
**Subject:** Re: PD Dispatch Upgrades

How is Tuesday, March 1 at like 9 am?

---

**From:** "Albert Eurs" <alberte@ci.garden-grove.ca.us>  
**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**Sent:** Tuesday, February 23, 2016 3:15:27 PM  
**Subject:** Re: PD Dispatch Upgrades

Sometime next week would be best. The CMC and 27 meetings have me tied up this week.

**Albert Eurs**  
**Facilities Foreman**  
**City of Garden Grove**  
**(714) 741-5394**

*" We are not separate from nature, we are part of it"*  
- Dr. M. Sanjayan

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
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**Sent:** Tuesday, February 23, 2016 8:36:56 AM  
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Buster,  
I would like to get together and talk about some modifications being looked at in the PD Dispatch center.  
Let me know a time and I can meet you over there to discuss.

--

David R. Barlag  
City Manager's Office  
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(714) 741-5994

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Chief, quick question**

---

**From :** DAN STEFANO <Dan.Stefano@costamesaca.gov>

Thu, Feb 25, 2016 05:22 AM

**Subject :** Re: Chief, quick question**To :** David Barlag <davidba@ci.garden-grove.ca.us>

3 attachments

Hi Dave,

Our Public Services Department is the primary on this (e.g., handling the project management for now), but they will be including a component for future project management in the coming months. We have completed the design piece, which recently went through our Planning Commission. Our next phase will be the construction documents and subsequent bidding for the construction contract this summer. Hopefully, we will break ground by the start of next year.

For your use I have attached a copy of our recent Planning Commission presentation which should answer any other questions you have, but don't hesitate to reach out moving forward.

I hope all is well on your end and all the best to you!

Dan

---

**Daniel A. Stefano**

Fire Chief

Costa Mesa Fire &amp; Rescue

(714) 754-5144

[dan.stefano@costamesaca.gov](mailto:dan.stefano@costamesaca.gov)

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---

**From:** David Barlag <davidba@ci.garden-grove.ca.us>**Date:** Wednesday, February 24, 2016 4:32 PM**To:** "D.A. Stefano" <dan.stefano@costamesaca.gov>**Subject:** Chief, quick question

Hi Chief, I hope all is well!

Quick questions about your new fire station that you are building?  
I understand you are using a project manager to oversee?  
Do you know how much this is costings?  
Who is the Manager or firm?  
Is the Station a conventional building project or design/build?

Any ways, keep your head up!  
Thanks in advance!

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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30 KB



**Costa Mesa Fire Station #1 Rebuild Project.pdf**  
7 MB

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# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: JANUARY 11, 2016

ITEM NUMBER:

PH-2

**SUBJECT: PLANNING APPLICATION PA-15-34: MASTER PLAN FOR THE RECONSTRUCTION  
OF COSTA MESA FIRE STATION NO. 1  
2803 ROYAL PALM DRIVE**

**DATE: DECEMBER 17, 2015**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: MEL LEE, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611  
mel.lee@costamesaca.gov**

---

## **DESCRIPTION**

The proposed project involves the following:

Master plan to demolish the existing Costa Mesa Fire Station No. 1 and to construct a new one story, 11,675 square foot fire station facility with new living quarters, fire apparatus bay, offices and meeting rooms. Maximum allowable Floor Area Ratio (FAR) is .25 (12,075 square feet); proposed FAR is .24 (11,675 square feet). Twenty-two on-site parking spaces are proposed (15 for fire employees; 7 for visitors). Two possible design options for the new fire station will be considered by the Planning Commission.

## **APPLICANT**

The applicant is WLC Architects, Inc., representing the City of Costa Mesa, the property owner.

## **RECOMMENDATION**

Adopt Planning Commission resolution approving the project, subject to conditions; and provide direction relative to the selection of one of the two design options.

## PLANNING APPLICATION SUMMARY

Location: 2803 Royal Palm Drive Application: PA-15-34

Request: Demolition and reconstruction of Costa Mesa Fire Station No. 1 with 2 Design Options

### SUBJECT PROPERTY:

### SURROUNDING PROPERTY:

Zone: <u>I&amp;R</u>	North: <u>(Across Elm Ave.) R1, Residences</u>
General Plan: <u>Public/Institutional</u>	South: <u>(Across Adams Ave.) PDC, Retail Center</u>
Lot Dimensions: <u>150 FT X 328 FT</u>	East: <u>(Across Royal Palm Dr.) C1, Commercial Uses</u>
Lot Area: <u>1.10 Acres (48,300 SF)</u>	West: <u>C1, Post Office</u>
Existing Development: <u>Existing fire station (to be demolished)</u>	

## DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	60 FT	150 FT
Lot Area	6,000 SF	1.10 Acres (48,300 SF)
<b>Density/Intensity:</b>		
Floor Area Ratio (FAR):	.25 (12,075 SF)	.24 (11,675 SF)
<b>Coverage (Development Lot)</b>		
Buildings	NA	11,675 SF (24%)
Paving	NA	17,500 SF (37%)
Landscaping (Total Site)	NA	19,125 SF (39%)
Total Site	NA	48,300 SF (100%)
<b>Building Height</b>		
	4 Stories	Option 1: 1 Story/24 FT Option 2: 1 Story/20 FT
<b>Setbacks (Building):</b>		
Front (Adams Ave.)	20 FT	33 FT
Side (left/right – Royal Palm Dr.)	5 FT/10 FT	10 FT/ 10 FT
Rear (Elm Ave.)	10 FT	155 FT
<b>Parking</b>		
Standard	NA	15 (Employee) 5 (Visitor)
Handicap	2	2 (Visitor)
TOTAL	NA	22 Spaces
NA = Not Applicable or No Requirement		
CEQA Status	15302, Replacement or Reconstruction	
Final Action	Planning Commission	

## **BACKGROUND**

### ***Project Site/Environs***

The subject property is located on the northwest corner of Adams Avenue and Royal Palm Drive. The site contains Costa Mesa Fire Station No. 1 (see description below).

The subject site is zoned I&R (Institutional and Recreational) and has a General Plan Land Use Designation of Public/Institutional. The property is bounded by single-family residences to the north (across Elm Avenue), commercial uses to the east and south, and the Costa Mesa Post Office to the west.

### ***Existing Fire Station No. 1***

Fire Station No. 1, located at 2803 Royal Palm Drive, was built in the early 1960's. The existing building consists of 6,900 square feet of living quarters, offices, and meeting rooms, a 2,600 square feet fire apparatus bay, and an Emergency Management Services (EMS) center (9,500 square feet total). According to Fire Department staff, the existing fire station has exceeded its useful life, and is no longer compliant with current standards and modern building codes.

The present facility is exhibiting significant foundation settlement resulting in accelerated deterioration to its various components including floor slabs, walls, and the building structural frame. The City Council determined that it was more cost effective to construct a new state-of-the art fire station rather than repair or remodel the existing facility.

### ***Award of Contract for Design and Construction for New Fire Station***

The City Council allocated funding towards the design and construction of a new Fire Station at this location in Fiscal Year 2015-2016.

On July 21, 2015, City Council awarded a contract to WLC Architects, Inc. for professional services associated with the design of a new fire station at this location (see Attachment 5). The scope of work for this project consisted of the preparation of complete construction documents including conceptual and final design, soil testing, architectural, structural, electrical, mechanical and grading design, as well as all necessary calculations and technical support needed during construction.

On November 17, 2015, City Council approved New Business Item 1 for further development funding for Fire Station 1.

The estimated timeline of the project from design (current stage) to completion is approximately two years, with an estimated completion date of mid-to-late 2017 (see attached schedule in applicant's project description). The project will be reviewed by the City Council in late 2016 when the construction contract is awarded.



### ***Master Plan Requirement***

Under the I&R zone, new development is subject to approval of a master plan. Per CMMC Section 13-28(h), master plans are subject to approval by the Planning Commission, who is the final decision making body unless the decision of the Commission is appealed to the City Council. Because WLC Architect's scope of work involved the preparation of two design alternatives (Design Option 1 and Design Option 2), it is appropriate for the Planning Commission to consider and approve the appropriate architectural design option for the fire station through the public hearing process.

### **ANALYSIS**

#### ***Proposed Fire Station***

The proposed station is designed to accommodate ten fire fighters (male and female) in an individual dormitory setting. Other station features include a three-bay, double-deep apparatus room, administrative office areas, kitchen, dining room, day room, physical training room, mechanic shop area, medical supply storage, and the various support spaces required for a facility of this type. Circulation within the station is organized around an open interior courtyard, intended to maximize daylight opportunities for the internal areas of the station. The project also includes a small storage building located at the rear of the property (toward Elm Avenue) for City emergency supplies.

Site features include visitor parking, secured fire fighter parking, fuel station, emergency generator, hose tower, and an open patio area. The fire apparatus bay will be enlarged and relocated from its current location on Royal Palm Drive to Adams Avenue. The signalized intersection will be able to be controlled by the firefighters for the entering and exiting of emergency vehicles from the facility onto Adams Avenue.

#### ***On-Site Parking***

As noted in the zoning summary table, code does not specify a parking requirement for public facilities; however, the 22 on-site spaces are proposed to be provided, which is comparable to the existing parking provided on site (approximately 20 spaces, including 7 existing visitor parking spaces). The parking areas for fire personnel and visitors will be separated. The layout and design of the parking areas has been reviewed and approved by the Transportation Services Division.

#### ***Setbacks and Landscaping***

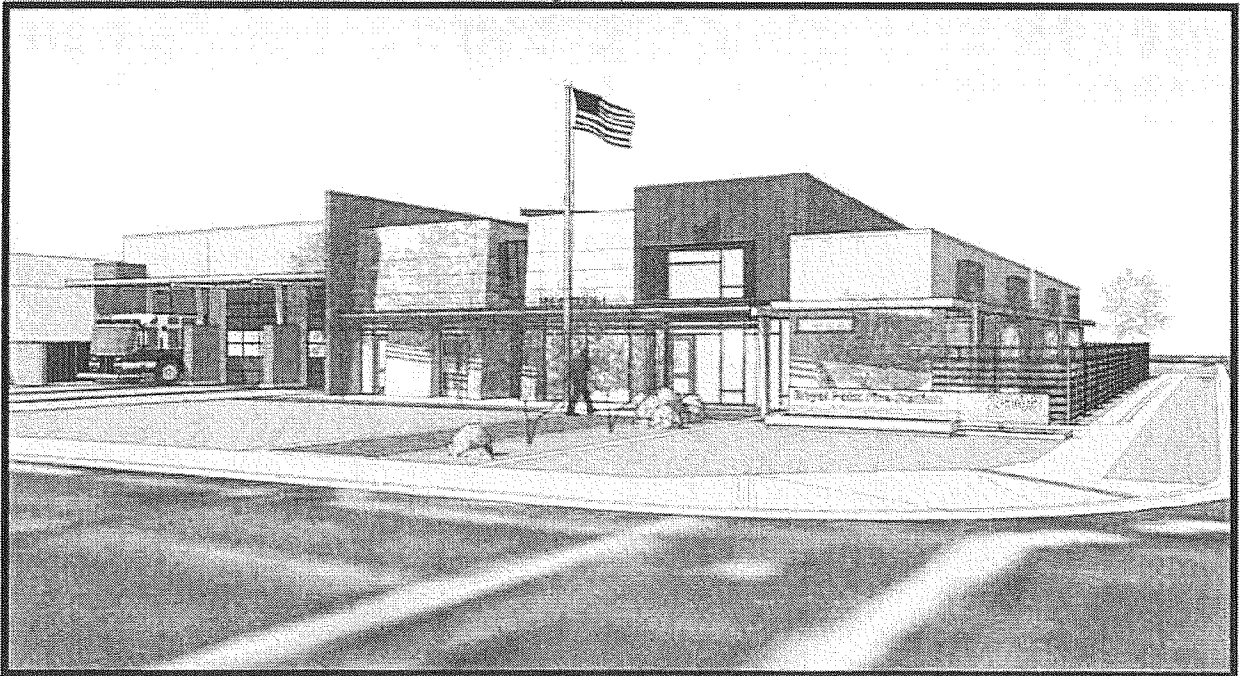
The proposed project meets or exceeds the required building and landscape setbacks for the I&R zone. The building setback along Adams Avenue provides adequate space for trees and a substantial landscape buffer from the public right-of-way. The landscape setback area along Royal Palm Drive includes an 8-foot tall tubular steel and wood plank security fence that will allow the 10-foot landscape buffer to be visible along the street frontage through the fence. The landscape plan is required to contain 24-inch box trees per Code requirements. The Public Services arborist has recommended several tree and groundcover species that will be compatible with the new station, which is reflected in Condition of Approval no. 15.

## ***Building Architecture – Design Options 1 and 2***

As noted earlier, the architect's scope of work included the preparation of two design options for the exteriors of the building (the floor plan and overall site layout for both options are identical).

***Design Option 1*** is a Contemporary scheme that breaks down the overall building massing into distinct forms that are then organized together in a playful manner. The juxtaposition of these different forms creates a hierarchy in the design that defines functional spaces within the station. The massing arrangement is further enhanced by canted walls and a variation of materials that occur around the station. In addition, angled and folding trellis construction, which highlights window and door openings, again reinforces the overall concept.

**Design Option 1**



***Design Option 2*** is a Modern scheme that refines the massing into a straightforward yet elegant form. The design of this scheme is distilled into a singular powerful gesture that draws the separate functions of the fire station into a cohesive building. This gesture is manifested by a striking variegated red structure that encompasses the apparatus bay and stretches over other portions of the structure. This feature also minimizes the scale of the apparatus bay which tend to dominate typical fire station designs. As with other elements of this scheme, the form also functions as a mechanical screen, shading element, and as a platform for photovoltaic panels. Generally, the color scheme is influenced by the traditional colors of a fire department, but specifically it draws on the nature of fire itself. The bold variegated red represents the flicker of the flame, while the deep vertical charcoal gray panels represent billowing smoke.

## Design Option 2



### GENERAL PLAN AND ZONING CODE CONFORMANCE

The proposed project involves a Master Plan. Pursuant to an approved Master Plan, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code

#### ***Conformance with the City of Costa Mesa General Plan***

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is Public/Institutional.

The following analysis evaluates the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

**Consistency:** The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

**Consistency:** The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. With significant landscaping provided along the street frontage and within the parking areas, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

**Consistency:** Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

- **Objective LU-3A:** *Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.*

**Consistency:** The project provides needed fire protection services for the Mesa Verde area. The project has been designed in compliance with all applicable Zoning Code requirements, thus making it compatible with the surrounding area. The project is consistent with this objective.

### ***Conformance with the Zoning Code***

No deviations from Zoning Code requirements are required. The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR), building height, setbacks, parking and on-site circulation, and on-site landscaping.

### ***Justifications for Approval***

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

- The master plan meets the broader goals of the General Plan, any applicable specific plan and the zoning code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The architecture will be complementary to an urban setting. The proposed architecture and site design will enhance the street views on public streets. The overall architectural design promotes excellence and compatibility. The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR), building height, setbacks, parking and on-site circulation, and on-site landscaping.
- Project conforms with City Council Policy 500-14 requiring a LEED Gold rating. Council Policy 500-14 requires that all new City facilities and buildings constructed after July 1, 2008 to meet a minimum Leadership in Energy & Environmental Design (LEED) Gold rating and exceed current State of California Title 24 Energy Code requirements by at least 15%. The project has been conditioned to meet these requirements.
- Feedback obtained from a community meeting have been positive. On November 16, 2015 a neighborhood meeting was held at Fire Station No. 1 where the Fire Chief, the Public Services Director, and the project architect presented to the 20 residents that attended the meeting. The Fire Chief welcomed the residents and gave a brief background of the existing station and crews. The Public Services Director introduced the project team and discussed the structural damage due to foundation settlement and inadequate sizing for fire crews and trucks of the existing station. The Director provided funding information for the project and discussed the various costs of the project (\$7 million in construction and \$1.5 million for design, temporary crew relocation during construction, and construction management services). The tentative design and construction schedule was reviewed with the residents. Design is anticipated to be completed by Summer of 2016 and construction to begin January 2017 for a duration of 12 months.

The architect presented the details of the new floor plan explaining the better circulation, accommodations for more personnel and larger fire engines, new egress on to Adams Avenue resulting in less traffic concerns and quicker response time, and the two architectural concepts. Many questions were asked by residents ranging from LEED certification, access patterns, costs, construction hours and constraints, to project schedule, and answered by the presenters. Residents expressed concern about construction hours and personnel parking. The Director explained that construction hours are scheduled for weekdays from 7:30 am to 5:00 pm and construction parking would be prioritized to be onsite and immediately adjacent to the project site. The overall feedback from residents was that the project appropriately addresses the current issues, and the residents thanked the Fire Department for being "good neighbors".

- The proposed new fire station is consistent with the feedback received from the consensus of the community and the Fire Department. As noted in the attached memo from the Fire Chief (Attachment 4), the proposed station is consistent with the

feedback received from the community and Fire Department staff, which recommended Design Option 2 for the Commission's consideration.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15302 for Replacement or Reconstruction. The project is exempt under this category because it is a replacement and reconstruction of a fire station facility where the new facility will be located on the same site as the fire station being replaced and will fundamentally have the same purpose and capacity of the existing fire station facility.

### **LEGAL REVIEW**

The City Attorney has reviewed the draft resolution and has been approved as to form by the City Attorney's Office.

### **PUBLIC NOTICE**

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. *Mailed notice.* A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. *On-site posting.* A public notice was posted on each street frontage of the project site.
3. *Newspaper publication.* A public notice was published once in the Daily Pilot newspaper.


Notice was also sent to the attendees of the November 16, 2015 Community Meeting that provided their mailing addresses.

### **ALTERNATIVES**

The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

### **CONCLUSION**

The project satisfies the required findings and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Therefore, staff recommends approval of the project.

  
\_\_\_\_\_  
MEL LEE, AICP  
Senior Planner

  
\_\_\_\_\_  
CLAIRE FLYNN, AICP  
Asst. Development Services Director

  
\_\_\_\_\_  
ERNESTO MUNOZ, P.E.  
Public Services Director

  
\_\_\_\_\_  
DAN STEFANO  
Fire Chief

- Attachments:
1. Location Map, Zoning Map, and 500' Radius Map
  2. Site Photos
  3. Applicant's Project Description
  4. Fire Department Memo
  5. July 21, 2015 City Council Agenda Report
  6. Draft Resolution
  7. Plans

Distribution:

Director of Economic & Development Services/Deputy CEO  
Assistant Development Services Director  
Senior Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Chief  
Fire Battalion Chief  
Fire Protection Analyst  
File (2)

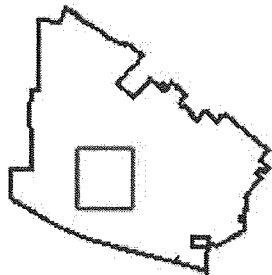
WLC Architects, Inc.  
Attn: Kelley Needham, AIA, Principal  
8163 Rochester Avenue, Suite 100  
Rancho Cucamonga, CA 94730



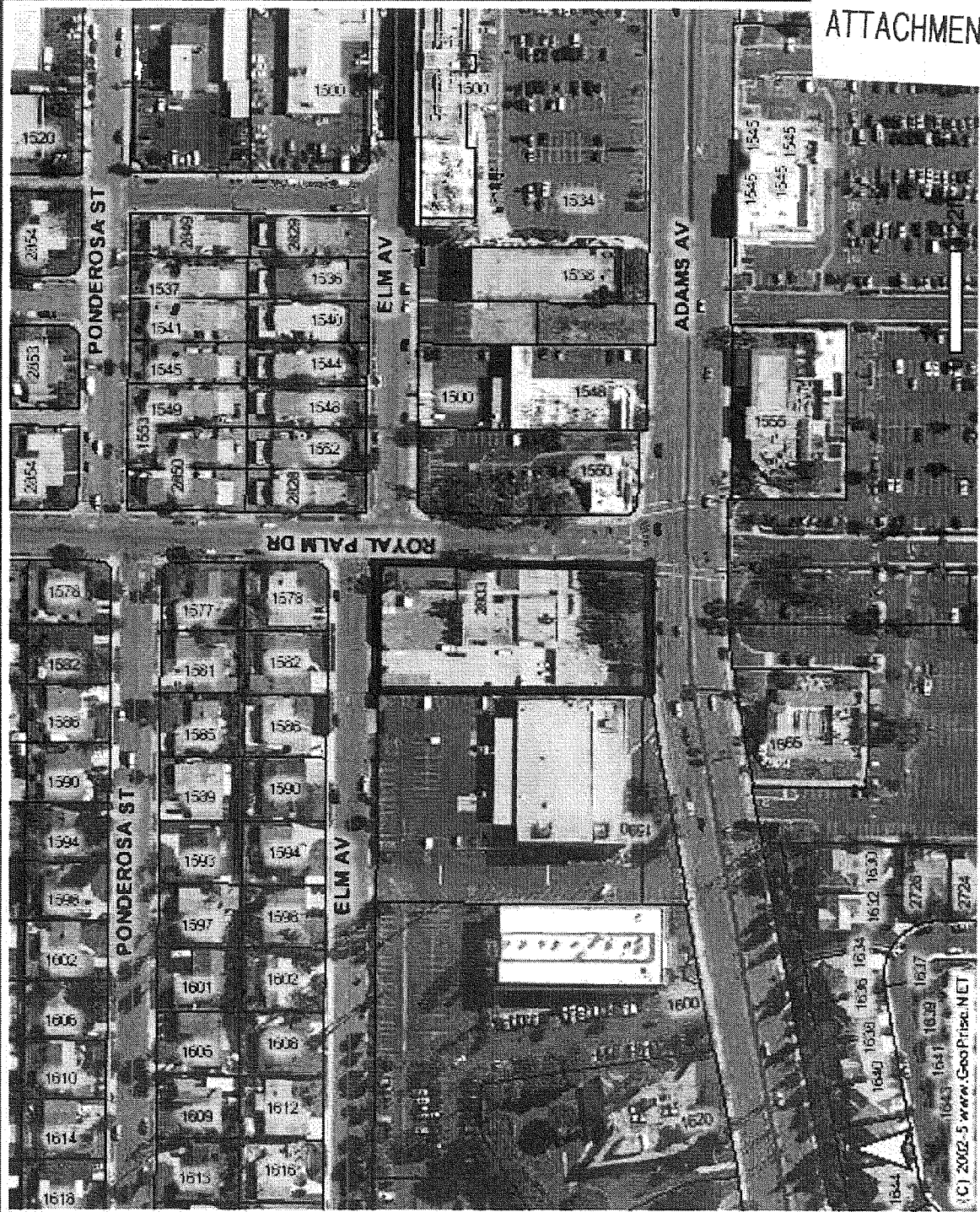
# City of Costa Mesa

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## Overview Map



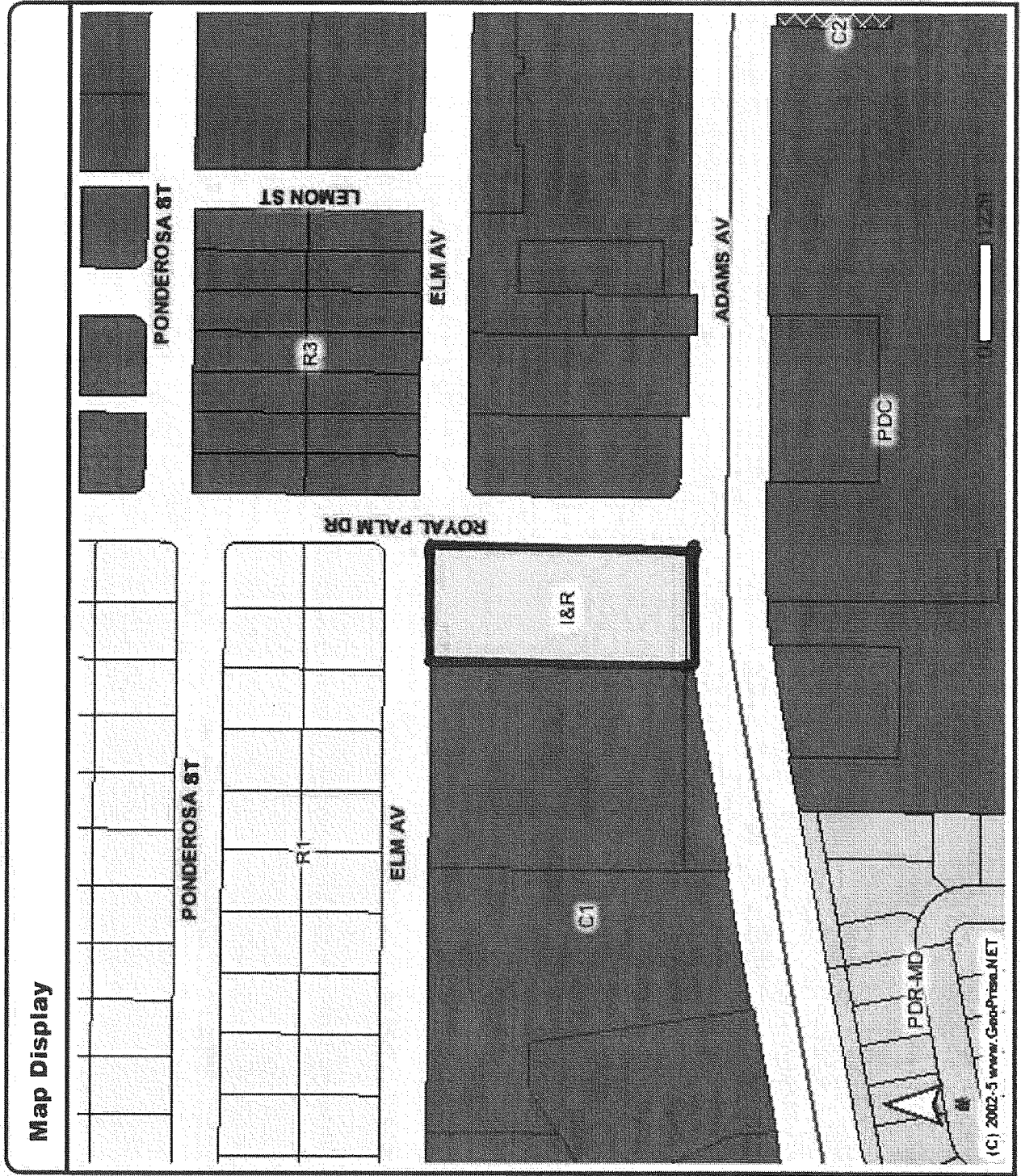
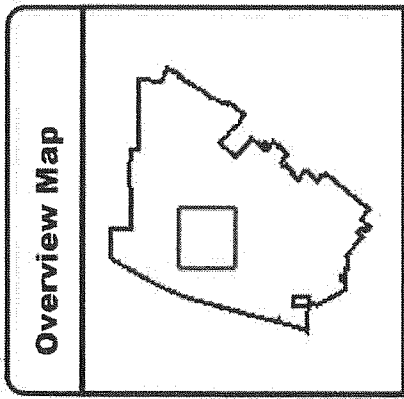
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# City of Costa Mesa

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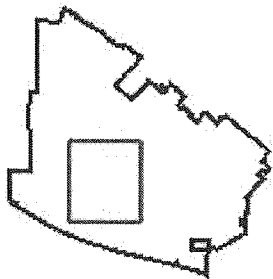


Legend	
Freeway	Street Names
Roads	Parcel Lines
Collector Freeway	Water Ways
Major Blvd	Ways
Newport Blvd	Zoning
Primary	AP
SECONDARY	C1
Hydrology	C1-S
Channel	(cont)

# City of Costa Mesa

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## Overview Map



## Legend

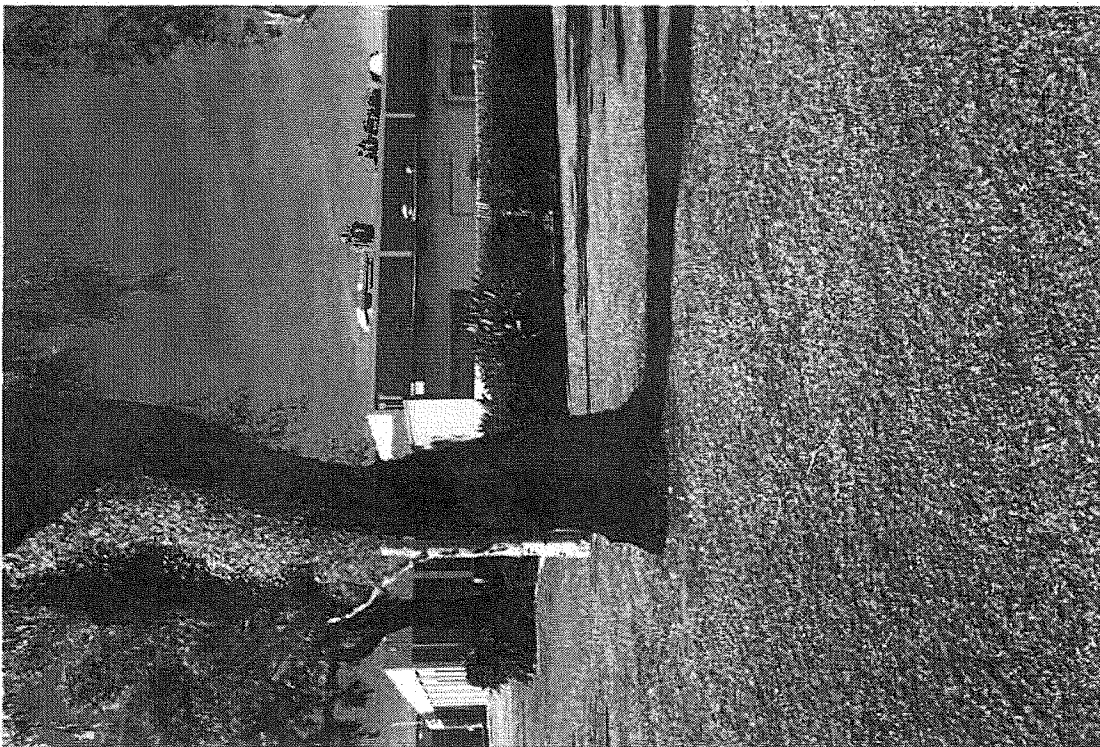
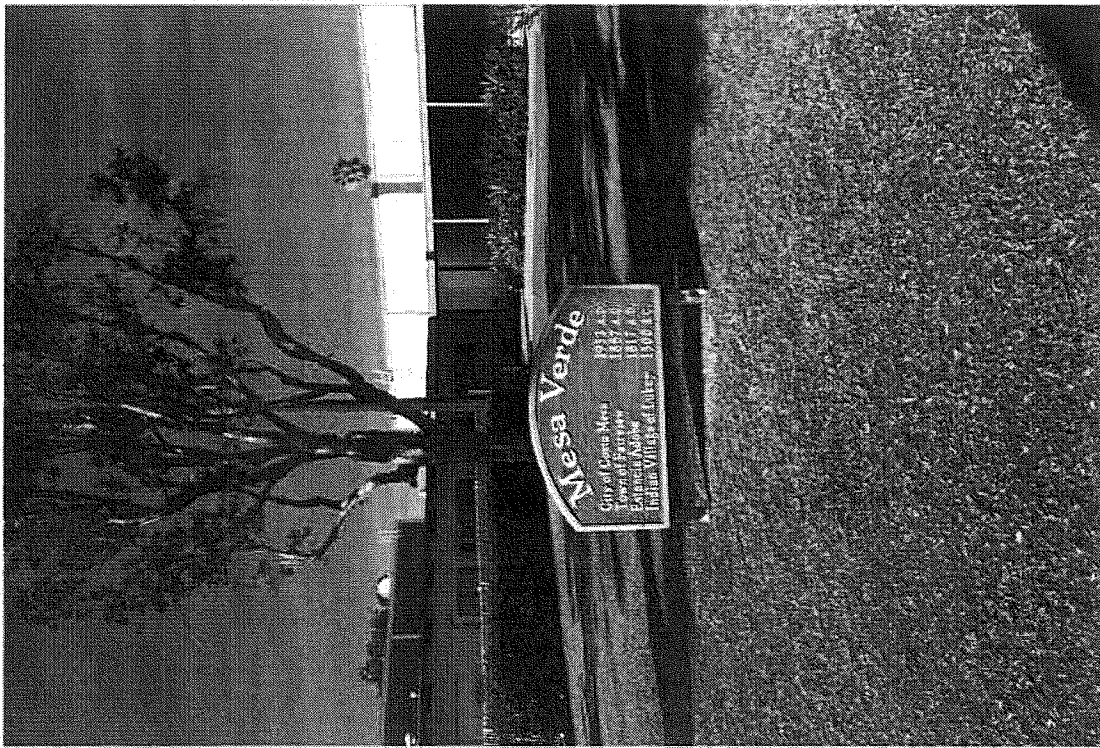
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Roads	Street Names
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Major Freeway	ROW Lines
Newport Blvd	
Piney	
SECONDARY	

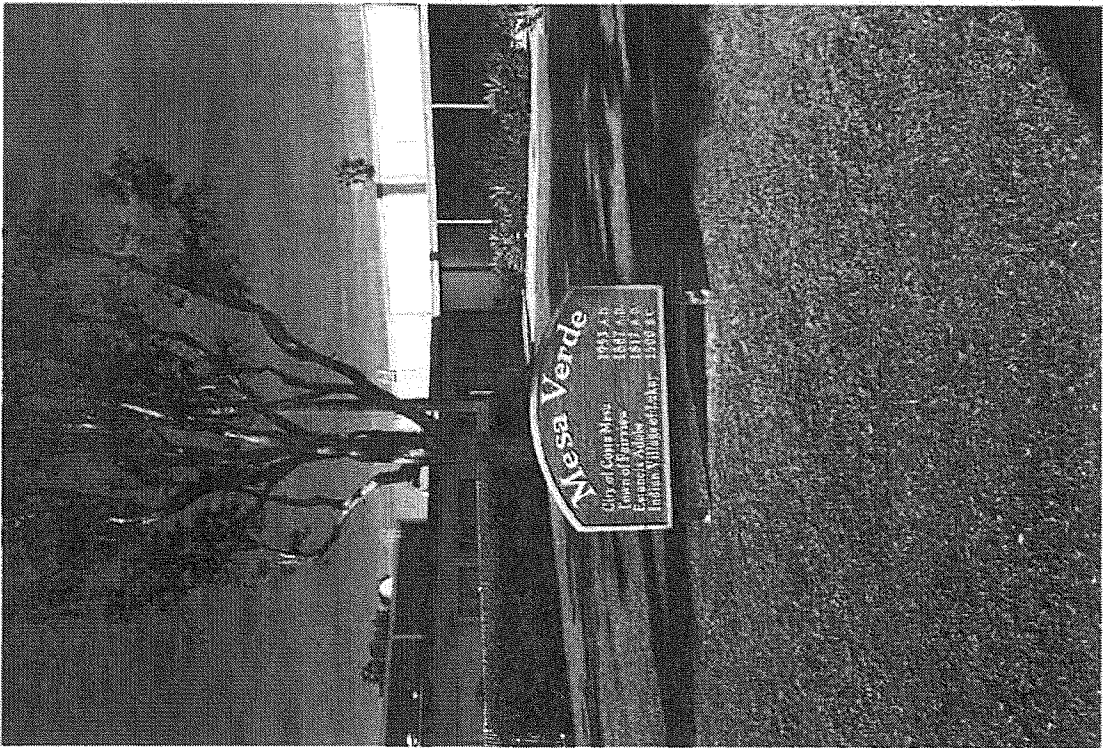
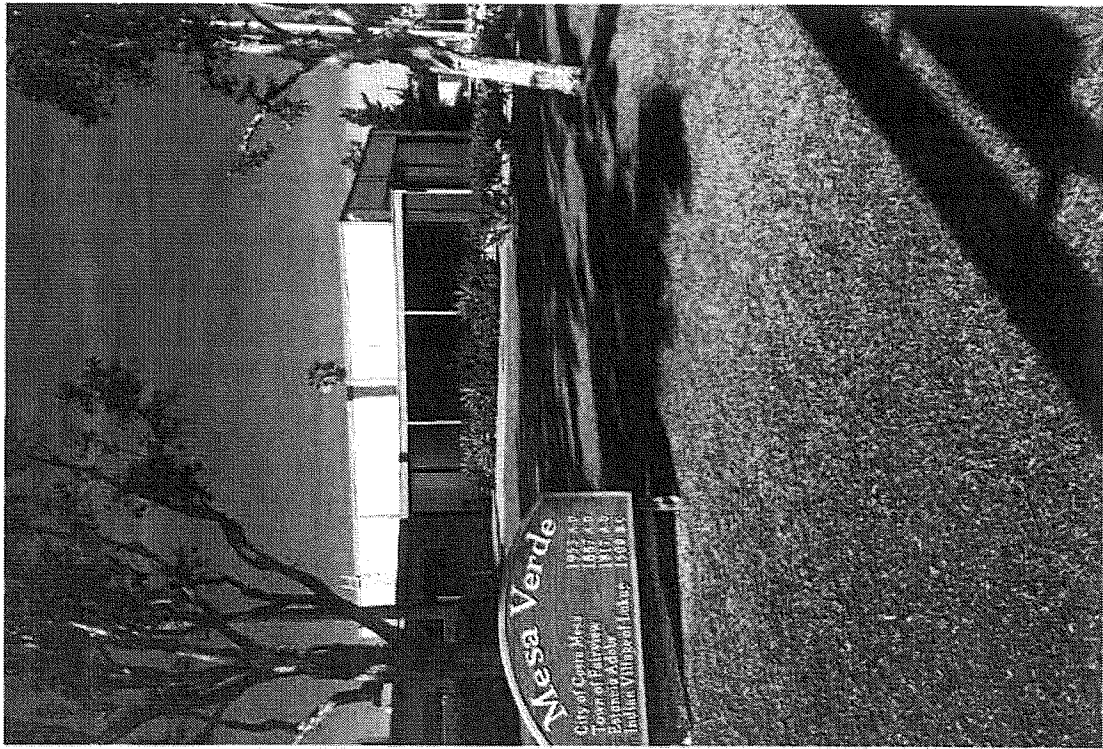
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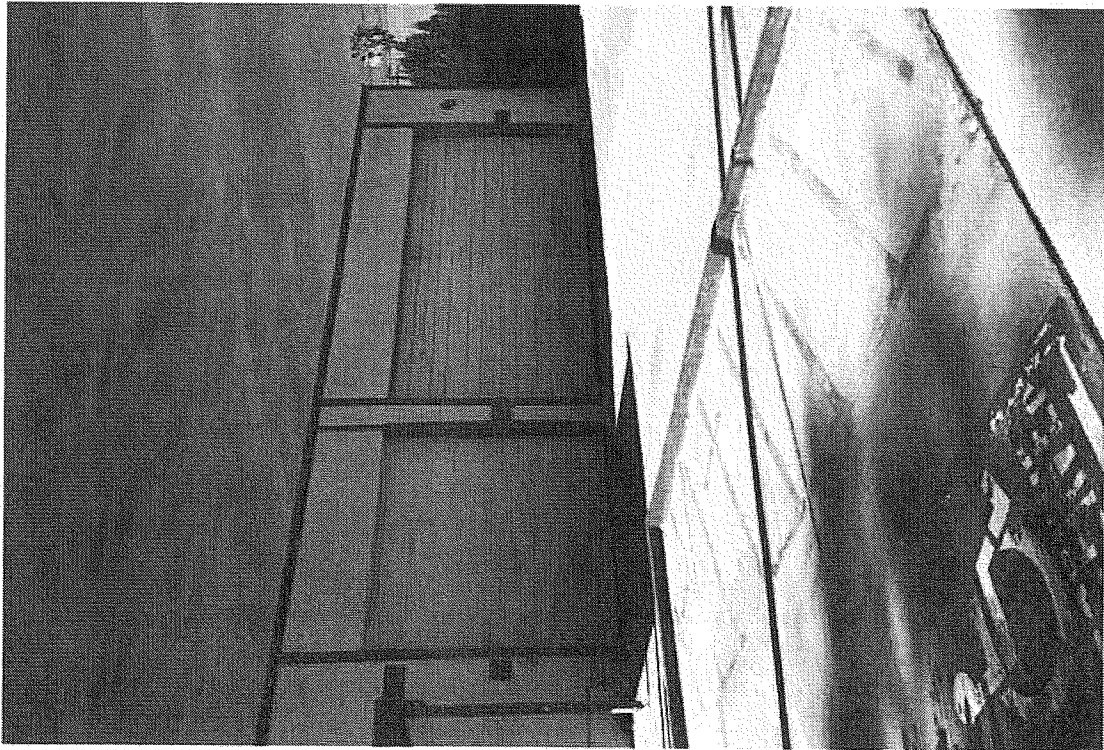
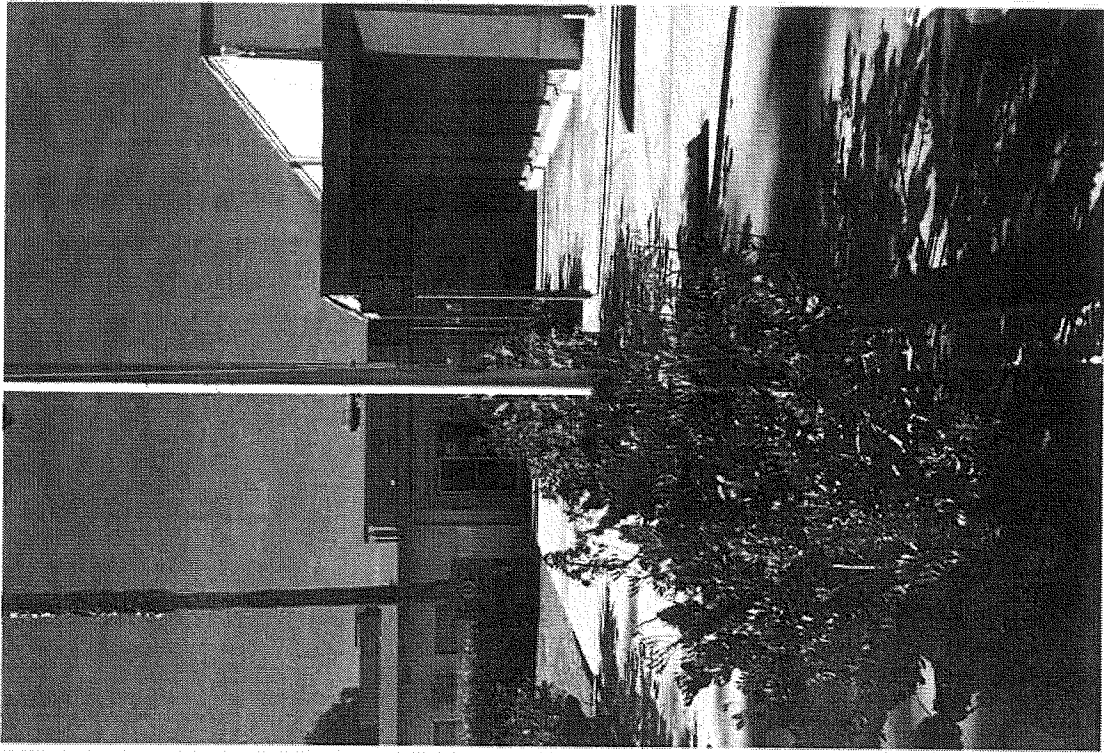
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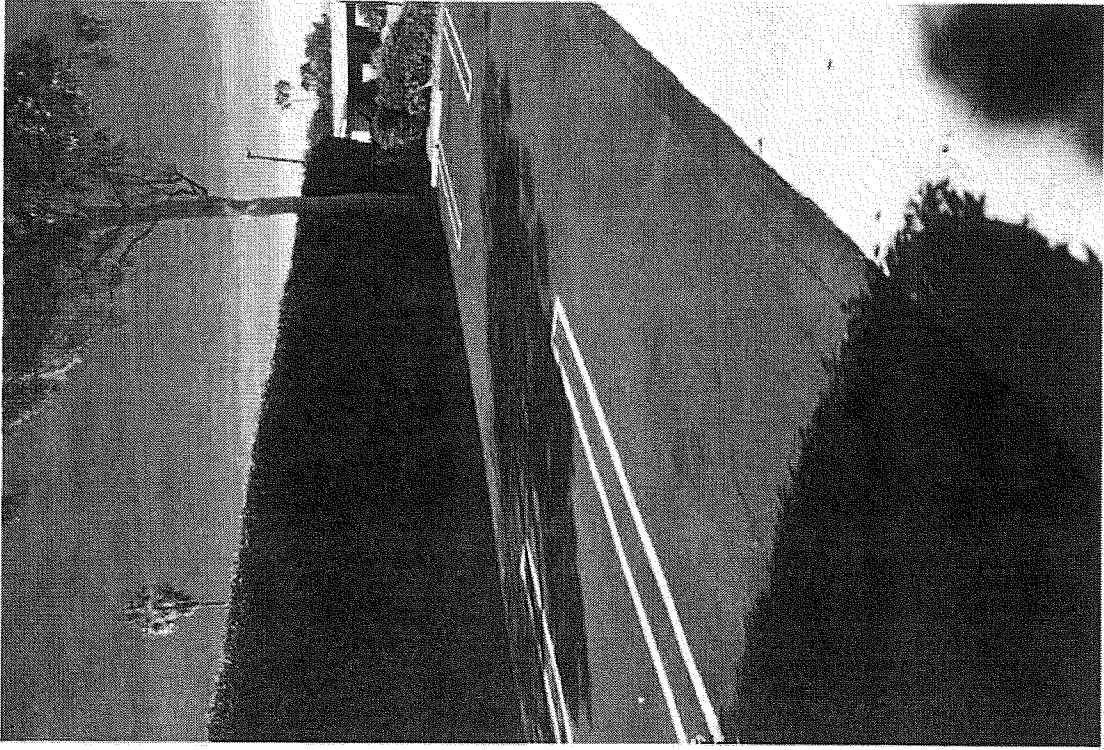




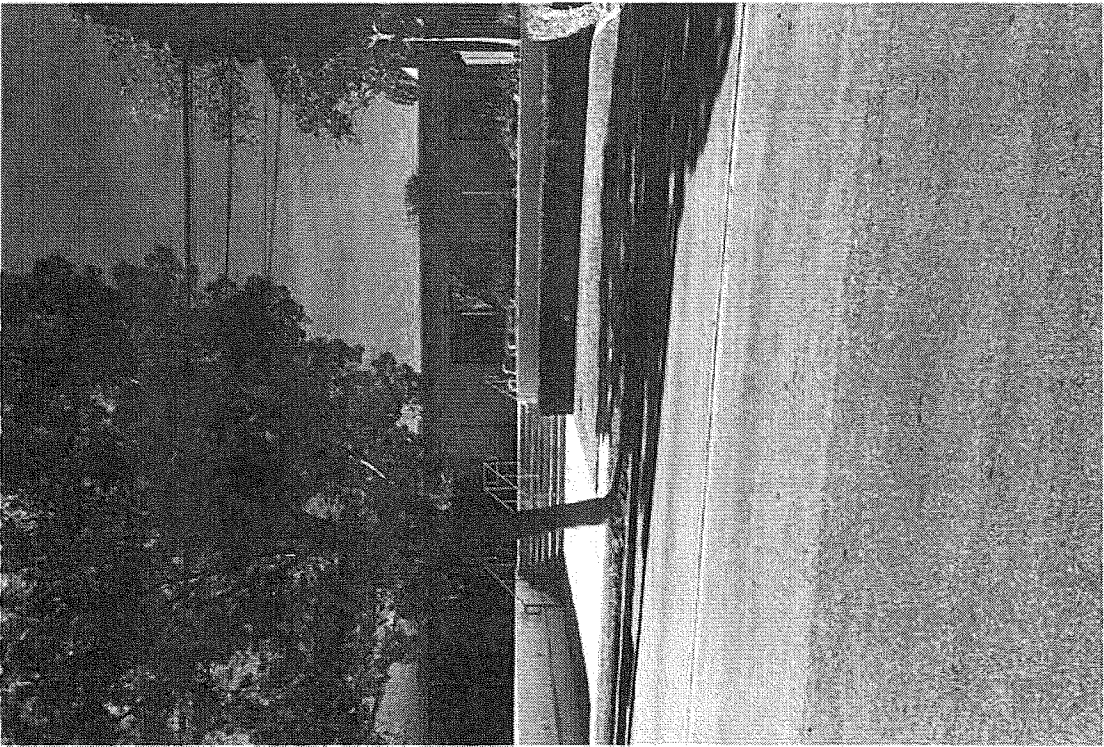
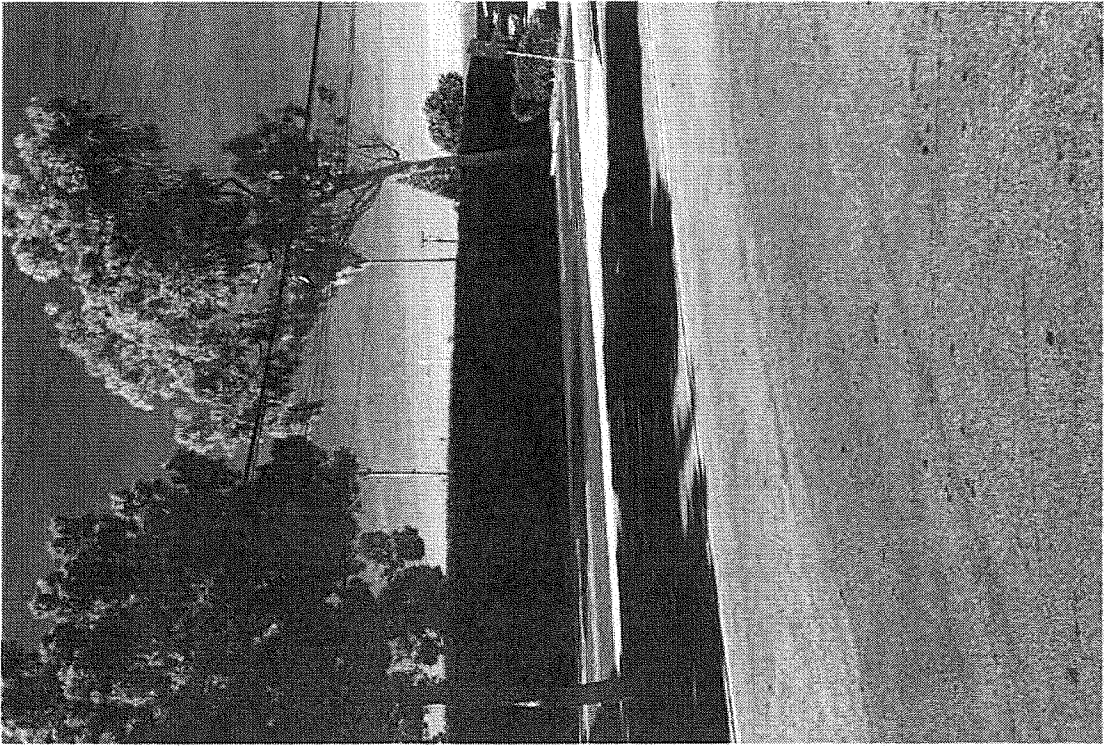


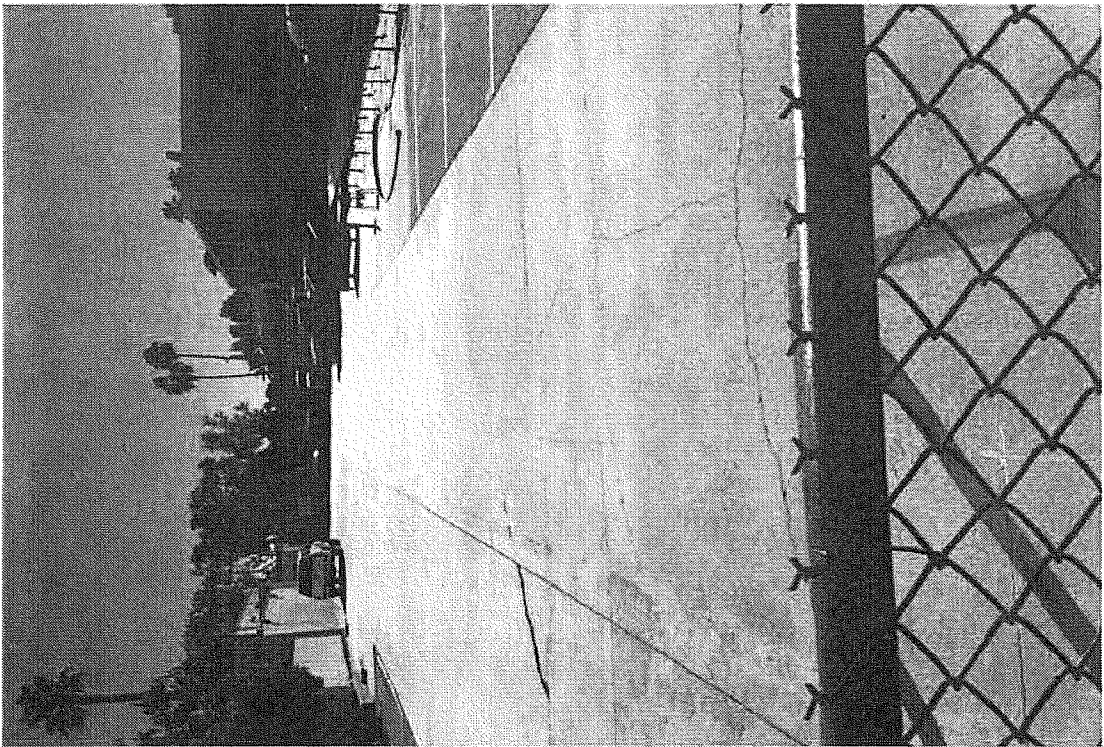
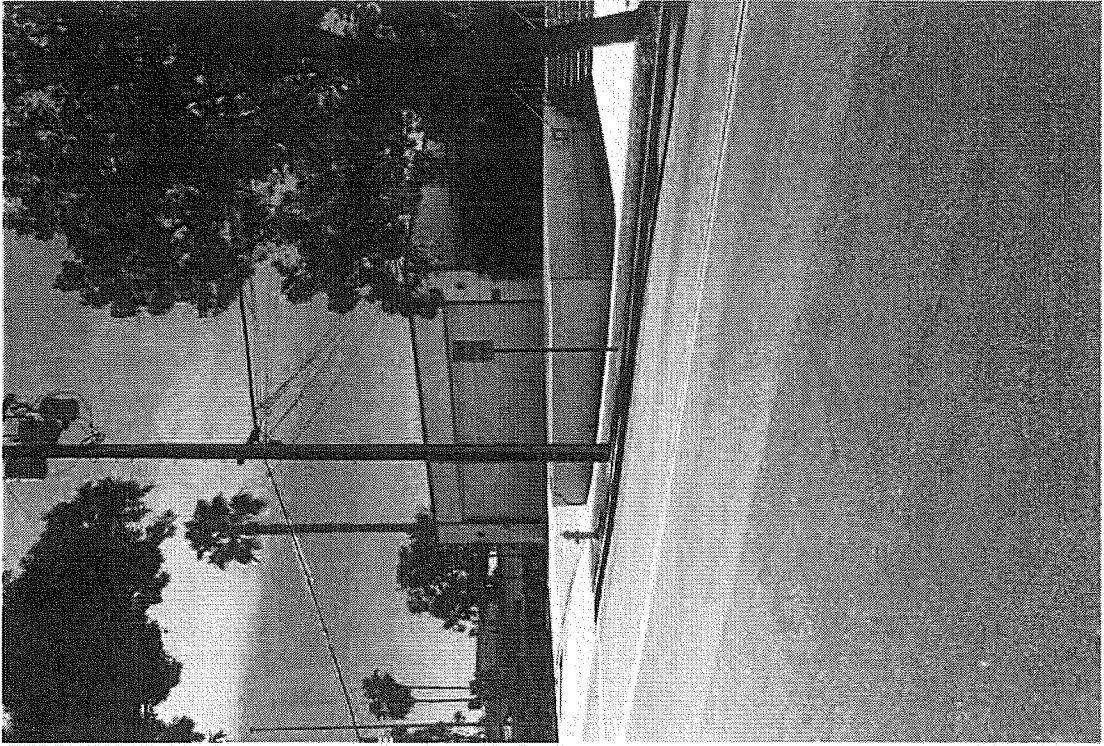




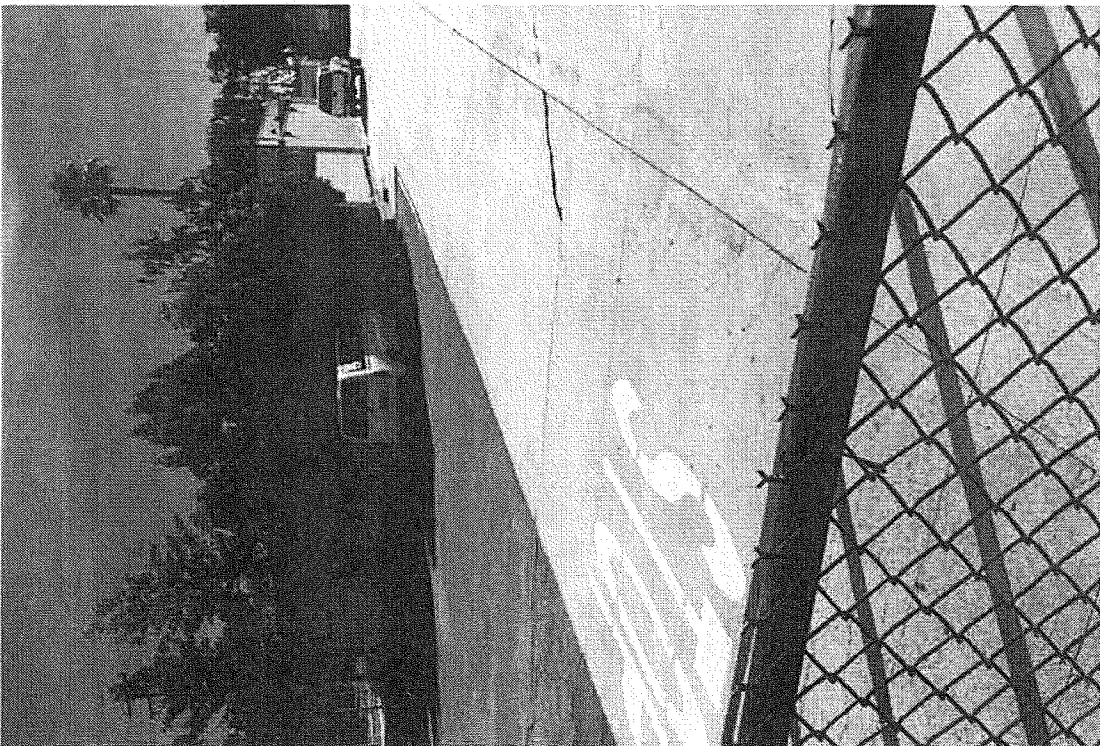
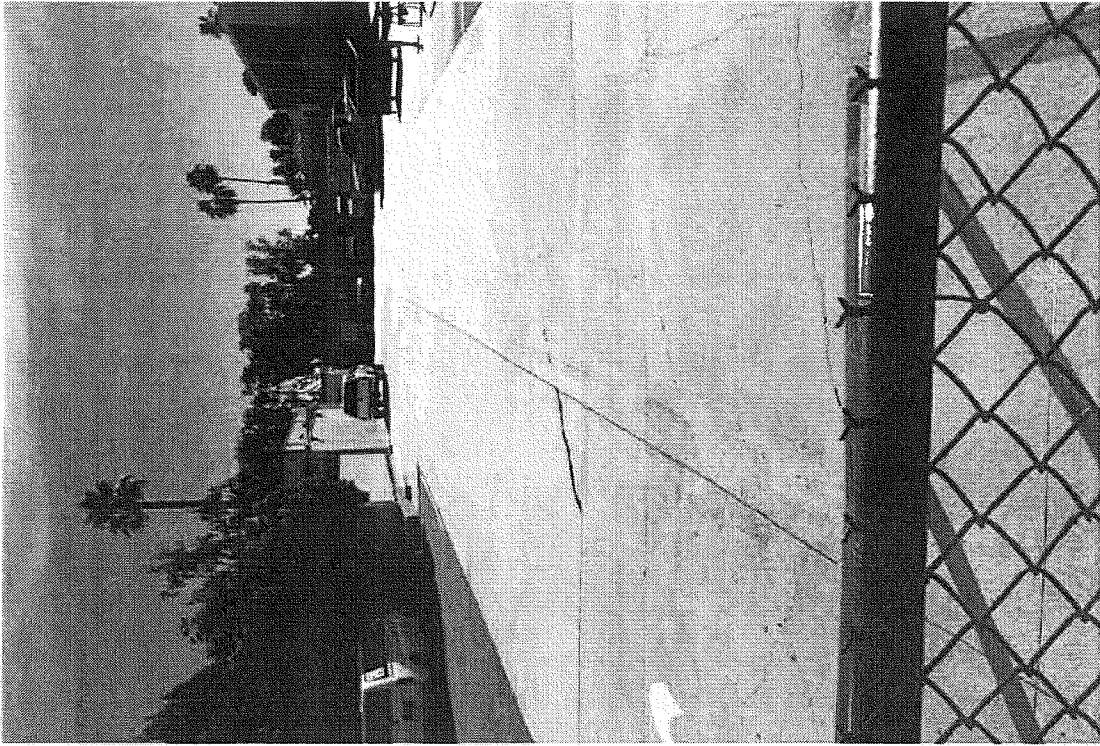


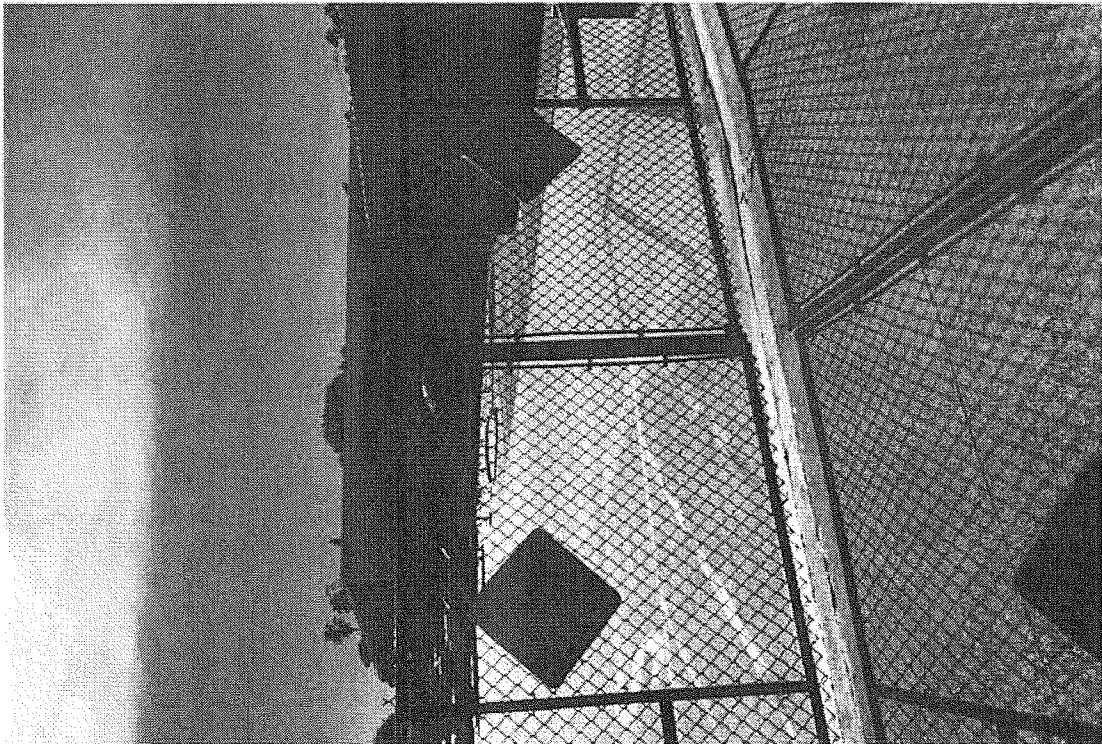
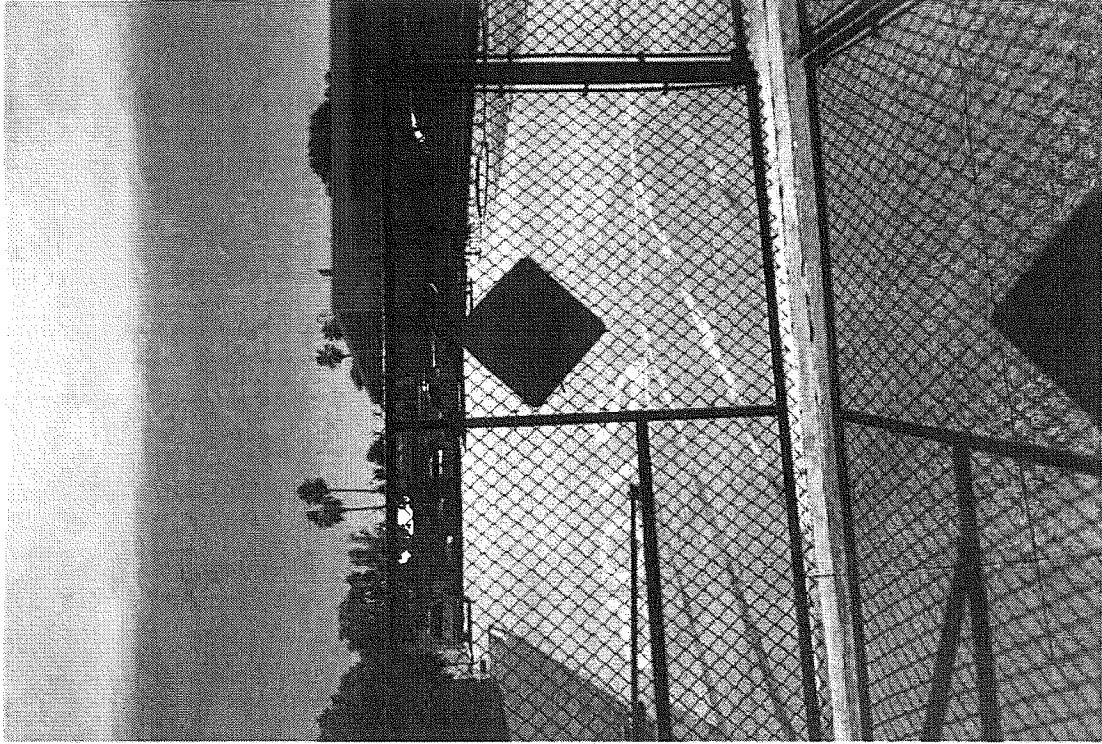


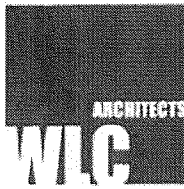












ARCHITECTS CLIENT FOCUSED. PASSION DRIVEN.

### **Project Description:**

Fire Station 1 is a new 11,675 sf facility designed to replace the original station which was built in 1961. The 1.0 acre site is located on the northwest corner of Adams Avenue and Royal Palm Drive. The station is located in a largely commercial corridor but is directly south of a residential portion of the City. The station is designed to accommodate ten fire fighters in an individual dormitory setting. Other station features include a three-bay, double-deep Apparatus Room, Administrative Office areas, Kitchen, Dining Room, Day Room, Physical Training Room, mechanic shop, medical supply storage, and the various support spaces required for a facility of this type. Circulation within the station is organized around an open interior courtyard, intended to maximize daylight opportunities for the internal areas of the station.

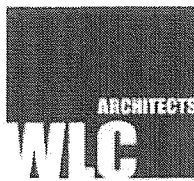
Site features include visitor parking, secured fire fighter parking, fuel station, emergency generator, hose tower, and an open patio area. The project also includes a small Storage Building for emergency supplies.

Aesthetically, two options are presented for review. A description of each is as follows:

Option 1 is a Contemporary scheme that breaks down the overall building massing into distinct forms that are then organized together in a playful manner. The juxtaposition of these different forms creates a hierarchy in the design that defines functional spaces within the station. The massing arrangement is further enhanced by canted walls and a variation of materials that occur around the station. In addition, angled and folding trellis construction, which highlights window and door openings, again reinforces the overall concept.

Option 2 is a Modern scheme that refines the massing into a straightforward yet elegant form. The design of this scheme is distilled into a singular powerful gesture that draws the separate functions of the fire station into a cohesive building. This gesture is manifested by a striking variegated red structure that encompasses the Apparatus Bay and stretches over other portions of the structure. This feature also minimizes the scale of the Apparatus Bays which tend to dominate typical fire station designs. As with other elements of this scheme, the form also functions as a mechanical screen, shading element, and as a platform for photovoltaic panels. Generally, the color scheme is influenced by the traditional colors of a fire department, but specifically it draws on the nature of fire itself. The bold variegated red represents the flicker of the flame, while the deep vertical charcoal gray panels represent billowing smoke.

The Fire Department recommends moving forward with Option 2.



September 9, 2015

## PRELIMINARY PROJECT SCHEDULE

**Fire Station 1**  
City of Costa Mesa

WLC Project 1517100.02

PHASE	DESCRIPTION	Duration in Days	Start Date	Completion Date
1.0	Schematic Design	104	July 23, 2015	November 3, 2015
2.0	Design Development	57	September 8, 2015	November 3, 2015
3.0	Construction Documents	259	November 4, 2015	July 19, 2016
4.0	Bidding	49	July 20, 2016	September 6, 2016
5.0	Construction	320	September 19, 2016	August 4, 2017
	<b>TOTAL</b>	<b>Days</b>	<b>746</b>	
	<b>PROJECT TIMELINE</b>	<b>Years</b>	<b>2.10</b>	<b>July 23, 2015</b> <b>August 4, 2017</b>


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**CITY OF COSTA MESA  
OFFICE OF THE FIRE CHIEF  
INTEROFFICE MEMORANDUM**

---

**TO:** CLARE FLYNN, ASSISTANT DEVELOPMENT SERVICES DIRECTOR

**FROM:** DANIEL A. STEFANO, FIRE CHIEF 

**CC:** THOMAS R. HATCH, CHIEF EXECUTIVE OFFICER  
ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR  
GARY ARMSTRONG, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** FIRE STATION #1 – CONCEPTUAL DESIGN RECOMMENDATION

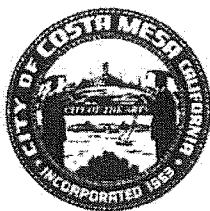
**DATE:** DECEMBER 10, 2015

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In regard to the planning process for the rebuilding of Fire Station #1 and in anticipation of the upcoming Planning Commission meeting, please allow this to serve as the Fire & Rescue Department's support of the city's workgroup consensus for conceptual design option #2. This was also the consensus feedback that was received during the community meeting held on-site in November and the consensus feedback received from our department's team.

There has been a great deal of time and effort put into this process, along with the strong support from our City Council, and I want to thank you and your team for being a valuable part of the collaborative efforts between all of the involved departments. In the meantime, please let me know if you have any questions and/or if you need any additional assistance moving forward.





## ***CITY COUNCIL AGENDA REPORT***

MEETING DATE: JULY 21, 2015

ITEM NUMBER: CC-7

SUBJECT: PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN OF FIRE STATION  
No. 1

DATE: JULY 9, 2015

FROM: PUBLIC SERVICES DEPARTMENT / ENGINEERING DIVISION

PRESENTATION ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR  
BY:

FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, CITY ENGINEER - (714) 754-5335

---

### **RECOMMENDED ACTION:**

Award a contract to WLC Architects, Inc., 8163 Rochester Avenue, Suite 100, Rancho Cucamonga, California 91730, in an amount not to exceed \$499,000.00 for design services, and authorize the Mayor and the City Clerk to execute the Professional Services Agreement (Attachment 1).

### **BACKGROUND:**

Fire Station No. 1, located at 2803 Royal Palm Drive, was built in the early 1960's. The existing building consists of a 2,750 Square Foot Engine room (Apparatus Bay/Garage) and a 6,725 Square Foot Living facilities (livable space). The existing Fire Station has exceeded its useful life, and is no longer compliant with current standards and modern building codes.

The present facility is exhibiting significant foundation settlement resulting in accelerated deterioration to its various components including floor slabs, walls, and the building structural frame. At this time, it is more cost effective to construct a new state-of-the art Fire Station than to repair or remodel the existing facility.

The City Council allocated funding towards the design and construction of a new Fire Station at this location in Fiscal Year 2015-2016.

### **ANALYSIS:**

The scope of work for this project consists of the preparation of complete construction documents, including conceptual and final design, soil testing, architectural, structural, electrical, mechanical and grading design, as well as all necessary calculations and technical support needed during construction.

The required professional services for the project are extensive and beyond staff's resources at this time. Staff advertised the project for the design phase and received eleven proposals on April 24, 2015. All proposals were reviewed for compliance with the City's Request For Proposals (RFP's), and the consultants were evaluated based on project understanding, depth of experience, technical expertise, ability to meet the schedule, and associated factors.

After careful review of all proposals, and interviewing the top five candidates, staff has selected WLC Architects, Inc. as well qualified to perform the work. The firm's Project Manager exhibited a thorough understanding of the project scope, and has demonstrated to have the technical ability and expertise with similar projects their firm has completed in the Southern California area. Staff has determined the proposed cost for consultant services to be reasonable for meeting the City's requirements as listed in the Scope of Services. The cost for services is competitive and within industry standards for these specialized architectural services.

**ALTERNATIVES CONSIDERED:**

The alternative to this Council action would be to not award a design services contract for the stated project, and perform the engineering work with City staff. Due to the volume of work and the large number of projects currently being handled by the Engineering Division, a significant delay in implementing this project would be experienced if staff were to perform the engineering in-house. Delays are estimated to be from twelve to fifteen months.

**FISCAL REVIEW:**

In Fiscal Year 2015-2016, City Council allocated \$1,676,201.00 of Capital Facility Funds towards the design and construction of Fire Station No. 1.

**LEGAL REVIEW:**

The City Attorney has reviewed and approved the attached Professional Services Agreement as to content and form.

**CONCLUSION:**

Staff completed the evaluation of the RFP's submitted for the design services for the Fire Station No. 1 improvements. It is recommended that the City Council award the design services contract to WLC Architects, Inc. in an amount not to exceed \$499,000.00 and authorize the Mayor and the City Clerk to execute the Professional Services Agreement.

---

**ERNESTO MUNOZ**  
Public Services Director

---

**FARIBA FAZELI**  
City Engineer

Attachment:            1-    Professional Services Agreement

Distribution:            Chief Executive Officer  
                                Fire Chief  
                                Battalion Chief  
                                City Attorney  
                                Director of Finance  
                                City Clerk  
                                Staff  
                                File

## RESOLUTION NO. PC-16-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-34, A MASTER PLAN FOR THE DEMOLITION AND RECONSTRUCTION OF COSTA MESA FIRE STATION NO. 1 AND THE SELECTION OF DESIGN OPTION 2 LOCATED AT 2803 ROYAL PALM DRIVE IN AN I&R ZONE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by WLC Architects, Inc., representing the City of Costa Mesa, the property owner, requesting approval of the following:

**Planning Application PA-15-34:** Master plan to demolish the existing Costa Mesa Fire Station No. 1, and to construct a new one story, 11,675 square feet fire station facility with new living quarters, fire apparatus bay, offices and meeting rooms. Maximum allowable Floor Area Ratio (FAR) is .25 (12,075 square feet); proposed FAR is .24 (11,675 square feet). Twenty-two on-site parking spaces are proposed (15 for fire employees; 7 for visitors). Two possible design options for the new fire station were considered by the Planning Commission.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 11, 2016 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15302 for Replacement and Reconstruction.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-34 **AND THE SELECTION OF DESIGN OPTION 2 FOR THE PROJECT.**

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon



the activity as described in the staff report for Planning Application PA-15-34 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 11<sup>th</sup> day of January, 2016.**

---

Robert L. Dickson Jr., Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 11, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

---

Claire L. Flynn, Secretary  
Costa Mesa Planning Commission

## EXHIBIT A

### FINDINGS

- A The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(5):

**Finding:** The master plan meets the broader goals of the General Plan, any applicable specific plan and the zoning code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

**Facts in Support of Findings:** The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The architecture will be complementary to an urban setting. The proposed architecture and site design will enhance the street views on public streets. The overall architectural design promotes excellence and compatibility. The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR), building height, setbacks, parking and on-site circulation, and on-site landscaping.

The following analysis evaluates the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

**Consistency:** The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

**Consistency:** The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. With significant landscaping provided along the street frontage and within the parking areas, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

**Consistency:** Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

- **Objective LU-3A:** Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

**Consistency:** The project provides needed fire protection services for the Mesa Verde Area. The project has been designed in compliance with all applicable Zoning Code requirements, thus making it compatible with the surrounding area. The project is consistent with this objective.

#### ***Conformance with the Zoning Code***

The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR) building height, setbacks, parking and on-site circulation, and on-site landscaping.

#### ***Conformance with City Council Policy***

Council Policy 500-14 requires that all new City facilities and buildings constructed after July 1, 2008 to meet a minimum LEED Gold rating and exceed current State of California Title 24 Energy Code requirements by at least 15%. The project has been conditioned to meet these requirements.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15302 for Replacement or Reconstruction. The project is exempt under this category because it is a replacement and reconstruction of a fire station facility where the new facility will be located on the same site as the fire station being replaced and will fundamentally have the same purpose and capacity of the existing fire station facility.
- C. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval for PA-15-34 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  2. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
  3. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  4. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval.
  5. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
  6. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
  7. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
  8. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

9. Project shall be in conformance with Council Policy 500-14 that requires all new City facilities and buildings constructed after July 1, 2008 to meet a minimum Leadership in Energy & Environmental Design (LEED) Gold rating and exceed current State of California Title 24 Energy Code requirements by at least 15%.
  10. In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.
  11. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.
  12. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.
  13. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
- Eng. 14. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Parks/  
Pkwys. 15. Street trees: add three Podocarpus gracilior on Royal Palm Drive and add three Lagerstroemia fauriei 'Arapaho' on Elm Avenue.  
Plant palette: replace Tipu Tree with better choice.  
Replace Creeping Fig, Ficus Pumila, with Boston Ivy, Parthenocissus Tricuspidata.  
Replace Red Apple, Aptenia Cordifolia, with another ground cover, some suggestions below, but open to other options:
- Blue Oat Grass Helictotrichon Sempervirens;
  - Blue Fescue Festina Ovina 'Elijah Blue'; or
  - Blue Eyed Grass Sisyrinchium Bellum.

## CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
  2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
  3. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
  4. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
  5. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
  6. All on-site utility services shall be installed underground.
  7. Parking stalls shall be double-striped in accordance with City standards.
  8. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
  9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Bldg.
10. Comply with the requirements of the following adopted codes: 2013 California Building Code; 2013 California Electrical Code; 2013 California Mechanical Code; 2013 California Plumbing Code; 2013 California Green Building Standards Code; and 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code, at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building

Standards Code, as amended by the City of Costa Mesa.

11. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.
12. Submit precise grading plans, an erosion control plan, and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
  - An excavation which does not exceed 50 CY on any one site and which is less than 2 feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
  - A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
  - A fill less than 3 feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
13. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans.
14. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code Section 1808.7.4.
15. The ground adjacent immediately to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall per CBC Section 1804.3.
- Trans. 16. Construct all proposed driveway approaches to comply with city standards.
17. Close unused drive approaches, or portion of, with full height curb and gutter that comply with city standards.
- WQMP 18. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

#### **SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. Applicant will be required to construct sewers to serve this project, at his



- own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.
  3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
  4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
  5. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 6. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- Water 7. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
- School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

CITY OF COSTA MESA

# ROYAL PALM FIRE STATION No. 1

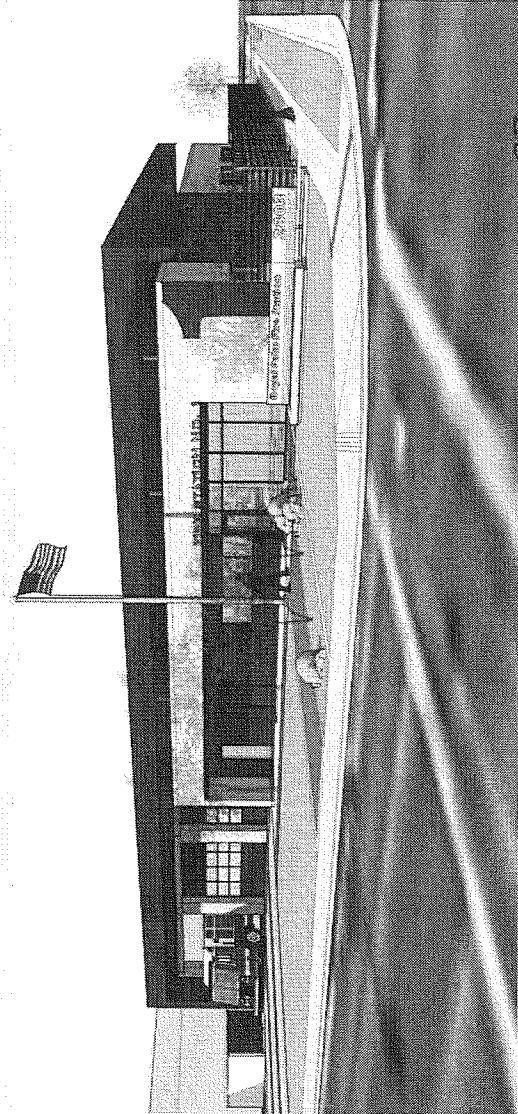


ATTACHMENT 7

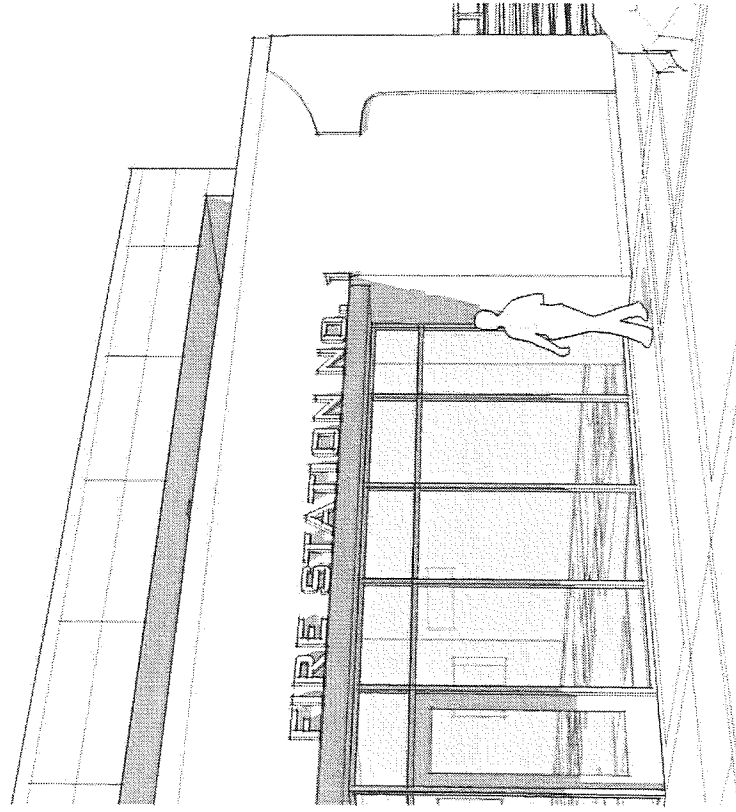
Planning Commission Review Submittal  
09/28/2015



OPTION 01



OPTION 02



WLC Architects, Inc.  
Kelley Needham  
kelley@wlcarchitects.com  
(909) 987-0909

**ARCHITECTS**

**WIC**

WILLIAM C. WILSON & ASSOCIATES  
 1840 Redwood Avenue, Suite 100  
 Riverside, California 92507-79  
 Tel: 951-505-0000  
 Fax: 951-505-0000

**Costa Mesa Fire Station No. 1**

2803 Royal Palms Drive, Costa Mesa, CA 92626

**ENGINEERING**

**WILE ENGINEERING, INC.**  
 1840 Redwood Avenue, Suite 100  
 Riverside, California 92507-79  
 Tel: 951-505-0000  
 Fax: 951-505-0000

**RECORD CHIEF**

WILE ENGINEERING, INC.

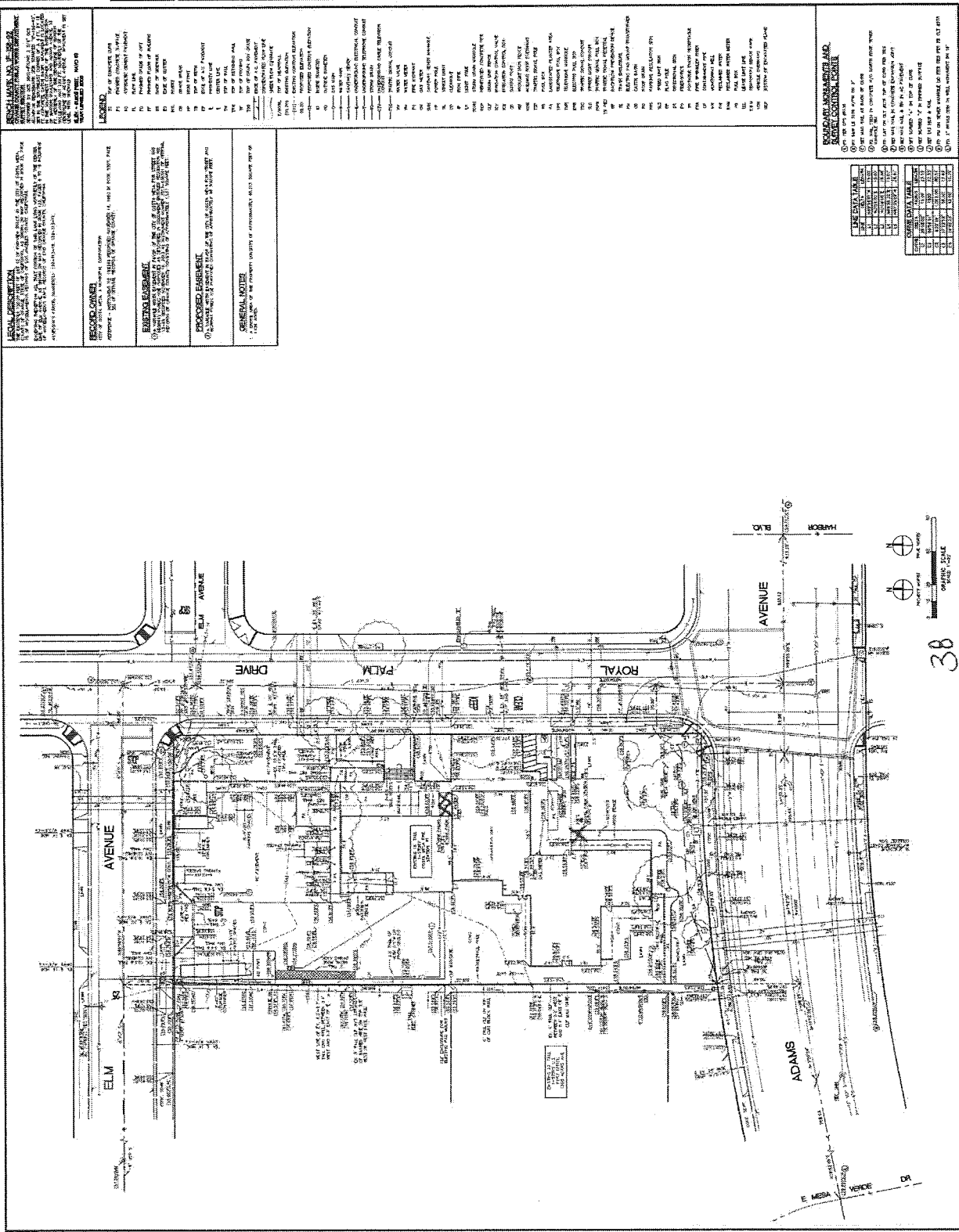
1840 Redwood Avenue, Suite 100  
 Riverside, California 92507-79  
 Tel: 951-505-0000  
 Fax: 951-505-0000

**EXISTING TOPOGRAPHY SURVEY MAP**

DATE: 08/14/18 CHECKED: S.L.  
 PROJECT NUMBER: 18-000

**C30**

DRAWING NUMBER



38

**SOUTHERN CALIFORNIA**  
8103 Rochester Avenue, Suite 100  
Rancho Cucamonga  
California 91750-4120  
Tel: 909.887.4038  
Fax: 909.886.0560

Costa Mesa Fire Station No. 1  
Costa Mesa Fire Department  
2803 Royal Palms Drive, Costa Mesa, CA 92626



CONSULTANT  
CIVIL ENGINEERING, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
SPECIALIZING IN SITE DEVELOPMENT  
1001 N. 10th Ave., Suite 100  
Tulsa, Oklahoma 74103  
918-438-2244

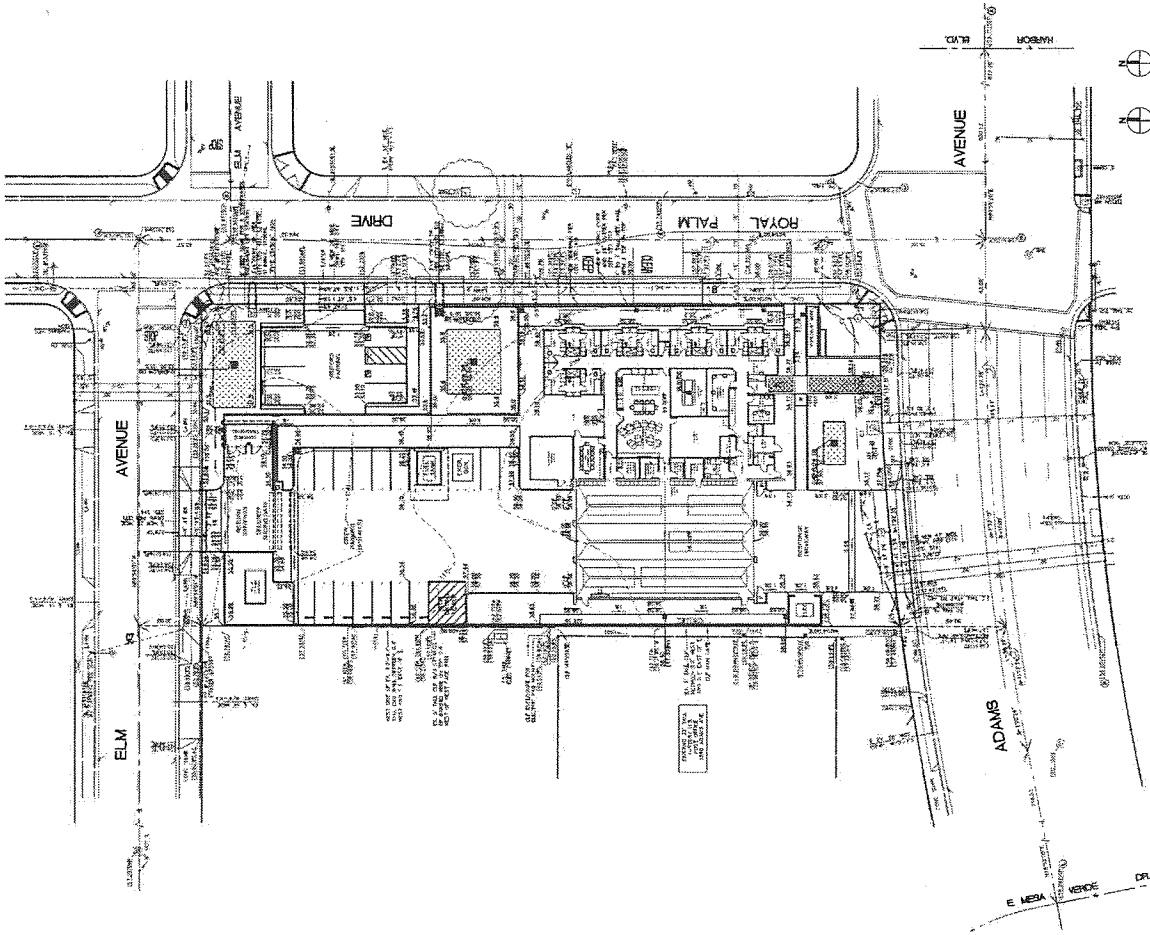
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7				
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10				

DRAWN: CRH	CREATED: USL
DATE: 00-07-13	SCALE: AS NOTED
PROJECT NUMBER: 1517100	

**PRELIMINARY  
GRADING AND  
DRAINAGE PLAN**

DRAWING  
NUMBER:  
**C31**



39

**PARTIAL LEGEND**  
 (1) - PERSON IDENTIFIED AS BEING ASSOCIATED WITH  
 (2) - SUBJECT AREA AS BEING A SUBJECT OF THE  
 (3) - SUBJECT AREA AS BEING A SUBJECT OF THE

[illegible]

**BOUNDARY MONUMENTS AND  
SURVEY CONTROL POINTS**

③ NO LAY ON DAY 27/4. 110 BP 120 PULS PER MIN.

④ NO LAY. STAY IN CONTACT W/ H. HAD SOME PAIN IN  
NECK/SHOULDER

⑤ NO LAY. STAY IN CONTACT W/ H. HAD SOME PAIN IN  
NECK/SHOULDER

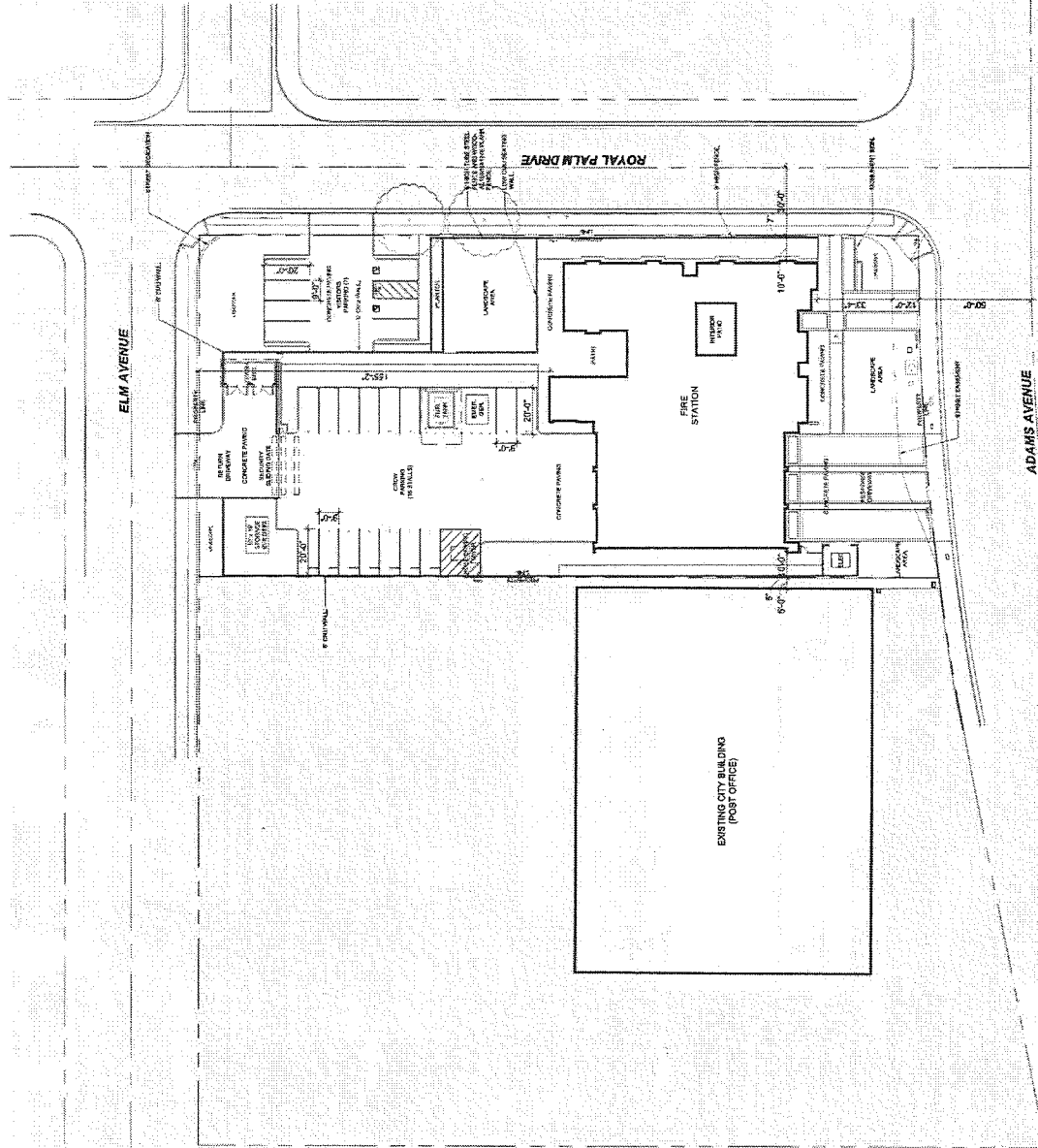
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**SITE INFORMATION**  
 ADDRESS: 2893 ROYAL PALM DRIVE  
 COSTA MESA, CA 92626  
 PARCELS: 22 (15 SECURED, 7 VISITOR)  
 OPEN SPACE: 36,625 SF  
 PARKING/DRIVEWAY AREA: 17,500 SF  
 TOTAL BUILDING AREA: 11,673 SF  
 OFFICE & LIVING: 6,988 SF  
 APPARATUS BAY: 4,705 SF



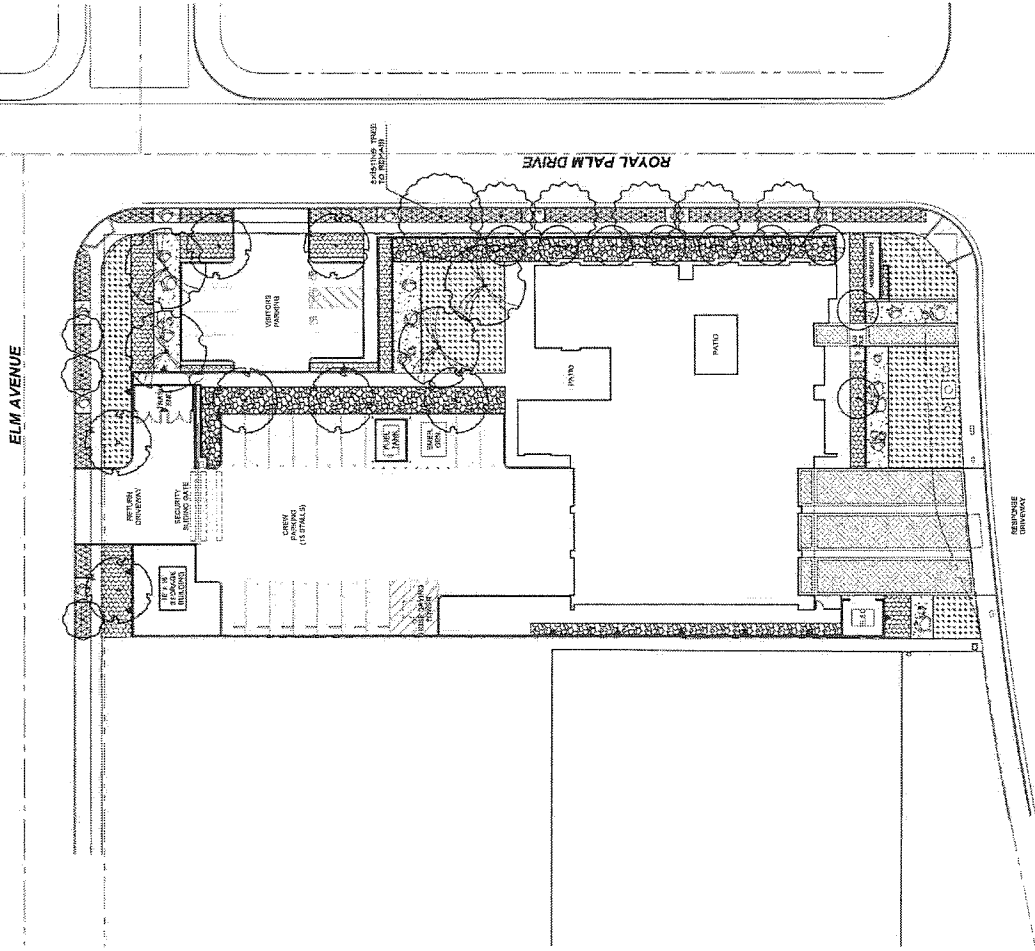
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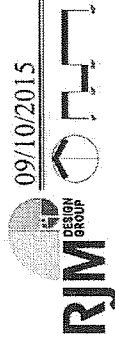
# **COSTA MESA FIRE STATION No. 1**

COSTA MESA, CA  
 COSTA MESA FIRE DEPARTMENT





09/10/2015



41

# PRELIMINARY LANDSCAPE PLAN COSTA MESA FIRE STATION #1 WLC ARCHITECTS

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TREE LEGEND - PRELIMINARY

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
1-1	ACACIA TEL. WOODLAND	24" BOX	7-8' HT. x 4-5" IN. STD.	4
1-2	LAURELLEA FARRIS 'MELANOS'	24" BOX	4-5' HT. x 3-4" IN. STD.	5
1-3	LAURELLEA FARRIS 'MELANOS'	24" BOX	4-5' HT. x 3-4" IN. STD.	4
1-4	YUCCA SP. BRACULUM	24" BOX	3-4' HT. x 4-5" IN. STD.	5
1-5	YUCCA SP. BRACULUM	24" BOX	3-4' HT. x 4-5" IN. STD.	1

SHRUB/COVER LEGEND - PRELIMINARY

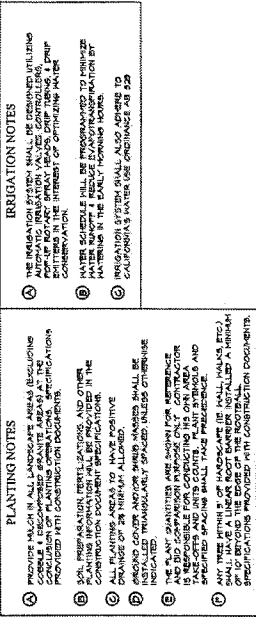
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
2-1	CAMPYLOPSIS	1 GAL.	2-3' O.C.	100
2-2	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-3	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-4	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-5	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-6	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-7	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-8	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-9	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100
2-10	YUCCA TEL. BLUE	1 GAL.	1-2' O.C.	100

**PLANTING NOTES**

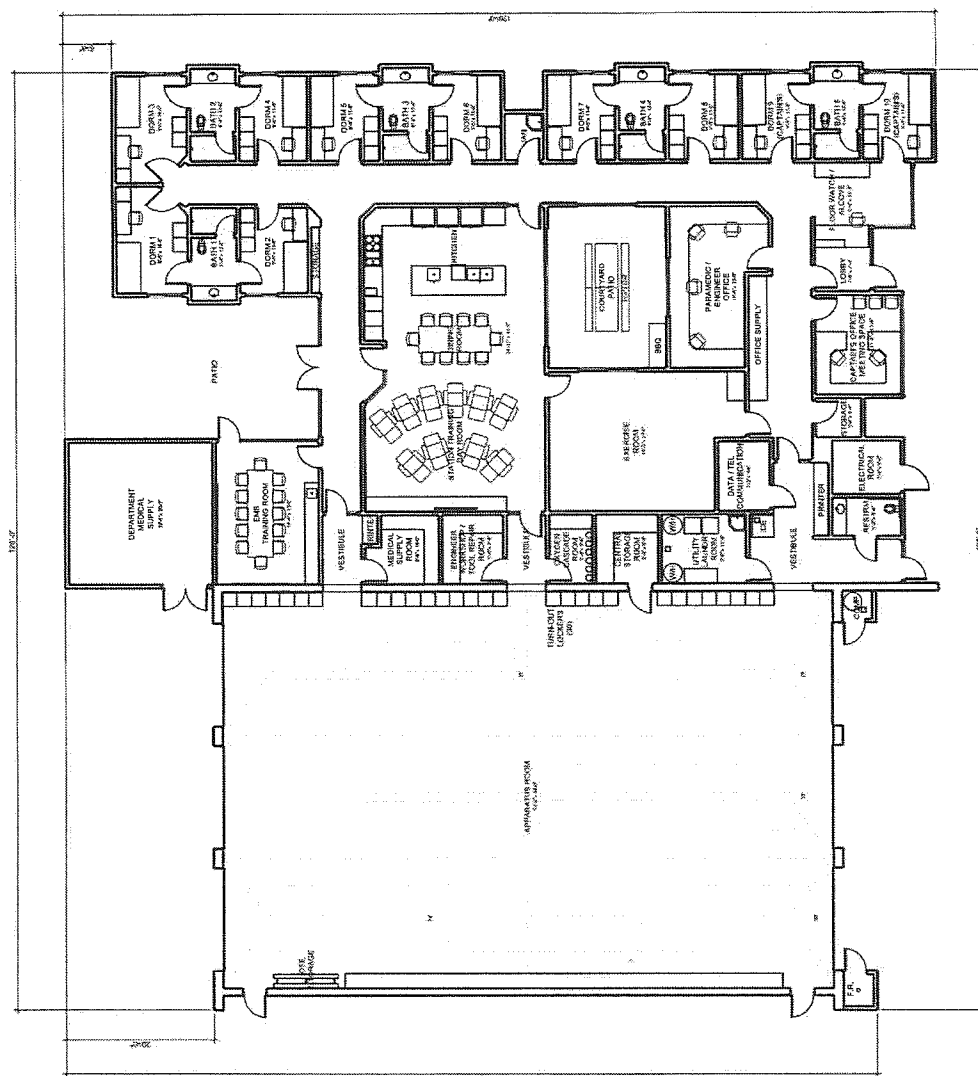
- PROVIDE MULCH IN ALL LANDSCAPE AREAS INCLUDING THE AREAS OF PLANTING OPERATIONS. SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.
- SOIL PREPARATION FERTILIZATION AND OTHER CONSTRUCTION DOCUMENT SPECIFICATIONS.
- ALL PLANTING AREAS TO HAVE POSITIVE DRAINAGE TO THE STREET OR DRAINAGE SYSTEM.
- PROVIDE 2" AIRFLOW BARRIERS SHALL BE INSTALLED TRIANGULARLY SPACED ALONG OUTSIDE INDICATED.
- QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES AND ADJUST AS NECESSARY. PLANT SPECIES AND PLANTING METHODS SHALL TAKE PRECEDENCE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA PLANTING INDUSTRY ASSOCIATION (CPIA).
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA PLANTING INDUSTRY ASSOCIATION (CPIA).

**IRRIGATION NOTES**

- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN THE PLANTS IN THE DAILY GROWING PERIOD.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN THE PLANTS IN THE DAILY GROWING PERIOD.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN THE PLANTS IN THE DAILY GROWING PERIOD.



**BUILDING INFORMATION**  
ADDRESS: 2803 ROYAL PALM DRIVE  
OFFICE & LIVING AREA: 6,988 SF  
APPARATUS AREA: 4,705 SF  
TOTAL BUILDING AREA: 11,673 SF



09/28/2018  
PROPOSED FLOOR PLAN LAYOUT

SCALE: 1" = 16'-0"

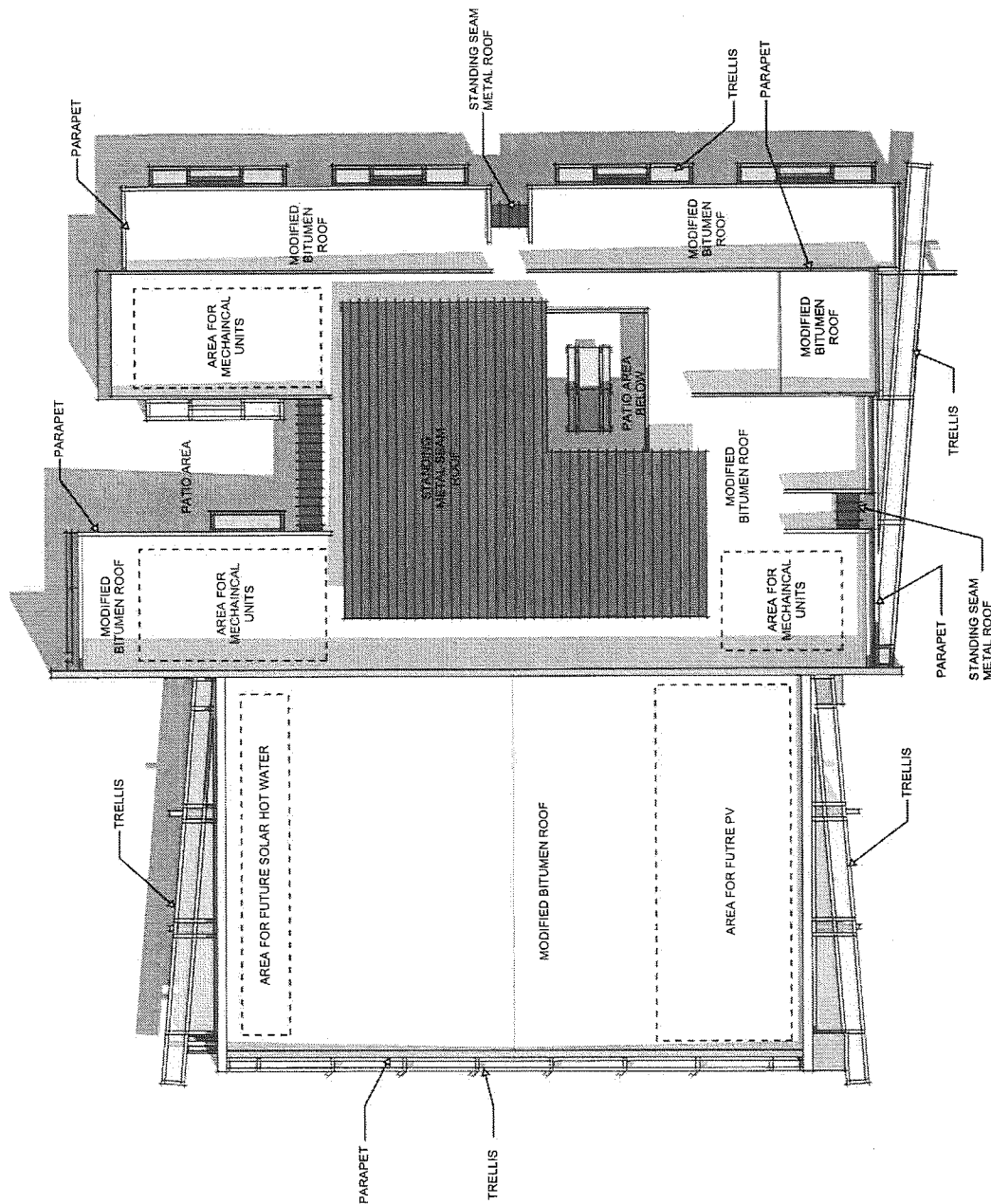
43

COSTA MESA FIRE STATION No. 1

**COSTA MESA, CA  
COSTA MESA FIRE DEPARTMENT**







PROPOSED ROOF PLAN LAYOUT

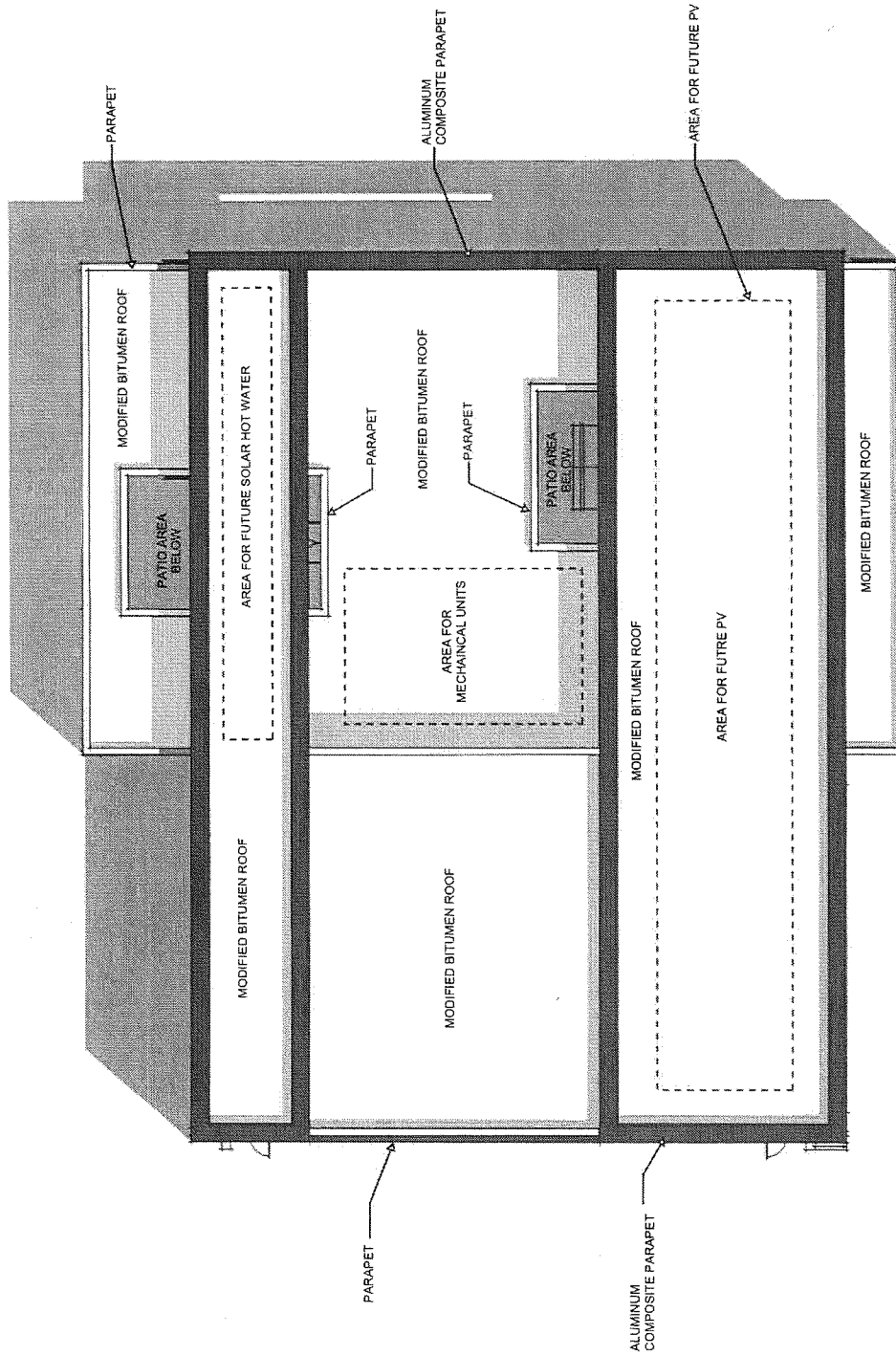
SCALE: 1" = 10'-0"

**COSTA MESA FIRE STATION No. 1**  
OPTION 1

COSTA MESA, CA  
COSTA MESA FIRE DEPARTMENT

44





PROPOSED ROOF PLAN LAYOUT

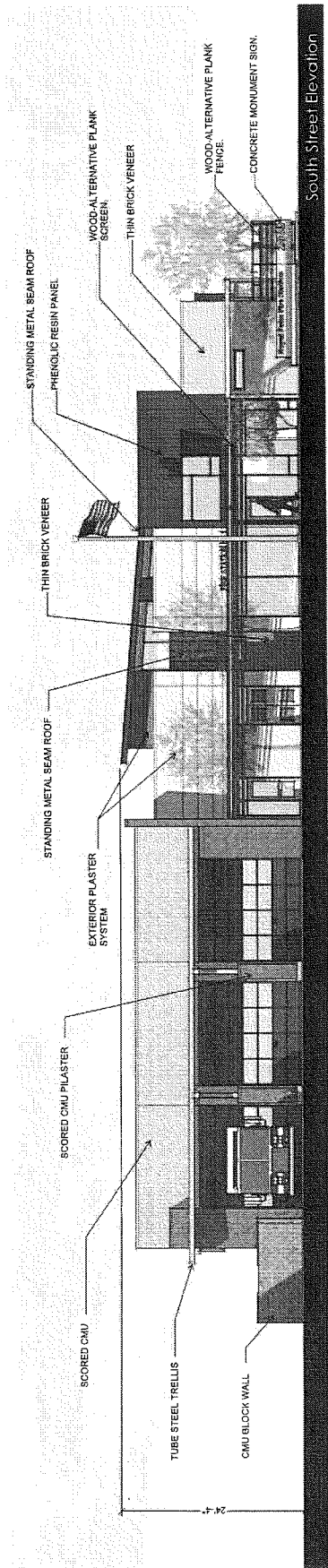
SCALE 1" = 16'-0"

45

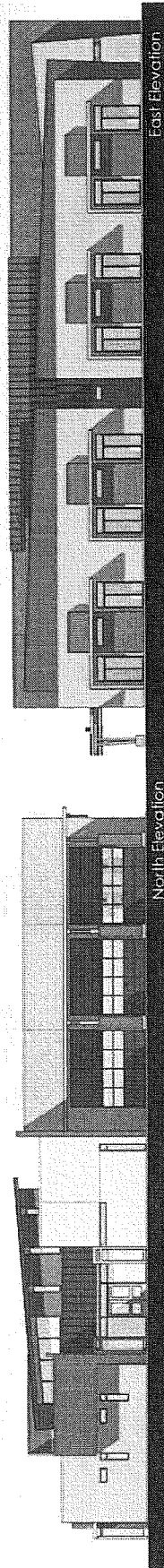
# Costa Mesa Fire Station No. 1

OPTION 1

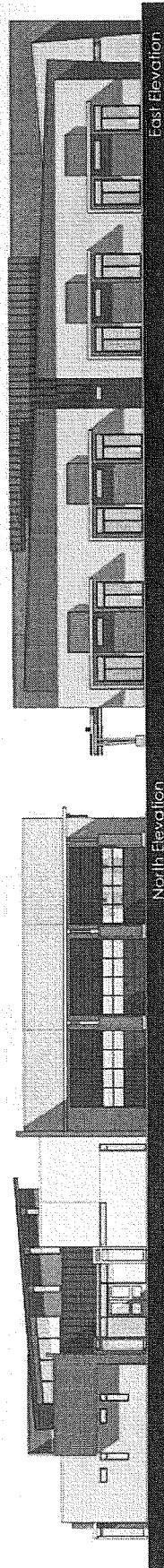
09/07/2015



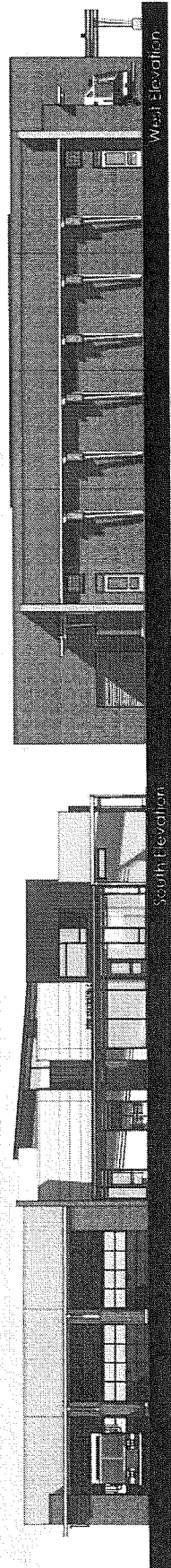
South Street Elevation



North Elevation



East Elevation



West Elevation

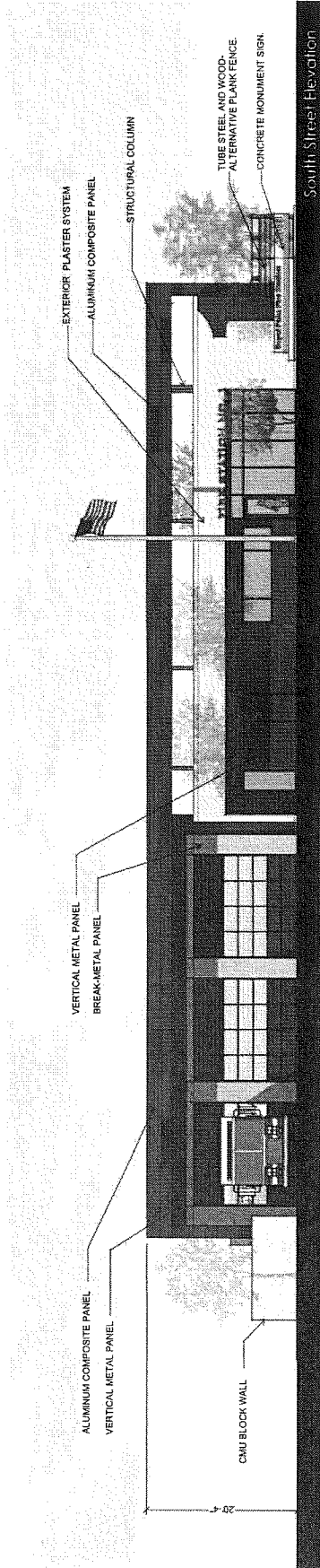
South Elevation

46

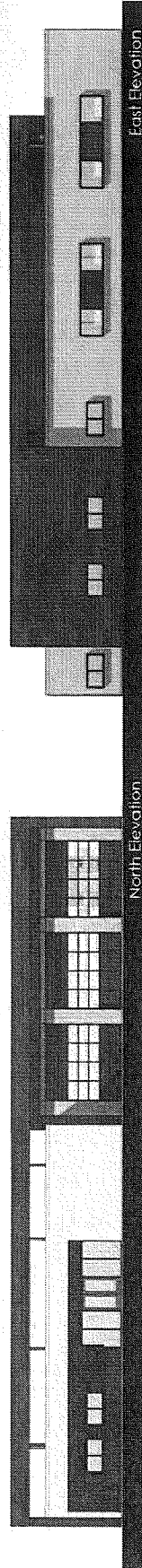
# Costa Mesa Fire Station No. 1

OPTION 2

09/07/2015

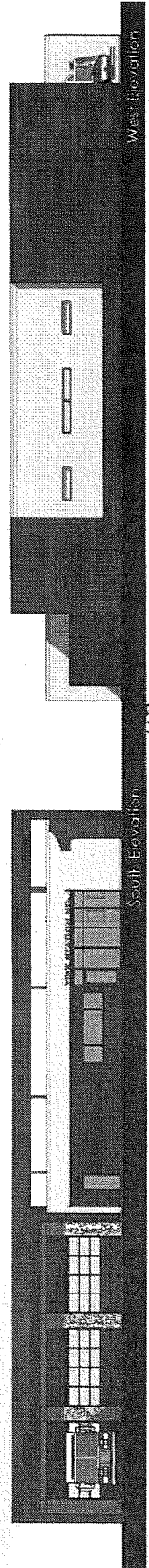


South Street Elevation



North Elevation

East Elevation



South Elevation

West Elevation

41

Zimbra

denisek@ci.garden-grove.ca.us

---

**Accept: meeting at pd dispatch**

---

**From :** Albert Eurs <alberte@ci.garden-grove.ca.us>

Thu, Feb 25, 2016 05:12 AM

**Subject :** Accept: meeting at pd dispatch**To :** davidba@ci.garden-grove.ca.us**Subject:** meeting at pd dispatch**Organizer:** davidba@ci.garden-grove.ca.us**Location:** pd dispatch**Time:** Tuesday, March 1, 2016, 9:00:00 AM - 9:30:00 AM GMT -08:00 US/Canada Pacific**Invitees:** alberte@ci.garden-grove.ca.us; rebeccam@ci.garden-grove.ca.us

\*~\*~\*~\*~\*~\*~\*~\*~\*

Yes, I will attend.

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Accept: Fire Station**

---

**From :** CH3\_City\_Manager <ch3\_city\_manager@ci.garden-grove.ca.us>

Wed, Feb 24, 2016 03:30 PM

**Sender :** Pam Haddad <pamha@ci.garden-grove.ca.us>**Subject :** Accept: Fire Station**To :** davidba@ci.garden-grove.ca.us**Subject:** Fire Station**Organizer:** davidba@ci.garden-grove.ca.us**Location:** ch3\_city\_manager@ci.garden-grove.ca.us**Resources:** "CH3\_City\_Manager" <ch3\_city\_manager@ci.garden-grove.ca.us> (CH3\_City\_Manager)**Time:** Thursday, February 25, 2016, 4:00:00 PM - 4:30:00 PM GMT -08:00 US/Canada Pacific**Invitees:** kingsley@ci.garden-grove.ca.us; kihuy@ci.garden-grove.ca.us; toms@ci.garden-grove.ca.us

\*~\*~\*~\*~\*~\*~\*~\*~\*

The resource has been scheduled.

Zimbra

denisek@ci.garden-grove.ca.us

---

**RE: Updated GG fleet maps**

---

**From :** Fleet Map <Fleet.Map@comm.ocgov.com>

Tue, Feb 23, 2016 01:12 PM

**Subject :** RE: Updated GG fleet maps**To :** Marten Miller <Marten.Miller@comm.ocgov.com>, 'David Barlag' <davidba@ci.garden-grove.ca.us> 1 attachment

Here you go.

Fleet Map  
Communications & Technology Division  
Administrative Services Command  
Orange County Sheriff's Department  
840 N. Eckhoff St. Suite #104  
Orange, CA 92868-1021  
USA

[fleet.map@comm.ocgov.com](mailto:fleet.map@comm.ocgov.com)

P Please consider the environment before printing this e-mail

---

**From:** Miller, Marten  
**Sent:** Tuesday, February 23, 2016 10:46 AM  
**To:** 'David Barlag'; Map, Fleet  
**Subject:** RE: Updated GG fleet maps

Good morning David. I've forwarded this email to our fleet map group as they have the capability to provide the data you need.

Fleet map – Would you kindly provide David with Garden Grove's latest inventory of radios? Thank you!

**Marten J. Miller**  
**Orange County Sheriff-Coroner Department**  
**800 MHz CCCS Next Generation Project Manager**  
840 N. Eckhoff St., Suite 104  
Orange, CA 92868  
(714) 704-7917  
[marten.miller@comm.ocgov.com](mailto:marten.miller@comm.ocgov.com)

---

**From:** David Barlag [<mailto:davidba@ci.garden-grove.ca.us>]  
**Sent:** Tuesday, February 23, 2016 10:28 AM  
**To:** Miller, Marten  
**Subject:** Updated GG fleet maps

Marten,

Some time ago you provided GG with a fleet map of all GG radios Fire Police and PW.  
Is it possible to get an updated version? We are in the process of putting in our order for our new radios,  
and I want to make sure we are getting what we need.

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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[Not spam](#)

[Forget previous vote](#)

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**Radio Inventory - GG1, GG2, GG4, GG6 - 02-23-16.xlsx**

1 MB

---



Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Garden Grove FS No. 6 - Cost Estimates**

---

**From :** Carlos Marquez <carlosma@ci.garden-grove.ca.us>

Tue, Feb 23, 2016 12:39 PM

**Subject :** Re: Garden Grove FS No. 6 - Cost Estimates**To :** David Barlag <davidba@ci.garden-grove.ca.us>

Dave,

The land cost estimate for one acre of park land at Westhaven Park is \$400,000. This is based on a price/sf of \$45/sf for residential land. Residential land was selected since it fits the surrounding land uses, assuming that this property would be made available on the open market. The initial \$45/sf was reduced by 80% to account for zoning restrictions, open space requirements, and deed restrictions (if any). The open space requirement is quite stringent.

Let me know if you have questions. Thanks.

-Carlos

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>**To:** "Carlos Marquez" <carlosma@ci.garden-grove.ca.us>**Sent:** Monday, February 22, 2016 5:04:39 PM**Subject:** Fwd: Garden Grove FS No. 6 - Cost Estimates

Carlos,

Can you help?

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>**Sent:** Monday, February 22, 2016 5:01:31 PM**Subject:** RE: Garden Grove FS No. 6 - Cost Estimates

Dave,

1. The estimate for the park space is simply to get it back grass and irrigation. It was not intended to replace the facility. We are working on a separate sheet for that right now. Kim's comments will help finalize that.
2. The Community Room will cost more than Kim estimates. We are expanding the cost estimate to include it.
3. This is a good idea and probably not far off. Do you want us to include it in the estimates?

Have you had any luck getting the land cost estimates?

Kelley

---

**From:** David Barlag [mailto:davidba@ci.garden-grove.ca.us]**Sent:** Monday, February 22, 2016 4:49 PM**To:** Kelley Needham**Subject:** Fwd: Garden Grove FS No. 6 - Cost Estimates

Kelley,

Can you look at Kim's points, I already shared the estimate for the community in #2.

---

**From:** "Kim Huy" <kihuy@ci.garden-grove.ca.us>  
**To:** "Scott Stiles" <sstiles@ci.garden-grove.ca.us>  
**Cc:** "Jim Dellalonga" <jimde@ci.garden-grove.ca.us>, "Ellis Chang" <ellisc@ci.garden-grove.ca.us>, "Bill Murray" <wem@ci.garden-grove.ca.us>, "Phil Carter" <philc@ci.garden-grove.ca.us>, "Nathan Brady" <nathanb@ci.garden-grove.ca.us>, "Lee Marino" <leem@ci.garden-grove.ca.us>, "Tom Schultz" <toms@ci.garden-grove.ca.us>, "Kingsley Okereke" <kingsley@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>, "David Barlag" <davidba@ci.garden-grove.ca.us>  
**Sent:** Thursday, February 18, 2016 5:25:32 PM  
**Subject:** Re: Garden Grove FS No. 6 - Cost Estimates

Dave:

I think the things that give me the most cause for concern are:

1) This estimate of \$114,056 for the creation of the park space (athletic and rec surfaces) seems incredibly low to me, I'm guessing that they're estimating the cost of simply dirt or sand. We are required to place down a rubberized surface when play equipment is involved. That rubberized surface runs between \$3-\$4 per square foot. I'm guessing that his lump sum amount of \$114,056 does not include the play surface. I'm not quite sure how big the playground at Westhaven is right now, and we might be able to shrink the size a bit, but our project at Eastgate Park is significantly smaller than Westhaven, and the surface is running us about \$90,000 by itself, not to mention an additional \$100,000 for play equipment, and Eastgate Park does not required being scraped and recreated. I'd like to have WLC define exactly what that estimate includes; is that just to create the footprint and then we'd have to add a line item for surfacing and play equipment (additional \$200,000)?

2) You had mentioned that this estimate DOES NOT have the estimate for the Community Room; while there may be some adjustment in the size of the building, with the extra bathrooms on the exterior of the building and bare minimum fixtures, I'm guessing the cost could be somewhere around \$250,000-\$300,000. With the additional general contractor and miscellaneous expenses, add another 13% onto that, and we're somewhere between \$282,500-\$339,000.

3) The last item would be holding at least \$400,000-\$500,000 for furniture and equipment for the new Fire Station and Community Room.

With these three (3) items, I can see an additional \$1 Million in expenses prior to environmental.

Kim

---

What's our "all in" project cost for Fire? \$6M? I assume we are within budget? Thanks.

**Scott C. Stiles, ICMA-CM**  
City Manager / City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840  
714-741-5100 (o) / 714-719-1810 (c)  
[www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**To:** "Jim Dellalonga" <jimde@ci.garden-grove.ca.us>, "Ellis Chang" <ellisc@ci.garden-grove.ca.us>, "Bill Murray" <wem@ci.garden-grove.ca.us>, "Phil Carter" <philc@ci.garden-grove.ca.us>, "Nathan Brady" <nathanb@ci.garden-grove.ca.us>, "Lee Marino" <leem@ci.garden-grove.ca.us>, "Tom Schultz"

<toms@ci.garden-grove.ca.us>, "Kingsley Okereke" <kingsley@ci.garden-grove.ca.us>, "Kim Huy" <kihuy@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>

**Cc:** "Scott Stiles" <sstiles@ci.garden-grove.ca.us>

**Sent:** Thursday, February 18, 2016 10:12:26 AM

**Subject:** Fwd: Garden Grove FS No. 6 - Cost Estimates

All,

Attached are the draft estimates of costs for the proposed FS6, they are currently lacking a line items for the Community Room and the CEQA estimates which are still forth coming. Please review and if you have questions, comments or concerns. Shoot me an email and I will address with WLC.

So while this is for the Park site, under "Notes" on the first page the additional costs would be added for the Harbor site and the Chapman site as noted.

Dave

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>

**To:** "DAVID R. BARLAG" <davidba@ci.garden-grove.ca.us>

**Sent:** Wednesday, February 17, 2016 10:16:59 AM

**Subject:** Garden Grove FS No. 6 - Cost Estimates

Dave,

Here is our cost estimate for the fire station. I need to incorporate the additional land costs as well as the architectural and engineering fees. I wanted to give you a copy now for you to review. Please let me know if you see anything you don't need or anything you feel may be missing.

Thank you.

**Kelley Needham** | Architect, AIA, Principal

**WLC** Architects, Inc. | 8163 Rochester Avenue, Suite 100 | Rancho Cucamonga, CA 91730-0729

909.987.0909 | [kelley@wlcarchitects.com](mailto:kelley@wlcarchitects.com) | [www.wlcarchitects.com](http://www.wlcarchitects.com)

**WLC** | Client Focused Passion Driven

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David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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David R. Barlag

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David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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**Carlos Marquez**  
Sr. Real Property Agent  
City of Garden Grove  
Economic Development Division/Finance Department  
11222 Acacia Parkway  
Garden Grove, CA 92840  
**(714) 741-5181**

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## Concept Budget

<b>Project name</b>	Garden Grove FS No. 6 Westhaven Park Garden Grove		
<b>Client</b>	Garden Grove Fire		
<b>Bid date</b>	2/10/2016		
<b>Notes</b>	<p>Estimate based on the Westhaven Park location Budget assumes on-site soils are suitable for reuse, and sites to balance.</p> <p>Two (2) traffic signals figured on West Street. Canopies figured at fuel tank and GenSet</p> <ul style="list-style-type: none"><li>- No fencing / Walls along South edge of project</li><li>- No consideration for Community Building</li></ul> <p>Harbor Site (based on brief narrative)</p> <ul style="list-style-type: none"><li>- Additional off-site modifications and repairs - \$80,080</li></ul> <p>Chapman Site (based on brief narrative)</p> <ul style="list-style-type: none"><li>- Additional off-site modifications and repairs - \$43,120</li></ul>		
<b>Report format</b>	Sorted by 'Location/Group phase/Phase' 'Detail' summary		

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other		Total	
				Amount	Name	Amount	Amount		
* <i>unassigned</i> *									
1000.000	GENERAL REQUIREMENTS								
1001.000	General Requirements								
1	General Conditions	12.00	MO	34,275.00	/MO	411,300	-	411,300	-
	General Requirements					411,300		411,300	
1002.000	Site Specific Conditions								
100	Traffic Control & Barricades	20.00	Day	1,500.000	/Day	30,000	-	30,000	-
210	Dust Control - Post Earthwork	12.00	mo	250.00	/mo	3,000	-	3,000	-
220	Erosion Control	1.00	LS	16,427.00	/LS	16,427	-	16,427	-
270	Surveying	1.00	LS	15,000.000	/LS	15,000	-	15,000	-
	Site Specific Conditions					64,427		64,427	
	GENERAL REQUIREMENTS					475,727	0	475,727	
2000.000	SITEWORK								
2221.000	Demo Site Grader								
170	Remove Tree	9.00	ea	250.00	/ea	2,250	-	2,250	-
	Demo Site Grader					2,250		2,250	
2222.000	Demo Site Hard								
1	Demo Site Hard Bid	47,390.00	SF	0.35	/SF	16,587	-	16,587	-
n	Cut & Remove G-2 Curb & Gutter	210.00	LF	8.50	/LF	1,785	-	1,785	-
n	Remove 4" Offsite Sidewalk no base or steel > 5000 SF	1,050.00	SF	2.00	/SF	2,100	-	2,100	-
	Demo Site Hard					20,472		20,472	
2223.000	Demo Site Select								
152	Remove Play Structure	4.00	ea	1,200.000	/ea	4,800	-	4,800	-
	Demo Site Select					4,800		4,800	
2300.000	Earthwork								
05	Clear/Grub/Site Demo	37,600.00	SF	2.25	/SF	84,600	-	84,600	-
20	Over Exv & recompact 5' outside building	9,720.00	SF	14.55	/SF	141,426	-	141,426	-
70	Finish Subgrade at Pavement	19,750.00	SF	0.25	/SF	4,938	-	4,938	-
72	Finish Subgrade at Landscape	5,175.00	SF	0.20	/SF	1,035	-	1,035	-
	Earthwork					231,999		231,999	
2500.000	U.G. Utilities								

## Standard Estimate Report

Garden Grove FS No. 6

2/17/2016 8:01 AM

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Name	Other		Total	
				Amount			Amount		Amount	
2500.000	U.G. Utilities									
1	Site Utilities - Bld Adj	1.00	LS	123,208	/LS		-		123,208	
	U.G. Utilities			123,208					123,208	
2510.000	City Water									
8	Street Tap 8" Fire Line	1.00	ea	9,500	/ea		-		9,500	
11	Street Tap 2" to 4" Domestic Line	1.00	ea	4,500	/ea		-		4,500	
11	Street Tap 2" to 4" Landscape Line	1.00	ea	4,500	/ea		-		4,500	
n	2" Sch 80 PVC Water Line - incl Exc&B-fill	75.00	LF	41.00	/LF		-		3,075	
n	2" Sch 80 PVC Water Line - incl Exc&B-fill	30.00	LF	41.00	/LF		-		1,230	
124	4" Double Dectector Check Valve	1.00	ea	6,500	/ea		-		6,500	
124	4" Double Dectector Check Valve	1.00	ea	6,500	/ea		-		6,500	
	City Water			35,805					35,805	
2511.000	Fire Line - U.G.									
n	8" DCDA w/ FDC	1.00	ea	13,200	/ea		-		13,200	
	Fire Line - U.G.			13,200					13,200	
2530.000	Sanitary Sewer									
10	Street Tap Sewer Line - Existing Manhole	1.00	ea	9,500	/ea		-		9,500	
n	4" PVC SDR-35 Sewer Line - incl Exc&B-fill	150.00	LF	30.00	/LF		-		4,500	
	Sanitary Sewer			14,000					14,000	
2600.000	Storm Drain									
n	1181 Storm Drain - 6" PVC SDR35	400.00	LF	30.00	/LF		-		12,000	
2370	Catch Basin Type F D-7	6.00	ea	500.000	/ea		-		3,000	
n	3301 Contech CDS Unit 20-10	2.00	Ea	28,000.000	/Ea		-		56,000	
	Storm Drain			71,000					71,000	
2750.000	Site Concrete									
10	G-1 6" Curb	1,150.00	LF	16.00	/LF		-		18,400	
18	G-2 18" Curb & Gutter	210.00	LF	21.00	/LF		-		4,410	
25	8" Drive Approach	830.00	SF	8.00	/SF		-		6,640	
32	4" Grey Walk Broom Offsite	1,050.00	SF	5.62	/SF		-		5,901	
n	852 8" PCC Fire Lane Paving	19,750.00	SF	6.50	/SF		-		128,375	
	Site Concrete			163,726					163,726	
2760.000	Paving Specialties									
10	Parking Stripes	24.00	ea	22.50	/ea		-		540	
11	Street Stripes - Traffic Signals	300.00	LF	2.25	/LF		-		675	
25	ADA Space Paint & Sign	2.00	ea	140.00	/ea		-		280	

Item	Description	Takeoff Qty	Subcontract		Unit Cost	Name	Other		Total
			Amount				Amount		
Paving Specialties									
2790.000	Athletic & Rec Surfaces								
1	Re-Create Park	1.00	LS	114,056.00	/LS				
	Athletic & Rec Surfaces					1,495			1,495
Fences & Gates									
2820.000									
179	6' Tube Steel Fence - Prem	420.00	LF	96.00	/LF	40,320			40,320
196	6' H Tube Steel Gate - Single	4.00	EA	900.000	/EA	3,600			3,600
224	24' x 6' Tube Steel Gate - Double, w/ press points, galv/painted	1.00	PR	3,640.00	/PR	3,640			3,640
506	6' Trash Enclosure Gate - Double	1.00	PR	2,000.000	/PR	2,000			2,000
605	Gate Operators, 2hp hydraulic by HY Security model 222 EX	2.00	Ea	14,595.00	/Ea	29,190			29,190
	Fences & Gates					78,750			78,750
Site Furnishings									
2870.000									
b	Misc Site Furnishings	1.00	LS	8,500.000	/LS	8,500			8,500
	Site Furnishings					8,500			8,500
Traffic Signs & Signals									
2890.000									
310	Traffic Signal (based on # of lanes at intersection) 2x2	2.00	LS	105,000.000	/LS	210,000			210,000
	Traffic Signs & Signals					210,000			210,000
Landscape & Irrigation									
2900.000									
3	Landscaping	5,175.00	SF	8.00	/SF	41,400			41,400
10	Bioretention Basin, Rock, Import Soil, Planting	610.00	SF	35.00	/SF	21,350			21,350
	Landscape & Irrigation					62,750			62,750
SITEWORK									
						1,156,010	0		1,156,010
CONCRETE									
3001.000									
62	Building Concrete Budget								
	Seal Concrete Floor	1.00	LS	3,720.00	/LS	3,720			3,720
	Building Concrete Budget					3,720			3,720
Rebar									
3200.000									
11	Rebar Slab w/ CMU Figs & #4 18" OC per CY	1.00	LS	47,318.00	/LS	47,318			47,318
	Rebar					47,318			47,318
Building Concrete									
3300.000									
4	Building Foundation - SOG & Figs 1 Story	9,720.00	SF	30.29	/SF	294,419			294,419



Item	Description	Takeoff Qty	Unit Cost	Subcontract Amount	Name	Other		Total	
						Amount		Amount	
	Building Concrete			294,419				294,419	
	CONCRETE			345,457				345,457	
4000.000	MASONRY								
4001.000	Masonry								
b	Masonry	9,720.00	SF	14.84 /SF		144,245	-	144,245	
	Masonry					144,245		144,245	
	MASONRY			144,245			0	144,245	
5000.000	METALS								
5120.000	Structural Steel								
1	Structural Steel -	9,720.00	SF	13.80 /SF		134,136	-	134,136	
	Structural Steel					134,136		134,136	
5585.000	Canopy Structures								
n	Four column steel & prefinished sheet metal panel canopy @ GenSet	144.00	SF	44.45 /SF		6,401	-	6,401	
n	Four column steel & prefinished sheet metal panel canopy @ Fuel	100.00	SF	44.45 /SF		4,445	-	4,445	
	Canopy Structures					10,846		10,846	
	METALS			144,982			0	144,982	
6000.000	WOOD & PLASTICS								
6100.000	Rough Carpentry								
5	Framing	9,720.00	SF	38.38 /SF		373,054	-	373,054	
	Rough Carpentry					373,054		373,054	
6400.000	Architectural Casework								
1	Architectural Casework	9,720.00	SF	17.97 /SF		174,668	-	174,668	
	Architectural Casework					174,668		174,668	
	WOOD & PLASTICS			547,722			0	547,722	
7000.000	THERMAL & MOISTURE								
7210.000	Insulation								
2	Insulation	9,720.00	SF	2.29 /SF		22,259	-	22,259	

Item	Description	Takeoff Qty	Unit Cost	Subcontract Amount	Name	Other Amount	Total Amount
	<i>Insulation</i>			22,259			22,259
7500.000	Membrane Roofing						
n 10	Built-up Roofing	9,720.00 SF	3.36 /SF	32,659		-	32,659
	Membrane Roofing			32,659			32,659
7600.000	Sheet Metal						
02	Sheetmetal	9,720.00 SF	12.95 /SF	125,874		-	125,874
	Sheet Metal			125,874			125,874
7830.000	Roof Accessories						
b	Roof Accessories	1.00 LS	11,664.00 /LS	11,664		-	11,664
	Roof Accessories			11,664			11,664
7900.000	Sealants & Caulking						
1	Caulking & Sealants	1.00 LS	22,910.00 /LS	22,910		-	22,910
	Sealants & Caulking			22,910			22,910
	<b>THERMAL &amp; MOISTURE</b>			215,366		0	215,366
8000.000	<b>DOORS &amp; WINDOWS</b>						
8110.000	Doors & Frames						
10	Door, Frame & Hardware Installed	1.00 LS	64,351.00 /LS	64,351		-	64,351
	Doors & Frames			64,351			64,351
8340.000	Special Function Doors						
n 10	Four-Fold Doors	1.00 LS	261,000.000 /LS	261,000		-	261,000
	Special Function Doors			261,000			261,000
8800.000	Glazing						
01	Glazing -	1.00 LS	40,779.00 /LS	40,779		-	40,779
	Glazing			40,779			40,779
	<b>DOORS &amp; WINDOWS</b>			366,130		0	366,130
9000.000	<b>FINISHES</b>						
9200.000	Lath & Plaster						
1	Metal Lath & Plaster	9,720.00 SF	9.11 /SF	88,549		-	88,549
	Lath & Plaster			88,549			88,549
9250.000	Drywall & Metal Studs						
2	Drywall & Metal Studs	9,720.00 SF	7.12 /SF	69,206		-	69,206

Item	Description	Takeoff Qty	Subcontract		Name	Other		Total
			Unit Cost	Amount		Amount	Amount	
	Drywall & Metal Studs			69,206				69,206
9310.000	Ceramic & Quarry Tile							
1	Ceramic Tile	1.00	LS	42,049.00 /LS			-	42,049
	Ceramic & Quarry Tile							42,049
9510.000	Acoustical Ceiling Tile							
1	Acoustical Tile -	9,720.00	SF	1.97 /SF			-	19,148
	Acoustical Ceiling Tile							19,148
9650.000	Floor Coverings & Sealers							
1	Floor Covering -	9,720.00	SF	3.67 /SF			-	35,672
n	Vapor Emission Control	9,720.00	SF	1.29 /SF			-	12,539
	Floor Coverings & Sealers							48,211
9900.000	Painting & Coatings							
1	Painting	9,720.00	SF	3.19 /SF			-	31,007
	Painting & Coatings							31,007
FINISHES				298,171		0		298,171
10000.000	SPECIALTIES							
10100.000	Markerboards & Tackboards							
10	Wall Panels	1.00	LS	6,923.00 /LS			-	6,923
	Markerboards & Tackboards							6,923
10350.000	Flagpoles							
10	Flagpole	1.00	LS	2,517.00 /LS			-	2,517
	Flagpoles							2,517
10400.000	Signs							
1	Signs	1.00	LS	8,010.00 /LS			-	8,010
	Signs							8,010
10500.000	Lockers							
1	Lockers	1.00	LS	14,934.00 /LS			-	14,934
	Lockers							14,934
10520.000	Fire Protection Specialty							
10	Knox Box	2.00	EA	500.000 /EA			-	1,000
20	Fire Extinguisher & Cabinet	1.00	LS	1,416.00 /LS			-	1,416
	Fire Protection Specialty							2,416
10810.000	Toilet Accessories							
20	Toilet Accessories	1.00	LS	5,368.00 /LS			-	5,368

Item	Description	Takeoff Qty	Unit Cost	Subcontract Amount	Name	Other Amount	Total Amount
	Toilet Accessories			5,368			5,368
<b>SPECIALTIES</b>							
11000.000	<b>EQUIPMENT</b>			40,168		0	40,168
11130.000	Audio-Visual Equipment						
10	TV Brackets	1.00 LS	2,337.00 /LS	2,337		-	2,337
	Audio-Visual Equipment			2,337			2,337
11450.000	Kitchen Appliances						
1	Kitchen Appliance	1.00 LS	30,164.00 /LS	30,164		-	30,164
	Kitchen Appliances			30,164			30,164
	<b>EQUIPMENT</b>			32,501		0	32,501
12000.000	<b>FURNISHINGS</b>						
12490.000	Window/Treatments						
n	5 Roller Shades	1.00 LS	5,178.00 /LS	5,178		-	5,178
	Window/Treatments			5,178			5,178
	<b>FURNISHINGS</b>			5,178		0	5,178
15000.000	<b>MECHANICAL</b>						
15110.000	Fuel Tank & Piping						
n	10 Diesel Tank & Fuel	1.00 Ea	56,081.00 /Ea	56,081		-	56,081
	Fuel Tank & Piping			56,081			56,081
15300.000	Fire Protection Piping						
1	Fire Protection Piping -	9,720.00 SF	3.62 /SF	35,186		-	35,186
	Fire Protection Piping			35,186			35,186
15400.000	Plumbing						
1	Plumbing Building -	9,720.00 SF	17.20 /SF	167,184		-	167,184
	Plumbing			167,184			167,184
15700.000	HVAC						
1	HVAC -	9,720.00 SF	15.42 /SF	149,882		-	149,882
	HVAC			149,882			149,882
15838.000	Vehicle Exhaust Removal						
n	1 Diesel Exhaust Removal System	1.00 LS	80,234.00 /LS	80,234		-	80,234

Item	Description	Takeoff Qty	Unit Cost	Subcontract Amount	Name	Other Amount	Total Amount
	Vehicle Exhaust Removal			80,234			80,234
	<b>MECHANICAL</b>			488,568		0	488,568
16000.000	<b>ELECTRICAL</b>						
16002.000	Bldg Electrical						
n 20	Bldg Lighting & Power	9,720.00	SF	34.40 /SF		-	334,368
	Bldg Electrical			334,368			334,368
16003.000	Low Voltage Electrical						
n 2	Notifier Fire Alarm - Fire Station	9,720.00	SF	8.75 /SF		-	85,050
170	Station Alerting System	1.00	LS	120,000.000 /LS		-	120,000
	Low Voltage Electrical			205,050			205,050
16620.000	Emergency Generators						
n 22	150kW JD GenSet	1.00	Ea	110,605.00 /Ea		-	110,605
n 22	Filter System	1.00	LS	47,165.00 /LS		-	47,165
n 22	GenSet Permits & Fuel	1.00	LS	8,044.00 /LS		-	8,044
	Emergency Generators			165,814			165,814
	<b>ELECTRICAL</b>			705,232		0	705,232
	<b>* unassigned *</b>			4,965,456		0	4,965,456

## Estimate Totals

Subcontract	<u>4,965,456</u>		
	4,965,456	4,965,456	
G. C. Fee	397,236		
COC Insurance	17,379		
Liability Insurance	99,309		
Bond	50,399		
Sub Bonding	84,210		
<b>Total</b>		<b>5,613,989</b>	

8.000 %	C
0.350 %	C
2.000 %	C
1.500 %	B
	T

Zimbra

denisek@ci.garden-grove.ca.us

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**RE: Garden Grove FS No. 6 - Cost Estimates**

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**From :** Kelley Needham <kelley@wlcarchitects.com>

Mon, Feb 22, 2016 05:16 PM

**Subject :** RE: Garden Grove FS No. 6 - Cost Estimates**To :** 'Kim Huy' <kihuy@ci.garden-grove.ca.us>, David Barlag  
<davidba@ci.garden-grove.ca.us>

Thanks Kim. I agree. Your play area estimates are very good.

Kelley

---

**From:** Kim Huy [mailto:kihuy@ci.garden-grove.ca.us]  
**Sent:** Monday, February 22, 2016 5:13 PM  
**To:** David Barlag; Kelley Needham  
**Subject:** Re: Garden Grove FS No. 6 - Cost Estimates

Kelley:

You're correct, my estimate on the room is way off. However, I'm pretty confident regarding the play area estimates. ;-0

Kim

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>  
**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**Sent:** Monday, February 22, 2016 5:01:31 PM  
**Subject:** RE: Garden Grove FS No. 6 - Cost Estimates

Dave,

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Have you had any luck getting the land cost estimates?

Kelley

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**From:** David Barlag [mailto:davidba@ci.garden-grove.ca.us]  
**Sent:** Monday, February 22, 2016 4:49 PM  
**To:** Kelley Needham  
**Subject:** Fwd: Garden Grove FS No. 6 - Cost Estimates

Kelley,  
Can you look at Kim's points, I already shared the estimate for the community in #2.

---

**From:** "Kim Huy" <[kihuy@ci.garden-grove.ca.us](mailto:kihuy@ci.garden-grove.ca.us)>  
**To:** "Scott Stiles" <[ssstiles@ci.garden-grove.ca.us](mailto:ssstiles@ci.garden-grove.ca.us)>  
**Cc:** "Jim Dellalonga" <[jimde@ci.garden-grove.ca.us](mailto:jimde@ci.garden-grove.ca.us)>, "Ellis Chang" <[ellisc@ci.garden-grove.ca.us](mailto:ellisc@ci.garden-grove.ca.us)>, "Bill Murray" <[wem@ci.garden-grove.ca.us](mailto:wem@ci.garden-grove.ca.us)>, "Phil Carter" <[philc@ci.garden-grove.ca.us](mailto:philc@ci.garden-grove.ca.us)>, "Nathan Brady" <[nathanb@ci.garden-grove.ca.us](mailto:nathanb@ci.garden-grove.ca.us)>, "Lee Marino" <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>, "Tom Schultz" <[toms@ci.garden-grove.ca.us](mailto:toms@ci.garden-grove.ca.us)>, "Kingsley Okereke" <[kingsley@ci.garden-grove.ca.us](mailto:kingsley@ci.garden-grove.ca.us)>, "Karl Hill" <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>, "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>  
**Sent:** Thursday, February 18, 2016 5:25:32 PM  
**Subject:** Re: Garden Grove FS No. 6 - Cost Estimates

Dave:

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- 2) You had mentioned that this estimate DOES NOT have the estimate for the Community Room; while there may be some adjustment in the size of the building, with the extra bathrooms on the exterior of the building and bare minimum fixtures, I'm guessing the cost could be somewhere around \$250,000-\$300,000. With the additional general contractor and miscellaneous expenses, add another 13% onto that, and we're somewhere between \$282,500-\$339,000.
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With these three (3) items, I can see an additional \$1 Million in expenses prior to environmental.

Kim

---

What's our "all in" project cost for Fire? \$6M? I assume we are within budget? Thanks.

**Scott C. Stiles, ICMA-CM**

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**From:** "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>  
**To:** "Jim Dellalonga" <[jimde@ci.garden-grove.ca.us](mailto:jimde@ci.garden-grove.ca.us)>, "Ellis Chang" <[ellisc@ci.garden-grove.ca.us](mailto:ellisc@ci.garden-grove.ca.us)>, "Bill Murray" <[wem@ci.garden-grove.ca.us](mailto:wem@ci.garden-grove.ca.us)>, "Phil Carter" <[philc@ci.garden-grove.ca.us](mailto:philc@ci.garden-grove.ca.us)>, "Nathan Brady" <[nathanb@ci.garden-grove.ca.us](mailto:nathanb@ci.garden-grove.ca.us)>, "Lee Marino" <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>, "Tom Schultz" <[toms@ci.garden-grove.ca.us](mailto:toms@ci.garden-grove.ca.us)>, "Kingsley Okereke" <[kingsley@ci.garden-grove.ca.us](mailto:kingsley@ci.garden-grove.ca.us)>, "Kim Huy" <[kihuy@ci.garden-grove.ca.us](mailto:kihuy@ci.garden-grove.ca.us)>, "Karl Hill" <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>



**Cc:** "Scott Stiles" <[ssstiles@ci.garden-grove.ca.us](mailto:ssstiles@ci.garden-grove.ca.us)>  
**Sent:** Thursday, February 18, 2016 10:12:26 AM  
**Subject:** Fwd: Garden Grove FS No. 6 - Cost Estimates

All,

Attached are the draft estimates of costs for the proposed FS6, they are currently lacking a line items for the Community Room and the CEQA estimates which are still forth coming. Please review and if you have questions, comments or concerns. Shoot me an email and I will address with WLC.

So while this is for the Park site, under "Notes" on the first page the additional costs would be added for the Harbor site and the Chapman site as noted.

Dave

---

**From:** "Kelley Needham" <[kelley@wlcarchitects.com](mailto:kelley@wlcarchitects.com)>  
**To:** "DAVID R. BARLAG" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>  
**Sent:** Wednesday, February 17, 2016 10:16:59 AM  
**Subject:** Garden Grove FS No. 6 - Cost Estimates

Dave,

Here is our cost estimate for the fire station. I need to incorporate the additional land costs as well as the architectural and engineering fees. I wanted to give you a copy now for you to review. Please let me know if you see anything you don't need or anything you feel may be missing.

Thank you.

**Kelley Needham** | Architect, AIA, Principal  
**WLC** Architects, Inc. | 8163 Rochester Avenue, Suite 100 | Rancho Cucamonga, CA 91730-0729  
909.987.0909 | [kelley@wlcarchitects.com](mailto:kelley@wlcarchitects.com) | [www.wlcarchitects.com](http://www.wlcarchitects.com)

**WLC** | Client Focused Passion Driven

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Forget previous vote

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David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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Zimbra

denisek@ci.garden-grove.ca.us

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**RE: Garden Grove FS No. 6 - Cost Estimates**

---

**From :** Kelley Needham <[kelley@wlcarchitects.com](mailto:kelley@wlcarchitects.com)>

Mon, Feb 22, 2016 05:05 PM

**Subject :** RE: Garden Grove FS No. 6 - Cost Estimates**To :** 'David Barlag' <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>

Okay. Don't pound too hard. Sounds like he might deserve a day or two.

---

**From:** David Barlag [<mailto:davidba@ci.garden-grove.ca.us>]**Sent:** Monday, February 22, 2016 5:03 PM**To:** Kelley Needham**Subject:** Re: Garden Grove FS No. 6 - Cost Estimates

I will go beat on his desk, he just got back from pneumonia and a collapsed lung!

---

**From:** "Kelley Needham" <[kelley@wlcarchitects.com](mailto:kelley@wlcarchitects.com)>**To:** "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>**Sent:** Monday, February 22, 2016 5:01:31 PM**Subject:** RE: Garden Grove FS No. 6 - Cost Estimates

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**To:** "Jim Dellalonga" <[jjimde@ci.garden-grove.ca.us](mailto:jjimde@ci.garden-grove.ca.us)>, "Ellis Chang" <[ellisc@ci.garden-grove.ca.us](mailto:ellisc@ci.garden-grove.ca.us)>, "Bill Murray" <[wem@ci.garden-grove.ca.us](mailto:wem@ci.garden-grove.ca.us)>, "Phil Carter" <[philc@ci.garden-grove.ca.us](mailto:philc@ci.garden-grove.ca.us)>, "Nathan Brady" <[nathanb@ci.garden-grove.ca.us](mailto:nathanb@ci.garden-grove.ca.us)>, "Lee Marino" <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>, "Tom Schultz" <[toms@ci.garden-grove.ca.us](mailto:toms@ci.garden-grove.ca.us)>, "Kingsley Okereke" <[kingsley@ci.garden-grove.ca.us](mailto:kingsley@ci.garden-grove.ca.us)>, "Kim Huy" <[kihuy@ci.garden-grove.ca.us](mailto:kihuy@ci.garden-grove.ca.us)>, "Karl Hill" <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>

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Dave

---

**From:** "Kelley Needham" <[kelly@wlcarchitects.com](mailto:kelly@wlcarchitects.com)>  
**To:** "DAVID R. BARLAG" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>  
**Sent:** Wednesday, February 17, 2016 10:16:59 AM  
**Subject:** Garden Grove FS No. 6 - Cost Estimates

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Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Garden Grove FS No. 6 - Cost Estimates**

---

**From :** Tom Schultz <toms@ci.garden-grove.ca.us>

Thu, Feb 18, 2016 06:17 PM

**Subject :** Re: Garden Grove FS No. 6 - Cost Estimates**To :** Scott Stiles <sstiles@ci.garden-grove.ca.us>**Cc :** Kim Huy <kihuy@ci.garden-grove.ca.us>, Kingsley Okereke <kingsley@ci.garden-grove.ca.us>, David Barlag <davidba@ci.garden-grove.ca.us>

I think that is a good idea .

Thx

Tom Schultz  
Garden Grove Fire Chief

On Feb 18, 2016, at 6:11 PM, Scott Stiles <sstiles@ci.garden-grove.ca.us> wrote:

This is my fear with cost containment. Do the five of us need to meet next week? If so, Dave, could you arrange? Thanks.

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---

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denisek@ci.garden-grove.ca.us

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Thu, Feb 18, 2016 06:11 PM

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---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Garden Grove FS No. 6 - Cost Estimates**

---

**From :** Scott Stiles <sstiles@ci.garden-grove.ca.us>

Thu, Feb 18, 2016 11:33 AM

**Subject :** Re: Garden Grove FS No. 6 - Cost Estimates**To :** David Barlag <davidba@ci.garden-grove.ca.us>**Cc :** Jim Dellalonga <jimde@ci.garden-grove.ca.us>, Ellis Chang <ellisc@ci.garden-grove.ca.us>, Bill Murray <wem@ci.garden-grove.ca.us>, Phil Carter <philc@ci.garden-grove.ca.us>, Nathan Brady <nathanb@ci.garden-grove.ca.us>, Lee Marino <leem@ci.garden-grove.ca.us>, Tom Schultz <toms@ci.garden-grove.ca.us>, Kingsley Okereke <kingsley@ci.garden-grove.ca.us>, Kim Huy <kihuy@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

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**Re: Garden Grove FS No. 6 - Cost Estimates**

---

**From :** Karl Hill <karlh@ci.garden-grove.ca.us>

Thu, Feb 18, 2016 11:03 AM

**Subject :** Re: Garden Grove FS No. 6 - Cost Estimates**To :** David Barlag <davidba@ci.garden-grove.ca.us>

David: Being that I am not in the construction business and do not know what the market rates are for labor costs and material costs, I would say it is within our target amount. However, I was told you need to build in an 8 to 12 percent fudge factor in case costs go up at the time of the bid. Also, are these items all that we want and what we want in the project without the detailed plans in front of us.

I know we talk about design build to move the project along, but it would seem to me that with recent fire stations being built that there are plans that could be "copied and/or modified" to meet our needs and thereby have closer known costs associated with that particular plan.

In the cost estimates, can some be absorbed in soft costs such as tree removal by our own work crews, knowing there is a cost but in reality they are absorbing the costs as daily routines that the tree trimmers go out and perform anyway. Also we have had our crews do driveway approach improvements, again something to consider if costs are tight.

Also, just out of curiosity, what do we have in the funds that were set some time ago to collect revenues for Station six and seven??

Thanks  
Karl

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>**To:** "Jim Dellalonga" <jimde@ci.garden-grove.ca.us>, "Ellis Chang" <ellisc@ci.garden-grove.ca.us>, "Bill Murray" <wem@ci.garden-grove.ca.us>, "Phil Carter" <philc@ci.garden-grove.ca.us>, "Nathan Brady" <nathanb@ci.garden-grove.ca.us>, "Lee Marino" <leem@ci.garden-grove.ca.us>, "Tom Schultz" <toms@ci.garden-grove.ca.us>, "Kingsley Okereke" <kingsley@ci.garden-grove.ca.us>, "Kim Huy" <kihuy@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>**Cc:** "Scott Stiles" <sstiles@ci.garden-grove.ca.us>**Sent:** Thursday, February 18, 2016 10:12:26 AM**Subject:** Fwd: Garden Grove FS No. 6 - Cost Estimates

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David R. Barlag

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denisek@ci.garden-grove.ca.us

---

**Re: Hot Reds**

---

**From :** Rebecca Meeks <rebeccam@ci.garden-grove.ca.us>

Tue, Feb 23, 2016 10:57 AM

**Subject :** Re: Hot Reds**To :** David Barlag <davidba@ci.garden-grove.ca.us>

No. They still need to get programmed and then installed. They were a bit backlogged at the County with everyone's purchases coming in. I was going to call today to schedule a time for them to squeeze in the programming at the very least.

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>**To:** "Rebecca Meeks" <rebeccam@ci.garden-grove.ca.us>**Sent:** Tuesday, February 23, 2016 10:56:22 AM**Subject:** Hot Reds

I know you have nothing going on, but are your hot reds inservice?

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**RE: GG PD estimate**

---

**From :** Greg Amy <GAmy@pccinc.com>

Tue, Feb 23, 2016 09:10 AM

**Subject :** RE: GG PD estimate**To :** 'David Barlag' <davidba@ci.garden-grove.ca.us>

Good morning David,

It will probably be end of the week or 1<sup>st</sup> part of next week before I can get the estimates to you.

Both scenarios are somewhat out of the ordinary and will take some time to consider all of the work necessary.

I've also got my on-going projects and estimates to work on as well.

**Greg Amy - RCDD**

Sr. Systems Engineer

PCC Network Solutions

2031 E. Cerritos Ave. Suite 7C

Anaheim, CA 92806

714-563-8070 Ext. 274

714.448.4245 Mobile

714.563.8080 Fax

[GAmy@pccinc.com](mailto:GAmy@pccinc.com)[www.pccinc.com](http://www.pccinc.com)

---

**From:** David Barlag [mailto:davidba@ci.garden-grove.ca.us]**Sent:** Tuesday, February 23, 2016 8:38 AM**To:** Amy, Greg**Subject:** GG PD estimate

Greg any thoughts on the PD changes?

I know there is a lot to consider.

--

David R. Barlag

City Manager's Office

City of Garden Grove

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**Accept: Fire Station Meeting**

---

**From :** Kingsley Okereke <kingsley@ci.garden-grove.ca.us>

Mon, Feb 22, 2016 05:15 PM

**Subject :** Accept: Fire Station Meeting**To :** davidba@ci.garden-grove.ca.us**Subject:** Fire Station Meeting**Organizer:** davidba@ci.garden-grove.ca.us**Location:** "CH3\_City\_Manager" <ch3\_city\_manager@ci.garden-grove.ca.us>**Resources:** ch3\_city\_manager@ci.garden-grove.ca.us**Time:** Thursday, February 25, 2016, 4:00:00 PM - 4:30:00 PM GMT -08:00 US/Canada Pacific**Invitees:** kihuy@ci.garden-grove.ca.us; kingsley@ci.garden-grove.ca.us; sstiles@ci.garden-grove.ca.us;  
toms@ci.garden-grove.ca.us

\*~\*~\*~\*~\*~\*~\*~\*~\*

Yes, I will attend.

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Fire Station 6 - Environmental Analysis**

---

**From :** Kim Huy <kihuy@ci.garden-grove.ca.us>

Mon, Feb 22, 2016 04:52 PM

**Subject :** Re: Fire Station 6 - Environmental Analysis**To :** David Barlag <davidba@ci.garden-grove.ca.us>

Thank you Dave. We'll get this thing figured out. ;-)

Kh

---

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>**To:** "Tom Schultz" <toms@ci.garden-grove.ca.us>, "Kingsley Okereke" <kingsley@ci.garden-grove.ca.us>, "Scott Stiles" <sstiles@ci.garden-grove.ca.us>**Sent:** Thursday, February 18, 2016 2:47:29 PM**Subject:** Fwd: Fire Station 6 - Environmental Analysis

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>**Sent:** Thursday, February 18, 2016 2:43:21 PM**Subject:** RE: Fire Station 6 - Environmental Analysis

Yes, I am going to add it to the estimate. I would guess it is going to add between 1 to 1.2 million

---

**From:** David Barlag [mailto:davidba@ci.garden-grove.ca.us]**Sent:** Thursday, February 18, 2016 2:36 PM**To:** Kelley Needham**Subject:** Re: Fire Station 6 - Environmental Analysis

Thanks Kelley

So we are trying to get our hands around the beast, did you say you had an estimate coming for the community room?

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>**To:** "DAVID R. BARLAG" <davidba@ci.garden-grove.ca.us>**Sent:** Thursday, February 18, 2016 2:16:11 PM**Subject:** Fire Station 6 - Environmental Analysis

---

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

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Spam

Not spam

Forget previous vote

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---



February 12, 2016

Kelley Needham  
WLC Architects  
8163 Rochester Avenue, Suite 100  
Rancho Cucamonga, CA 94730-0729

**SUBJECT: CITY OF GARDEN GROVE FIRE STATION REPLACEMENT – ENVIRONMENTAL REVIEW**

Dear Mr. Needham:

Chambers Group has reviewed three alternative locations for a replacement fire station located in the northwest area of the City of Garden Grove (City). This letter contains a comparative environmental review of the proposed locations and recommendations on the California Environmental Quality Act (CEQA) review process for the project, including cost estimates for the environmental review analysis appropriate to each site.

Table 1, below, shows a comparative environmental analysis of the three sites, as well as a summary of the CEQA recommendations and costs.

Table 1: Alternative Sites Summary

Site Name	Environmental Constraints	Expected CEQA Document	Cost Estimate <sup>1</sup>
Harbor Site 1	<ul style="list-style-type: none"> <li>Potential traffic concerns</li> </ul>	IS/MND	\$65,000 - \$75,000
Westhaven Site 2	<ul style="list-style-type: none"> <li>Conversion of open space/park area and undeveloped area</li> <li>Cultural and biological resources surveys are likely required</li> </ul>	IS/MND	\$78,000 - \$92,000
Chapman Debbie Site 3	<ul style="list-style-type: none"> <li>Opposition from the public and stakeholders could result in additional efforts to respond to comments on the CEQA document</li> </ul>	CE <sup>2</sup> or IS/MND	CE: \$17,000 - \$27,000 IS/MND: \$67,000 - \$77,000

**Notes:**

1. Beginning July 1, 2015 Assembly Bill 52 went into effect, giving new responsibilities to lead agencies to evaluate impacts to Tribal Cultural Resources and, if requested, notify and possibly conduct consultation with tribes for projects requiring CEQA review. It is not known at this time whether notification and consultation has been requested by tribes. Should notification and consultation be required, costs associated with this project will likely fall within the higher range provided here.

2. If the fire station proposed at this location is under 10,000 square feet, the project could possibly be categorically excluded from CEQA review under a Class 3 Exemption, New Construction or Conversion of Small Structures (CEQA Guidelines 15303).

**Acronyms:**

CEQA = California Environmental Quality Act

IS/MND = Initial Study / Mitigated Negative Declaration

The following presents a brief scope of work to prepare and Categorical Exemption (CE) and an Initial Study / Mitigated Negative Declaration (IS/MND).

#### *CEQA Categorical Exemption*

Chambers Group will prepare the supporting statements and required forms for filing of the Categorical Exemption. We will:

- prepare a brief project description;
- provide a brief review of any supporting documentation of the project substantiating exemption;
- provide a finding of the project's basis for exemption with a statement of reasons supporting the finding;
- provide applicable law or state guidelines citations; and
- prepare the Notice of Exemption form.

#### *Initial Study / Mitigated Negative Declaration*

The scope of work provides Chambers Group's approach to preparation of an IS and ND for a small project. There are instances when an IS and MND can be large and complicated, as in construction improvements to a drainage channel or pipeline construction. Technical studies may be required to support the findings in the IS and to develop mitigation measures. These studies could include biological resources technical reports, archaeological resources technical reports, historic structures evaluations, noise studies, air quality studies, and traffic studies, all of which can be performed with Chambers Group's Project team. Chambers Group's approach includes brief reconnaissance-level field studies by an environmental analyst, biologist, and archaeologist to determine if more detailed technical studies are required. Chambers Group is also assuming that these will be MNDs. Tasks will be accomplished as described below.

### **Task 1 – Prepare Initial Study**

#### *Task 1.1 – Project Initiation*

Within one week after receiving the notice to proceed, Chambers Group will be prepared to meet with the City at a Project Initiation/Kickoff Meeting to discuss the project and receive all available project information, technical reports, and other available information. The Project Manager will attend this meeting.

The Project team will review all available project-related data. Chambers Group's review of existing data will determine whether previous studies conducted in and adjacent to the proposed project area are adequate for incorporation into the IS. Following the review of existing data, gaps in the data and recommendations for correcting the gaps, if warranted, will be discussed with the City. The Project team will work closely with the City to determine what additional data, if any, must be collected in support of the IS.

#### *Task 1.2 – Project Description*

Chambers Group will develop a comprehensive description for the proposed project that will form the basis for the analysis of the potential impacts on the environment. It is important that the project description be as complete and comprehensive as possible at the outset, so that the impact analyses can be prepared with accurate information. Chambers Group will work closely with the City to develop a detailed project description. The project description will be developed based on the information provided by the City. The project description will include a detailed narrative and graphical presentation of the proposed actions, including components, location and boundaries, regional and vicinity maps, and a statement of the project goals and objectives.

***Milestone: Submit project description for City review.***

***Task 1.3 – Consult with Responsible Agencies***

In accordance with CEQA guidelines, Chambers Group will conduct informal telephone consultation with responsible agencies for the Screencheck IS. The objective of this task is to identify agency concerns and to assure that all potential impact issues are addressed in the document. If appropriate, Chambers Group will arrange for an onsite meeting with Chambers Group's technical staff, City staff, and Agency staff to discuss project issues.

***Task 1.4 – Prepare the Screencheck Initial Study/Mitigated Negative Declaration***

For each CEQA environmental checklist discipline item, the existing environmental setting of the project site and surroundings will be characterized from the existing literature base, including previous studies/documents available from published sources and a brief site visit by an environmental analyst, biologist, and archaeologist. Each section will be prepared and focused to serve as the basis for analysis of impacts of the proposed project. Any field studies conducted would be expected to be brief, such as a reconnaissance-level biological and/or cultural evaluation; a brief air/noise analysis. Chambers Group would assume no detailed studies would be required such as for hydrology, geology, or traffic.

An environmental impacts analysis will be prepared for each checklist entry. Based on CEQA or City defined significance criteria, Chambers Group will determine the potential for any adverse or significant adverse impacts and present mitigation measures to reduce any such impacts to a level of below significance. Early in the study, if any significant environmental impacts are identified which cannot be reduced by mitigation to less than significant, Chambers Group will inform the City.

***Milestone: Submit Screencheck IS to City for review.***

***Task 1.5 – Prepare/Distribute the Initial Study/Mitigated Negative Declaration***

The screencheck review comments will be incorporated into the IS/MND. Chambers Group will prepare and distribute copies of the Draft IS/MND to the City and the State Clearinghouse. Chambers Group will also distribute the document to a mailing list provided by the City.

***Milestone: IS/MND prepared for public distribution.***

***Task 1.6 – Prepare/Distribute the Notice of Intent to Adopt a (Mitigated) Negative Declaration***

A Notice of Intent (NOI) to adopt a ND will be prepared for filing with the State Clearinghouse. Copies of the NOI will also be provided for public distribution and one copy will be provided for publishing in a newspaper of general circulation. The NOI will include:

- a brief description of the proposed project and its location;
- the starting and ending dates for the review period;
- the date, time, and place of any scheduled public meetings or hearings;
- the address(es) of locations where copies of the Draft ND and supporting studies are available for review. This location or locations must be readily accessible to the public during normal working hours;
- as applicable, information regarding the site's presence on any of the lists in Section 65962.5 of the Government Code (generally hazardous waste facilities and disposal sites) and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section; and
- other information specifically required by other statutes or regulations for a particular project or type of project.



**Task 2 – Public Review**

The IS/MND will be distributed for a public review period. If requested by the City, Chambers Group would provide support during any public hearings for the document.

**Task 3 – Prepare Responses to Comments and Mitigation Monitoring and Reporting Plan**

Based upon comments received from public review, Chambers Group assumes preparation of an addendum document incorporating the comments, and responses to the comments will be necessary. A screencheck of this document will be provided to the City. Upon receipt of review comments, a final document will be prepared. This document, combined with the IS/MND, will be used by the City as the final document in considering approval of the project.

Chambers Group will also provide a Draft MMRP at the time of submittal of the screencheck responses to the review comments. The MMRP will be incorporated into the final documentation of the IS/MND. The plan will include all proposed mitigation measures and the following:

- project time period to which the measure applies,
- future review or reporting requirements involved,
- responsibility for implementation of the mitigation,
- requirements for monitoring and reporting frequency, and
- sanctions for noncompliance.

**Task 4 – Notice of Determination**

The Notice of Determination (NOD) is filed following the City's decision to carry out or approve the project for which the MND has been prepared. The Lead Agency (the City) must file the NOD with the City Clerk within five working days after the approval of the project. Chambers Group will prepare the NOD and will file the NOD with the City Clerk.

Thank you for the opportunity to work on this exciting project. We look forward to continuing to work with you. Please call me at (858) 541-2800 if you have any questions or comments regarding this analysis.

Sincerely,

**CHAMBERS GROUP, INC.**



**Corinne Lytle Bonine**  
Managing Environmental Planner, Senior Project Manager

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Fire Station 6 - Environmental Analysis**

---

**From :** Tom Schultz <toms@ci.garden-grove.ca.us>

Thu, Feb 18, 2016 03:02 PM

**Subject :** Re: Fire Station 6 - Environmental Analysis**To :** David Barlag <davidba@ci.garden-grove.ca.us>

Ok thx

Tom Schultz  
Garden Grove Fire Chief

On Feb 18, 2016, at 2:47 PM, David Barlag &lt;davidba@ci.garden-grove.ca.us&gt; wrote:

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>  
**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**Sent:** Thursday, February 18, 2016 2:43:21 PM  
**Subject:** RE: Fire Station 6 - Environmental Analysis

Yes, I am going to add it to the estimate. I would guess it is going to add between 1 to 1.2 million

---

**From:** David Barlag [mailto:davidba@ci.garden-grove.ca.us]  
**Sent:** Thursday, February 18, 2016 2:36 PM  
**To:** Kelley Needham  
**Subject:** Re: Fire Station 6 - Environmental AnalysisThanks Kelley  
So we are trying to get our hands around the beast, did you say you had an estimate coming for the community room?

---

**From:** "Kelley Needham" <kelley@wlcarchitects.com>  
**To:** "DAVID R. BARLAG" <davidba@ci.garden-grove.ca.us>  
**Sent:** Thursday, February 18, 2016 2:16:11 PM  
**Subject:** Fire Station 6 - Environmental Analysis

---

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Not spam  
Forget previous vote--  
David R. Barlag  
City Manager's Office

City of Garden Grove  
(714) 741-5994

---

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--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Fire Station 6 - Environmental Analysis**

---

**From :** Tom Schultz <toms@ci.garden-grove.ca.us>

Thu, Feb 18, 2016 02:39 PM

**Subject :** Re: Fire Station 6 - Environmental Analysis**To :** David Barlag <davidba@ci.garden-grove.ca.us>

Dave does know why the community room is not part of the bid

Tom Schultz  
Garden Grove Fire Chief

&gt; On Feb 18, 2016, at 2:37 PM, David Barlag &lt;davidba@ci.garden-grove.ca.us&gt; wrote:

&gt;

&gt;

&gt;

&gt; ----- Forwarded Message -----

&gt;

&gt; From: "Kelley Needham" &lt;kelley@wlcarchitects.com&gt;

&gt; To: "DAVID R. BARLAG" &lt;davidba@ci.garden-grove.ca.us&gt;

&gt; Sent: Thursday, February 18, 2016 2:16:11 PM

&gt; Subject: Fire Station 6 - Environmental Analysis

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&gt; NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

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&gt; Forget previous vote

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&gt;

&gt; David R. Barlag

&gt; City Manager's Office

&gt; City of Garden Grove

&gt; (714) 741-5994

&gt; &lt;CityofGardenGroveFireStationReplacement\_2015-02-12.docx&gt;

Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Fire Station**

---

**From :** Tom Schultz <toms@ci.garden-grove.ca.us>

Mon, Feb 22, 2016 04:49 PM

**Subject :** Re: Fire Station**To :** David Barlag <davidba@ci.garden-grove.ca.us>

I'm at the off site meeting all day

I'm available Thursday and Friday check with Millie or Svet for exact times  
Thx

Tom Schultz  
Garden Grove Fire Chief

On Feb 22, 2016, at 4:46 PM, David Barlag <davidba@ci.garden-grove.ca.us> wrote:

Tom,  
Are you attending CM, I was hoping to talk right after that?

---

**From:** "Tom Schultz" <toms@ci.garden-grove.ca.us>**To:** "David Barlag" <davidba@ci.garden-grove.ca.us>**Sent:** Monday, February 22, 2016 4:42:06 PM**Subject:** Re: Fire Station

Dave I'm out of the office on weds I have a csfm program class

Tom Schultz  
Garden Grove Fire Chief

> On Feb 22, 2016, at 4:08 PM, David Barlag <davidba@ci.garden-grove.ca.us> wrote:

>

> Submitted on Monday, February 22, 2016 - 16:45

> Submitted by user: thanhn

> Submitted values are:

>

> Date of Incident: 02/21/2016

> Type of Incident: Fire

> Other:

> Officer in Charge: Whittaker

> Incident No.: G1602078

> Time of Incident: 23:55

> Incident Address: 10130 Garden Grove Boulevard

> Units Involved:

> - GB1

> - GE1

> - GT1

> - GE6

> - GE7

> Outside Agencies Involved:

> Outside Agency Unit(s):

> Auto Aid Provided to Garden Grove: No

> Auto Aid Provided to Outside Agency:  
> Jurisdiction Responded To:  
> --Submitted By --  
>  
> First Name: Thanh  
> Last Name: Nguyen  
> Brief Narrative:  
> GE7 arrived on scene of a two-story commercial building, and found water  
> running out of a business. GE7 made access into the unit involved, and found  
> heavy smoke. They made their way into the unit, and found food left on the  
> stove that had caught fire, and activated two sprinkler heads. The Crews  
> shut down the sprinkler system and replaced the two fused heads. The system  
> was subsequently restored. A report was made to the fire prevention bureau  
> to follow up on system certification. Damage to the structure is estimated  
> at \$5,000 and \$10,000 to contents.  
>  
> Information provided by Captain Weiss.  
>  
>  
> The results of this submission may be viewed at:  
> <http://www.ci.garden-grove.ca.us/node/2531/submission/1810>  
>

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Accept: Motorola**

---

**From :** CH3\_Training <ch3\_training@ci.garden-grove.ca.us>

Mon, Feb 22, 2016 04:23 PM

**Sender :** Melanie Valdes <melaniev@ci.garden-grove.ca.us>**Subject :** Accept: Motorola**To :** davidba@ci.garden-grove.ca.us**Subject:** Motorola**Organizer:** davidba@ci.garden-grove.ca.us**Location:** City Hall i will get a room; "CH3\_Training" <ch3\_training@ci.garden-grove.ca.us>**Resources:** "CH3\_Training" <ch3\_training@ci.garden-grove.ca.us> (CH3\_Training)**Time:** Wednesday, February 24, 2016, 1:00:00 PM - 3:00:00 PM GMT -08:00 US/Canada Pacific**Invitees:** Kim.Caplan@motorolasolutions.com; jspargur@ci.garden-grove.ca.us; pwhittaker@ci.garden-grove.ca.us; rebeccam@ci.garden-grove.ca.us; stauffer@ci.garden-grove.ca.us

\*~\*~\*~\*~\*~\*~\*~\*~\*

The resource has been scheduled.

Zimbra

denisek@ci.garden-grove.ca.us

---

**Accept: Fire Station**

---

**From :** Kim Huy <kihuy@ci.garden-grove.ca.us>

Mon, Feb 22, 2016 04:16 PM

**Subject :** Accept: Fire Station**To :** davidba@ci.garden-grove.ca.us**Subject:** Fire Station**Organizer:** davidba@ci.garden-grove.ca.us**Location:** ch3\_training@ci.garden-grove.ca.us**Resources:** "CH3\_Training" <ch3\_training@ci.garden-grove.ca.us> (CH3\_Training)**Time:** Wednesday, February 24, 2016, 11:00:00 AM - 11:30:00 AM GMT -08:00 US/Canada Pacific**Invitees:** sstiles@ci.garden-grove.ca.us; kingsley@ci.garden-grove.ca.us; kihuy@ci.garden-grove.ca.us;  
toms@ci.garden-grove.ca.us

\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

Yes, I will attend.



Zimbra

denisek@ci.garden-grove.ca.us

---

**Re: Panic Buttons at CMC**

---

**From :** Ann Eifert <anne@ci.garden-grove.ca.us>

Mon, Feb 22, 2016 08:08 AM

**Subject :** Re: Panic Buttons at CMC**To :** Rebecca Meeks <rebeccam@zimbra.ci.garden-grove.ca.us>, Nicole Shorrow  
<nicoleb@ci.garden-grove.ca.us>**Cc :** David Barlag <davidba@ci.garden-grove.ca.us>

Hi Rebecca/Nicole:

CMC needs to reschedule their panic alarm test to Friday.

I'll touch bases with you then!

Thanks!

~Ann

----- Original Message -----

From: "Rebecca Meeks" &lt;rebeccam@zimbra.ci.garden-grove.ca.us&gt;

To: "Ann Eifert" &lt;anne@ci.garden-grove.ca.us&gt;

Cc: "Rebecca Meeks" <rebeccam@ci.garden-grove.ca.us>, "David Barlag"  
<davidba@ci.garden-grove.ca.us>

Sent: Thursday, February 18, 2016 5:34:30 PM

Subject: Re: Panic Buttons at CMC

I don't work on Mondays, but Nicole Shorrow should be there. She is a supervisor.  
I'll leave her a note. She can be reached at 5003. We will need to call TYCO to put  
the system in test. I'll tell Nicole how to do that.

Rebecca

&gt; On Feb 18, 2016, at 4:55 PM, Ann Eifert &lt;anne@ci.garden-grove.ca.us&gt; wrote:

&gt;

&gt; Hi Rebecca,

> Marina from the CMC called me and since they are ready to re-open soon, they wanted  
to test their panic buttons on Monday.

&gt; Will you be available to see if the system there is working properly on Monday?

&gt;

&gt; Thanks,

&gt; Ann

&gt;

&gt; Ann Eifert

&gt; City of Garden Grove, Risk Management

&gt; Sr. Administrative Analyst

&gt; 714-741-5058

&gt; anne@ci.garden-grove.ca.us

&gt;

&gt;

&gt;

Zimbra

denisek@ci.garden-grove.ca.us

---

**Fwd: Fwd: additional FS document**

---

**From :** Bill Murray <wem@ci.garden-grove.ca.us>  
**Subject :** Fwd: Fwd: additional FS document  
**To :** Bill Tewfik <nabilt@ci.garden-grove.ca.us>  
**Cc :** David Barlag <davidba@zimbra.ci.garden-grove.ca.us>

Thu, Feb 18, 2016 11:39 AM

 1 attachment

Bill,

Attached is a sample RFP for a fire station. We are looking to basically copy it and would like you to review and comment on it. It will be a significant construction project and we would appreciate any input you may have.

Bill

----- Forwarded Message -----

From: David Barlag <davidba@ci.garden-grove.ca.us>  
To: Bill Murray <wem@ci.garden-grove.ca.us>  
Cc: Mark Uphus <marku@ci.garden-grove.ca.us>  
Sent: Thu, 18 Feb 2016 09:58:44 -0800 (PST)  
Subject: Fwd: additional FS document

Bill, not sure who all you forwarded the previous document to, but I just met with Digna and Mark and shared this document as well, They thought it would be helpful to have Building review.

---

**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>  
**To:** "Digna Delosreyes" <dignar@ci.garden-grove.ca.us>  
**Sent:** Thursday, February 18, 2016 8:39:53 AM  
**Subject:** additional FS document

---

**From:** katrenas@ci.garden-grove.ca.us  
**To:** "Dave Barlag" <davidba@ci.garden-grove.ca.us>  
**Sent:** Thursday, February 18, 2016 8:19:22 AM  
**Subject:** Message from "ricoh106"

This E-mail was sent from "ricoh106" (Aficio MP 6001).

Scan Date: 02.18.2016 08:19:20 (-0800)  
Queries to: katrenas@ci.garden-grove.ca.us

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

**20160218081920214.pdf**3 MB

---

Zimbra

denisek@ci.garden-grove.ca.us

---

**Fwd: Fire Station: Basis of Design**

---

**From :** Digna Delosreyes <dignar@ci.garden-grove.ca.us>

Wed, Feb 17, 2016 05:19 PM

**Subject :** Fwd: Fire Station: Basis of Design**To :** David Barlag <davidba@ci.garden-grove.ca.us>

1 attachment

**Cc :** Mark Uphus <marku@ci.garden-grove.ca.us>

Dave,

The attached file was forwarded to me for document review. I have some questions for clarifications as follows:

- What is the purpose of the document?
- Are you going to solicit proposals using this document?
- Is this a stand alone document?
- Will this document be a part of the request for proposal (RFP)?
- What is the timeline for the assigned task?

Thank you,

*Digna de los Reyes*  
Assistant Engineer  
City of Garden Grove  
714 741-5179  
dignar@garden-grove.org

---

**From:** "Bill Murray" <wem@ci.garden-grove.ca.us>**To:** "Mark Uphus" <marku@ch.ci.garden-grove.ca.us>, "Phil Carter" <philc@ci.garden-grove.ca.us>**Sent:** Wednesday, February 17, 2016 11:58:05 AM**Subject:** Fwd: Basis of Design

We need to provide a complete review of this document... Dave intends to use it as the boiler plate

Sent from my Verizon Wireless 4G LTE smartphone<div>

&lt;/div&gt;&lt;div&gt;

</div><!-- originalMessage --><div>----- Original message -----</div><div>From: David Barlag  
<davidba@ci.garden-grove.ca.us> </div><div>Date: 2/17/2016 11:50 AM (GMT-08:00) </div><div>To:  
Bill Murray <wem@ci.garden-grove.ca.us> </div><div>Subject: Basis of Design </div><div>  
</div>

Bill, attached is the Basis of Design Document used by OCFA, can your engineering and buildings folks review to see if there specs work in GG.

---

From: katrenas@ci.garden-grove.ca.us

To: "Dave Barlag" &lt;davidba@ci.garden-grove.ca.us&gt;

Sent: Wednesday, February 17, 2016 11:22:28 AM  
Subject: Message from "ricoh106"

This E-mail was sent from "ricoh106" (Aficio MP 6001).

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## **BASIS OF DESIGN**

### **Location:**

The future Fire Station 56 site is located at 56 Sendero Road, Rancho Mission Viejo at the corner of Sendero Road and Antonio Parkway. The site is located within the Sendero Master Planned Community development of the Rancho Mission Viejo Company in an unincorporated area of Orange County.

### **Construction site:**

The approximately one (1) acre site is an improved parcel that has been rough graded to within blue top condition (+/- 0.1 ft.) with all utilities installed to back of curb or property line.

### **Project Objective:**

The project objective is to contract the design and construction of a Fire Station Facility that will provide functional areas necessary to meet the operational requirements of the Orange County Fire Authority (OCFA) within the confines of the above defined construction site.

The new station will comply with the development and architectural requirements as stated in the Rancho Mission Viejo Company PA-1 Design Guidelines of January 15, 2013. It will be handicap accessible to the public areas where business is routinely conducted. It must be designed to support maximum readiness and safety while providing comfort to its firefighter occupants. .

The station will be an "Essential Facility," as defined in California Health and Safety Code constructed to the highest standards to allow continued operation under extremely adverse conditions. It shall also be designed to facilitate its primary mission: the rapid response of the emergency personnel and vehicles stationed within.

The building will house up to eight firefighters providing the appropriate level of privacy for mixed gender use while accommodating tasks associated with daily living. It shall be durable, economical to operate and simple to maintain.

The new station shall include standard and handicap accessible parking areas; driveways; on-site sidewalks; walls and fences; landscaping; water, sewer, gas, telephone/cable, and electrical utilities; pipelines, transmission lines and facilities; a covered, above ground diesel fuel storage tank(AST) with a fuel dispensing pump; an emergency power generator capable of providing 120% of station full load capacity; all building equipment; all furnishings; all ancillary and incidental fixtures, storage

structures, and improvements necessary to provide an operational Fire Station Facility. The project does not include any fire apparatus or vehicles.

The Fire Station Facility shall be a single story facility of approximately 10,000 square feet or less with a minimum of three apparatus bays, office facilities for two companies, and living space for a crew of eight firefighters.

#### **General Requirements and Space Planning:**

The OCFA Fire Station Development Guide is provided as a bridging document to identify room and living space sizes and adjacencies commonly found in existing OCFA fire stations. It is not a directive or a specification except where specifically noted as such.

The proposed fire station site falls under the building department jurisdiction and governance of the County of Orange. Station design approval falls under the Rancho Mission Viejo Company's Master Planning Area -1 Design Guidelines of January 15, 2013.

The proposed fire station will be fully secured by means of perimeter fence/walls with an automatically operated vehicle gate all designed in accordance with the PA-1 Guidelines.

The building's architectural massing will be compatible with the RMV PA-1 Guidelines and the surrounding structures.

#### **Space Summary:**

Station spaces and adjacencies may be derived from the OCFA Design Guidelines. While the Guide is not a specification, the spaces defined there are considered to be at a minimum by the OCFA, "Exhibit \_".

#### **Room Descriptions:**

Program room requirements shall be in accordance with the OCFA Design Guidelines, Room Descriptions, attached "Exhibit \_".

#### **Code Requirements:**

The project shall be designed in accordance with the latest adopted Orange County building codes and zoning ordinances. Specific codes and regulations to be incorporated are:

- Latest adopted version by the County of Orange of the California Building Code (CBC), State specific edition of the Uniform Building Code including all

adopted versions of the CBC Mechanical, Electrical, Plumbing, and Fire codes including Title 24, California Code of Regulations (CCR)

#### **Typical Preliminary Code Analysis**

**Occupancy:** Mixed Use of B, R, and S occupancies

**Construction type:** V-N (fully sprinklered)

Allowable floor area: Basic allowable (UBC Table 5-b) 8,000 S.F. Increase for separation on 3 sides. Increase for fire sprinklers (3x) (UBC Section 505.3) 39,000 S.F. Maximum allowable floor area for one story building (2x) (UBC Section 504.2) 39,000 S.F

- Any significant code changes resulting from the adoption by the County of Orange of a version other than the 2011 California Building Code and all Applicable Mechanical, Electrical, Plumbing and Fire Codes
- **OCFA requirements for:**
  - Hazardous Fire Zones
  - Underground Piping for Private Hydrants and Sprinkler Supply Lines
  - Fire Extinguishing Systems
  - New and existing fire alarm systems (smoke and CO detector, strobes and horns)
  - Smoke control systems
  - Fire Master Plans – Guidelines for Emergency Access
- Orange County Building Code as related to Planned Communities, specifically, RMV Sendero Ranch
- State Health Department Rules and Regulations.
- Occupational Safety and Health Administration legislation (OSHA).
- Americans with Disabilities Act (ADA) Federal, State, and Local.
- National Fire Protection Association (NFPA)
- Environmental and Water Control Statutes.
- Currently adopted NFPA Standards for Fire Sprinklers, Fire Alarms, Emergency Generators, and Fuel Storage and Dispensing Equipment.
- Local Operating Policies per Orange County codes.
- Orange County Traffic Engineering Regulations.
- Underwriters' Laboratories, Inc (UL).



- Electric and Magnetic Fields Standards, if applicable.
- Green Book Specifications for Public Works
- Regional Water Quality Control Board (RWQCB) and California Drainage Area Management Plan (DAMP), as applicable.
- SCAQMD Regulations for Emergency Generators, Fuel Storage & Fuel Dispensing Equipment

*NOTE: In case of any Code discrepancies the more stringent regulations shall apply.*

### **Site Exterior Design Criteria**

#### **Offsite Improvements**

Site development shall include all necessary offsite improvements including curb cuts for driveways, sidewalk and paving repairs, street re-striping, and utility connections.

Traffic signal modifications, if any, will be designed and constructed as directed by County of Orange.

#### **General**

All soils engineering shall be designed according to the recommendations and findings of the Preliminary Soils/geotechnical observation by GMU Geotechnical Inc. dated June 1, 2012, Project No. 11-108/10 and/or in any case to the following minimums:

- Subgrade shall be compacted to 90% minimum relative density.
- Base under the building shall be compacted to 95% minimum relative density apparatus bay slabs and site drive areas shall be compacted to 95% minimum relative density and shall have Class II Aggregate base material installed over the native/existing soils.

Patio areas will be equipped with a gas stub-out with gas cock for a BBQ, a hose bib, GFI plugs and exterior lighting. Exterior lighting will be installed with a 2-way switch.

The patio cover will conform to the overall station design and be earthquake safe.

The gas barbecue stub-out piping will have a timer shut-off control valve adjacent to the structure with the outlet directed away from the building.

All roof drains will be provided with water diffusers / splash blocks at the downspout unless connected or immediately directed into underground storm water piping/drainage system.

Garden hose bibs will be provided on all four sides of the building.

Ladder practice bars will be provided on the rear elevation of the building to facilitate training needs.

Roof top hose bibs for periodic maintenance to wash any skylights, clean HVAC units, and to wash out gutters and scuppers will be provided above the Apparatus Room and above the living/office areas.

#### **Water Quality Management**

The Design-Build Entity shall design and produce a site specific appropriate Water Quality Management Plan in accordance with the local County of Orange, State DAMP, and governing RWQCB requirements.

#### **Driveways and Parking**

There will be a minimum of two points of access/egress to the fire station facility, consisting of a driveway ramp (curb cut) and approach (apron). The main egress point will be for exiting of emergency equipment and the access point for entry into the facility and also serve as access/egress for the site's public parking areas. These points of access/egress and all fire equipment drive areas shall be constructed to the highest American Association of State Highway and Transportation Officials (AASHTO) load ratings in accordance with the findings of the project Soils Report.

The width for the curb cuts shall be a minimum of 12' wider than the approach.

The egress apron will be a minimum of 4' wider than the Apparatus Room door and long enough to accommodate the Fire Authority's longest structural apparatus (65') without blocking the pedestrian right of way.

The access apron will be a minimum of 20' wide per apparatus bay. All drive aisles will be at a minimum of 26'-0".

The setback to any automatic security gate will be such that the apparatus will not extend into the road right-of-way when stopped to open the gate.

The rear parking area shall provide a minimum "wall to wall" turning radius of 48' and shall allow access to any Apparatus Bay without backing up.

Drive approaches shall be reinforced with a minimum of #5, grade 60, reinforcing steel placed at 12" on center each way no deeper than the bottom third of the slab.

Drive approaches shall be constructed of the same concrete type and strength specified for the fire equipment concrete drive and parking areas.

Concrete drives shall be as follows:

- A minimum of 8" thick concrete over 12" of Class II Aggregate Base.
- Concrete mix design shall be Type 5 cement, 4000 p.s.i. with a maximum of 4" slump. Fiberglass reinforced concrete may be used to help control/prevent surface cracking.
- Reinforcing steel shall be minimum #5, grade 60, placed at 18" on center each way no deeper than the bottom third of the slab.
- Minimum 1" smooth dowels shall be placed at all construction/cold joints and shall be a maximum of 16" on center at the mid-point of the concrete slab. All reinforcing steel shall be discontinued at each construction joint.
- Construction/Expansion joints shall normally be placed at a maximum of 20' on center each way, with control joints being placed no greater than 10' apart. All construction or expansion joints in drives may be either formed with ½" asphalt felt full depth of the concrete with plastic "A" caps installed on top of the felt joint to receive caulking material, or may be "wet saw cut" within 2 hours of the completion of the concrete pour.
- All "wet saw cut" joints shall be re-cut, if necessary, to provide a minimum of ¼" wide cut to a depth of at least one-quarter of the thickness of the slab. The saw cut shall be cleaned out and the concrete properly cured and dried prior to application of caulking material. Caulking material shall be installed in accordance with the manufacturer's instructions.
- All joints (construction, expansion, and control joints) shall be sealed with an acceptable flexible caulking material meeting the requirements of the latest edition of the Standard Specifications for Public Works Construction, applicable section.
- A sufficient reinforced concrete or other engineered crack prevention system shall be provided for exterior drives, drive aisles, Apparatus Room, and parking areas to accommodate the weight of the largest anticipated vehicle in OCFA's fleet or 75,000 pounds per square foot, whichever is greater. This work shall be in accordance with specifications provided by the Uniform Building Code and / or the AASHTO Standard Specifications for Highways and Bridges. Paving sections and construction / control joints shall be designed by project structural engineer in conjunction with the recommendations contained

in the project's soils report by GMU, the project's geotechnical consultant of record.

**Concrete planter curbs, cross gutters, V-gutters, and curbs and gutters shall be as follows:**

All curbs, cross gutters, V-gutters, and curb and gutters shall have #5, grade 60, reinforcing steel installed in the horizontal direction. Planter curbs shall have steel at the top and bottom of the curb. Cross-gutters and V-gutters shall have horizontal steel installed at 12" on center. Curb and gutters shall have horizontal steel installed at 12" on center at the mid-point of the bottom of the gutter and shall have at least one (1) rebar at the top of the curb.

Hardscape walks, patios, and other similar flatwork shall be reinforced with wire mesh at a minimum and shall have suitable control joints to prevent cracking.

All concrete shall be properly cured

**Employee Parking**

The employee parking area located inside the security perimeter will accommodate a minimum of two parking stalls per available crew dorm room.

**Visitor Parking Capacities**

Public visitor parking in proximity to entrance – 2 spaces

Disabled van accessible parking in proximity to entrance – 1 space

**Accessibility**

Parking for visitors and a van accessible parking space for persons with disabilities will be provided near the front door of the fire station, outside of the security fence and must conform to current Americans with Disabilities Act (ADA) regulations.

Handicap Path of Travel signage will be compliant with all applicable ADA regulations.

The fire station will be ADA compliant to the publicly accessible front lobby which will include an ADA compliant restroom for public use. The design assumption for this station is that only able-bodied firefighters will be stationed at this facility per OCFA requirements.

Accessible parking must be the shortest possible route to the accessible entrance of the Fire Station Facility.

Accessible parking must be clearly marked with a sign displaying the International Symbol of Accessibility, wheelchair symbol, in white on blue background and must be located where it cannot be obscured by a parked vehicle or other object.

A handicap accessible ramp with detectable warning surface will be provided if necessary.

#### **Traffic Control**

Traffic signal pre-emption devices will be provided for the signal at Sendero Road and Antonio Parkway.

Median signage and/or striping shall be provided in accordance with County of Orange requirements.

Turn pockets shall be large enough to accommodate the largest anticipated fire apparatus (75 feet overall length).

#### **Lighting**

All exterior site lighting shall be LED with a photo controlled switch.

All lighting equipment will be commercial grade, energy efficient, and low maintenance.

Equipment on or near the ground will not interfere with yard maintenance and will be Nema 4 water-resistant.

Lighting will be provided for safety and security for all parking areas.

Sensors or timers with manual override will be provided for all lighting.

Adequate illumination will be provided for the fuel dispensing areas.

Adequate illumination will be provided for the 911 box.

Adequate illumination will be provided for the flagpole.

Adequate illumination will be provided for the station identification sign(s)

Egress lighting (low luminous red lamps) will be provided and interface with CAD on alarm activation during hours of darkness.

Lighting shall include red alarm lighting for all dorm rooms, day room and white lighting interface in apparatus bay.

Low level continuous lighting (white LED + 18" AFF) shall be provided for hallway traffic during hours of darkness. (This lighting is not activated by CAD alarm.

A red light shall be provided in front of the station that identifies the facility as a Fire Station.

### **Gates, Fences, and Site Walls**

All vehicle access gates will be automatic with manual overrides unless otherwise specified.

Gate controls shall be accessible to fire apparatus from the driver's side with automatic sensors and a dual head high and low keypad entry control. A 300 key operated switch and keypad system with security entry code capability shall be provided.

A manual security gate with locking panic exit hardware will be provided for pedestrian access from the front of the fire station to the rear secured yard area.

A permanent security fence shall be provided. It shall be made of low maintenance weather resistive material that is compliant with the RMV PA-1 Guidelines of January 15, 2013.

All block walls (if used) shall have horizontal and vertical steel, and be solidly grouted as required by structural engineer's design.

All finishes will be designed for durability and longevity compliant with the RMV PA-1 Guidelines of January 15, 2013..

All exterior trash, storage, fuel dispensing tanks/equipment, and generator enclosures shall be appropriately enclosed with screen walls and gates.

### **Landscape**

#### **General**

All landscaping shall meet Rancho Mission Viejo PA-1 Guidelines of January 15, 2013 requirements.

Landscaping will visually enhance the station within the surrounding neighborhood, particularly at street facing yards.

Landscaping within the secured area and not visible by the general public will be minimal and will not be required to meet the Specific Plan requirements; Xeriscape if possible.

### **Planting**

All plants shall be installed in accordance with the Rancho Mission Viejo PA-1 Guidelines of January 15, 2013.

All areas of bare earth shall be treated with some sort of landscaping or vegetation: Xeriscape if possible.

Non-living groundcovers including artificial turf may be considered where appropriate.

Fifty percent of trees provided shall be at least 24" box size.

Trees shall be placed and species chosen to minimize leaf drop onto concrete drives and parking areas.

Non-deciduous trees shall be provided where trees overhang concrete areas such as driveways.

Linear root barriers shall be placed along hardscape edges where trees are closer than six feet to pavement.

All trees planted in turf shall have tree trunk protectors installed.

All trees 24" box size or less shall be double wood staked, using vinyl tree ties.

All trees larger than 24" box size shall be guyed. Guy wires shall be encased in white plastic tubing from finish grade to the tree trunk.

Backfill for all trees and shrubs shall be treated with mycorrhizal fungus supplement per manufacturer's instruction.

All tree pits shall be provided with a 12" diameter, sand-filled drainage sump which extends 6' below the bottom of the tree pit.

### **Irrigation System**

All landscaped areas shall have an automatic, telemetrically controlled irrigation system

Irrigation system shall be designed to be water efficient.

Controller shall be located outside, within the secured area.

Controller shall have a rain shut-off device.

All piping, both main and lateral lines, shall be sleeved where they pass under concrete or paved surfaces.

Reclaimed water shall be used for irrigation where available.

Drip emitters shall be used to the maximum extent possible.

No irrigation heads shall remain above grade when the system is off.

There shall be no over-spraying onto paved areas or buildings.

Limited landscape (Xeriscape)) will be used on the rear of the station grounds.

#### **Equipment Location**

A doorbell shall be included at the front main entrance which can be heard from all interior locations and the rear of the station.

A mailbox conforming to U.S. Postal Service requirements shall be included.

Heating, ventilation, and air conditioning (HVAC) equipment shall be located outside the facility and roof mounted where possible.

HVAC equipment shall be made accessible for repairs and maintenance but away from quiet spaces (sleeping and office) in order to minimize noise.

A trash bin enclosure shall be provided. It shall be enclosed on three sides and be provided with a double (bi-parting) heavy-duty metal gate. The enclosure will be located outside the security perimeter of the station and coordinated with the local trash service provider.

The enclosure will be remotely located away from offices and patio areas.

A 911 phone shall be placed near the front door of the fire station in a readily accessible location. The 911 phone is interfaced with the CAD alarm system.



The 911 phone shall be installed in a red, weather tight box, in proximity to the red light and meet ADA requirements.

Station identification signs shall conform to OCFA standards.

A flagpole shall be provided. It shall be ground mounted, 35' high and made of aluminum.

The pole will accommodate both a 3 foot x 5 foot Flag of the United States and Flag of California.

A drinking fountain shall be included in the exterior design. The fountain shall be located near the front entrance and outside the security perimeter. The fountain shall meet ADA requirements.

A water heater system(s), tankless is possible shall be located near the rear or sides of the station.

Hot water pipes shall be insulated for energy conservation.

Access to and around the heater shall be generous as required to allow for maintenance and repairs.

The water heater shall be sized to a minimum of 100 gallons.

Runoff from water heater leaks shall be contained and drained to the exterior or a code approved plumbing drain

## **General Design Criteria**

### **Structural Systems**

General: The main framing system will be wood with structural steel as required by Structural Engineer. The Site-Specific Geotechnical report shall be followed to determine the type and sizes of foundations. Concrete construction and control joints shall be detailed and sealed with caulking to prevent subsurface moisture from rising or water from the Apparatus Bays to seep below the slab. Roof sheathing and shear walls shall provide the necessary lateral resistance in the event of a natural disaster. Careful structural analysis and detailing shall be incorporated to satisfy any potential problem, particularly at the Apparatus Bay openings. Reference Essential Facility Building Slab on Grade shall be as follows:

The building interior slab on grade in offices, living areas, and storage and work room areas shall be a minimum of four (4) inch thick with #4 reinforcing steel at

24" on center each way at the mid-depth of the slab over 6 mil visqueen vapor barrier over a minimum of 2" of sand or as required by the Preliminary Geotechnical Report by GMU, whichever is greater.

Slab on grade at the Apparatus Bay area and front and rear aprons shall be a minimum of eight (8) inch thick slab with #5 at 18" on center each way no deeper than the bottom third of the slab thickness over 6 mil. Visqueen vapor barrier over a minimum of 2" of sand over (12 inches of Class 2 base) or as required by the Preliminary Geotechnical Report by GMU whichever is greater.

Construction joints for the Apparatus Bay shall be at a maximum of 20' on center and control joints shall be saw cut so to provide joints on a minimum of a 10' x 10' grid. All concrete joints are to be sealed with caulking

The Apparatus Bay slab shall be poured in alternating pours or "checker boarding" the slab into no more than 20' x 20' areas.

Building slabs shall be placed in accordance with the geotechnical report for slab sub-base, moisture / vapor barrier, special cement type, heavier reinforcing steel, etc. The minimum acceptable slab sub-base shall be 12" thick crushed aggregate base or crushed miscellaneous base, in accordance with AASHTO Standard Specifications or Green Book whichever is more. The base shall be compacted to a minimum of 95% relative density.

Building slab concrete shall be a minimum of 4000 p.s.i. with 4" maximum slump, Type 5 cement.

Reinforcing bars shall be Grade 60 minimum.

Roof and Wall Framing: Roof sheathing shall be a minimum of 5/8" thick, Structural I per APA (minimum). Roof framing members may be of conventional sawn lumber, pre-engineered joists, engineered lumber, or structural steel.

All structural members shall be designed by a Structural Engineer and in compliance with the California Building Code, specifically in accordance with all provisions of the Health and Safety Code Sections known as the Essential Services Safety Act of 1986.

Interior partitions shall be constructed of wood studs. Six inch high curbs shall be constructed under stud walls in the Apparatus Bays and in wet rooms to help contain water from penetrating into living quarters should a leak occur.

During a natural disaster, it is imperative that the fire station be fully operational. Design shall control lateral drift such that the rollup doors of the Apparatus Bays shall be operational in such an event.

Lateral drift along the Apparatus Bays' door openings shall be limited to 3/8" maximum at 14 feet above the finish floor under a design lateral force. At plywood shear panels, all hold-down anchors shall be concentric types.

There shall be no masonry walls in the apparatus bays.

Design Loads and Material Outline Specifications to be calculated and designed by a licensed structural engineer coordinated with GMU Geotechnical and address:

Roof live load: (reducible by tributary area)

Roof dead load:

Seismic Coefficient Per CBC/UBC and site coefficients as recommended by site specific Geotechnical report.  $I = 1.5$  (Essential Facility)

Seismic Zone:

Seismic Zone Factor:

Wind: Exposure "C", Stagnation pressure = 70 mph (minimum) or greater if local code requirements exceed this minimum value.

Structural Steel: ASTM A 356,  $F_y = 36$  ksi ASTM A 500 Grade B,  $F_y = 46$  ksi (Pre-engineered building materials shall be per latest MBMA and ASI standards)

Plywood Sheathing: Structural 1 with exterior glue.

Sawn Lumber: Douglas fir per Grading Rules No. 17

Prefab Wood I Joists: Top and bottom chords = Micro-lam or 2400 psi MSR lumber.

Web: Oriented strand board (OSB)

Concrete: All concrete  $f'_c = 4,000$  psi minimum

Reinforcing Steel: ASTM A615, Grade 60

#### Windows and natural light

The design will take advantage of natural day lighting and passive heating/cooling strategies.

Natural day lighting will be provided by clerestory windows, roof-mounted Solar tubes, and large expanses of glazing designed to maximize natural daylight while minimizing heat gain. Roof penetration sizes should be minimized and all roof equipment and indirect lighting element penetrations shall include elevated curbs.

## **Roofing systems**

## **Acoustics and Noise**

Dormitories shall have full height sound insulated gypsum board walls between units, sealed to underside of the roof structure.

## **Plumbing**

### **General:**

The fire station shall be connected to a minimum 4" sanitary sewer.

The fire station shall be supplied with a minimum 2" cold water service.

The fire station shall be supplied with a minimum 2" gas service complete with seismic shut-off valve.

The fire station shall have an automatic fire sprinkler system per the Orange County Fire Authority requirements and shall be designed, installed, and approved within applicable adopted NFPA standards.

### **Plumbing Site Work – The Project shall include each of the following:**

A minimum 750 gallon sand/oil clarifier on discharge side of Apparatus Bays' trench drains.

Two - 2" minimum, reduced pressure principal backflow preventers for domestic and landscape water.

A gas stub out for patio BBQ sized as required for the selected BBQ

A covered, 2000 gallon above ground diesel only fuel dispensing tank in accordance with the OCFA Strategic Fuel Plan, detailed specifications, and the Orange County Drainage Area Management Plan (DAMP).

### **General Building Plumbing Requirements:**

Public Restroom – The Project shall include the following:

Install an ADA compliant floor-mounted flush valve type water closet.

A wall mounted ADA compliant lavatory.

A wet trap/trap primed floor drain.

**Apparatus Bays - The Project shall include the following:**

Two (2) heavy traffic weight, 4" minimum width, floor drains per bay.

Four (4) compressed air outlets.

A plumbing connection inside the Apparatus Bay for a de-ionized water, pressure washer for equipment maintenance and cleaning (all water to drain into clarifier drain system).

An automatic fire sprinkler riser assembly in an adequately sized closet that is immediately accessible from the exterior of the station and equipped with a system drain down assembly.

**Utility/Laundry Room – The Project shall include the following:**

A stainless steel deep utility sink with side drain board.

Porcelain mops sink.

Floors drain with trap primers.

A laundry hose box with vacuum breakers/water hammer arresters.

**Air Compressor / Water Heater Room – The Project shall include the following:**

A minimum 100-gallon gas fired water heater with a loop plumbing system or a tankless water heater of similar or greater supply capabilities (tankless preferred).

An ASME certified vertical tank mounted air compressor (150 PSI minimum) complete with pressure regulator and automatic condensate drain. (Ingersoll Rand model # 2475N5, 5 HP, 80 gallon tank preferred)

A complete plumbing system with minimum 18 gauge stainless steel counter tops with minimum 18 gauge 11" deep, single, extra wide/deep kitchen sink integrally fabricated with the stainless steel counter.

Stainless steel sink with one, 1-HP garbage disposal.

Filtered water to cold water faucets and ice machine (No RO, GE/Teledyne spin on cartridge filters preferred).

Floor drain for ice maker; water, waste and vent for dishwasher; and gas supply to commercial grade range/double oven.

**Crew Bathrooms – The Project shall include the following:**

Floor-mounted flush valve type water closets.

Countertop solid surface lavatories with single lever faucets.

One crew bathroom per every two dorm rooms.

Solid surface showers with a bench outside of the shower for changing of clothes.

Floor drains.

**Roof drains**

Roof drains for flat roofs will be hidden within wall cavities and tied directly underground into the storm drain system.

Overflow drains will be hidden within wall cavities and deposited per code onto hardscape in a visible location.

Pitched roofs will be drained to an exposed gutter and downspout system.

Downspouts will be tied into the underground storm drain system.

**Electrical Systems**

**General:**

The electrical design shall conform to California Energy Commission Energy Efficiency Standards for nonresidential buildings.

The electrical design shall also conform to OCFA Typical Fire Station Specifications for CAD Alerting Alarm/Station Phone System/Data Wiring/IT/Com FF&E guidelines.

Exterior lighting shall generally be mounted to illuminate the site for security purposes.

The lighting fixtures shall be mounted and shielded so as to prevent illumination of areas outside of the lot lines, street frontage, and associated landscape areas. (LED fixtures are preferable)

Where Underwriters' Laboratories, Inc. have established standards for such materials, use only materials bearing the UL label.

All wiring shall be copper unless specifically required to be otherwise by the Electrical Engineer.

#### **Lighting:**

Ideally, maintained foot-candle levels at 30" above floor per IESNA recommendations shall be as follows:

- Offices: 60FC
- Corridor/Stairways/Restrooms: 20FC
- Bathrooms: 20FC
- Dining Rooms: 50FC Fluorescent
- Kitchens: 75FC Fluorescent
- Custodial Rooms: 40FC
- Apparatus Bays: 60 FC (HI-Bay metal halide fixtures)
- Storage Rooms: 20 FC to 40 FC (depending on use)
- Utility Rooms: 20 FC to 60 FC (depending on use)
- Communications Room 60 FC
- Building Exterior: Provide a photometric study plan demonstrating compliance with lighting level requirements.
- Corridors: Low level lighting at approximately 18" above finish floor. 08FC at 4' when mounted at 18" above finish floor

#### **Special Power Requirements**

Provide a dedicated circuit for the fire alarm panel located in the Communications Room.

Provide plaster rings for all telephone, data, and cable TV outlets mounted at 18" a.f.f. with conduit stubbed above the ceiling in an accessible area.

Provide Single Gang Mud Rings for all telephone boxes mounted at 60" a.f.f. or higher (so that the device is supported by the box) with conduit stubbed above the ceiling in an accessible area.

Provide Single Gang mud rings for all station alerting, public address, and volume control (attenuator) devices with conduit stubbed above the ceiling in an accessible area.

Provide single gang deep boxes per fire alarm contractor's specifications for all fire alarm devices.

Provide a dedicated 20 amp circuit for treadmill location in Exercise Room.

Provide 6 Dedicated 30 amp circuits for continuous apparatus charging to be located at the front and rear of each of three apparatus bays.

### **Controls**

Occupancy sensors with manual override to be located in Offices, Dorm Rooms, Exercise Room, Storage, Training, and Day Room.

Dual element passive infrared type or ultrasonic wall and ceiling types.

### **Auxiliary Systems**

#### **Emergency Generator**

Provide an Onan Cummings Emergency generator.

The generator and automatic transfer switch shall be sized to carry 125% of the station's full design electrical load.

The generator shall be quiet and clean burning and meet the most current South Coast Air Quality Management District (SCAQMD) requirements.

The emergency generator shall be located in an easily accessible area.

It shall not be located adjacent to sleeping or office areas.

The emergency generator shall be sized with a day tank or above ground storage tank adequate to provide fuel for uninterrupted operational duration of 72 hours of 125% continuous load. A remote generator control annunciator panel shall be installed in the office area section of the station.

#### **Fire Alarm System**

The fire alarm system shall meet all applicable local codes, standards, and NFPA requirements. Plans shall be reviewed and approved by OCFA Fire Prevention Department prior to installation.

Fire alarm system control panel to be located in communications room. Fire alarm and CAD Alarm/Alert systems shall be compatible with OCSD/OCC required standards.



Annunciation panel to be installed at location as specified by OCFA Fire Prevention approved drawings.

### **Communications**

Incoming services required – [To be determined by electrical engineer]

Home Run - Provide six (6) each 2" minimum conduit from the Telecommunications Room to the opposite side of the fire station (Crew Dorm and Day Room areas). These shall be dedicated for the low voltage signal and voice/data and Cable TV wiring and must be terminated in an area that is easily accessible.

Provide a communications room to enclose CAD Alerting, Station Phone Systems / and Data Wiring. Handbook to be provided to contractor by OCFA Communication Services Section.

**General Scope of Electrical Work – The Project shall include each of the following:**

All conduit, boxes, wiring, and cover plates for cable, telephone, and Category 5 data.

### **Fire Alerting System including:**

- Ethernet Data Activated Master Control Unity
- Speakers with attenuators in each normally occupied space.
- Red light at each dorm to be controlled by "watt stopper." Light to be of variable intensity as time from initial alarm increases.
- Doorbell Assembly providing paging throughout the building

### **Station Paging Module:**

Exterior weatherproof speakers with attenuators as required for full lot coverage consistent with surrounding uses.

## **Quality Assurance**

### **Requirements of Regulatory Agencies:**

***Codes and Ordinances: Work shall meet the code requirements of the following:***

- Underwriters' Laboratories, Inc. (UL).
- National Fire Protection Association (NFPA).
- Occupational Safety and Health Administration (OSHA).
- California Building Code.
- Orange County Fire Authority.
- Electric and Magnetic Field Standards

Materials shall bear the Underwriters' Laboratories, Inc. (UL) label or be listed for use by UL as a recognized component.

***Standards: Comply with latest editions of applicable standards of:***

- Insulated Cable Engineers Association (ICEA).
- Institute of Electrical and Electronics Engineers (IEEE).
- National Electrical Manufacturers Association (NEMA).
- American National Standards Institute (ANSI).
- National Bureau of Standards (NBS).
- Certified Ballast Manufacturers (CBM).
- National Electrical Testing Association (NETA). Building Industry Consultants, Service International (BICSI) or Telecommunications Industry Association (TIA) for low voltage wiring standards.

## **Fire Protection System**

General: Fire sprinkler system design and installation for the fire stations shall comply with the Orange County Fire Authority Regulations and NFPA standards.

The entire station shall be protected by an automatic-monitored fire sprinkler system.

Central monitoring shall be provided by OCFA's Emergency Communications Center.

Design requirements by OCSD/OCC Loma Ridge facility via CAD Alarm/Alert system

Provide minimum 1/2" orifice, quick response commercial heads in the Apparatus Bays.

Apparatus Bays sprinkler system designed density shall be a minimum Ordinary Hazard Group I.

Dormitory, Kitchen, Dining, and Day Room sprinklers shall have concealed residential type heads.

Attic, Office and other area sprinklers shall be quick response commercial heads.

F.D.C. to be located per Orange County Fire Authority Regulations.

The system shall be monitored by the OCFA ECC call center.

The chosen fire alarm system shall be capable of sending signal to the OCFA ECC call center.

Only US manufactured, UL listed steel pipe and fittings shall be used in the installation.

Detector check requirement (i.e., detector check, single/double detector, above/below ground, in a vault, etc.) shall be as required by OCFA.

The fire sprinkler riser and test valves will be located within 18 inches of an exterior wall and in an enclosed area immediately accessible from the exterior of the building with a system drain down capability.

A 2-foot minimum radius area shall be provided for access to and around the riser to allow for maintenance and repairs.

## **Mechanical Systems**

### **General**

All spaces within the fire station shall have either conditioned ventilated air, ventilation only, or exhausted air with economizer units as available.

Air conditioning shall be provided by gas heating/electric cooling package units.

The alternative system may be split heat pumps using indoor fan coils and remote condensing units located away from quiet spaces such as dormitories, day rooms, dining rooms, study rooms, and offices.

High efficiency thermal insulation shall be used.

Dormitory spaces shall be on a separate system and shall have proper air distribution and return air paths for all systems.

The common living areas shall have a separate air conditioning unit as described above.

The Communication room shall be provided with a 24-7 cooling unit system separate of adjoining hallway or office area.

The office area shall have a separate air conditioning unit as described above.

In the Exercise Room, a separate air conditioning unit as described above shall be provided with timer control.

Location of outdoor condensing units shall be sound sensitive to site requirements.

Unit heaters will not be provided for the Apparatus Bay, due to local climatic conditions.

#### **Make-Up Air**

Provide make-up air as required at the Compressor and Hot Water Heater Room, kitchen range hood, and the Mechanical Room, and in any other space where make-up air is required for equipment operation.

The make-up air for the kitchen range hood is to be interlocked with the range hood exhaust fan and shall only deliver make-up air when the range hood exhaust fan is operating.

Provide separate exhaust systems for the Kitchen, Restrooms, Turnout Storage, and Apparatus Bays.

#### **Diesel Exhaust Extraction Systems**

In the apparatus bay provide PlymoVent automatically controlled vehicle exhaust extraction system with hose trolley with Straight Rail System, magnetic couplers; with filters as required to remove exhaust gas particulate matter prior to exhausting said particulate matter from the fire station.

All required tubing, conduit, etc. shall be buried in the walls of all new station installations.

### **Above Ground Fuel Storage**

General: The above ground diesel fuel dispensing tank (AST) shall be installed per the currently adopted design guidelines and in accordance with applicable ASTM Standards.

The above ground diesel fuel dispensing tank and pump island shall be located to accommodate filling from the left side of the fire apparatus.

The Above Ground Storage Tank (AST) shall comply with all requirements of the Drainage Area Management Plan's (DAMP's) Best Management Plan. These requirements include:

The fuel dispensing area will be paved with concrete to a minimum distance of 6-½ feet in any direction.

In addition, the fuel dispensing area shall be graded and constructed so as to prevent drainage flow either through or from the fuel dispensing area

The fuel dispensing area is to have a canopy structure for weather protection extending over the concrete fuel dispensing area.

This dispensing area will have a berm around the perimeter of the area within the confines of the canopy roof.

This berm will keep other site drainage from entering the dispensing area.

The concrete fuel dispensing area will be graded and constructed so as to drain to a catch basin to contain any fuel spillage until it can be properly cleaned up and disposed of.

The emergency generator and sub-base day tank (AST) shall likewise conform to the containment berm requirements similar to the diesel fuel dispensing area.

### **Energy Efficiency and Sustainability Characteristics**

The new Fire Station is not a LEED designed facility.

The Fire Station Facility shall employ certain energy savings equipment and exhibit design features that will reduce energy consumption throughout the life of the building.

The project shall encompass the goals of sustainability, reduced operating costs, and a healthy, productive workspace.

A partial compilation of basic recommendations to be further explored in the Schematic Design Stage will include the following

Site:

Reducing our building footprint the design shall minimize a building's impact on ecosystem.

The site shall be designed to control storm water runoff to reduce erosion.

The Heat island effect will be minimized by incorporating shade trees and specifying lighter concrete for our hardscape and landscape areas.

Water conservation will be achieved through more efficient fixtures and equipment inside, and landscaping outside that will specify native/drought tolerant plants, xeriscape, and highly efficient irrigation.

Facility orientation will specifically address varying exposures.

Most glazed openings will be facing north.

Where glazed openings are facing towards south or west, overhangs or other means of shading and sunlight control shall be provided.

Lighting orientation will be optimized to take advantage of daylight harvesting that will work in conjunction with high efficiency ballasts and fixtures.

Natural-lighting and lighting controls shall be utilized to minimize lighting load demand.

In addition, exterior lighting will be photocell/time clock controlled designed to lower light level while still maintaining security.

HVAC: Building mechanical systems shall be designed to achieve optimum energy performance, and will utilize refrigerants that will be free of CFCs and greenhouse gases.

Plumbing and Hot Water shall be low-flow and shall be electronically controlled where possible.

Electrical design will optimize energy load demand by using efficient lighting fixtures.

HVAC equipment will service be high SEER in a highly insulated building envelope.

### Finishes

OCFA has revised it finishes to eliminate carpet.

Place polished concrete flooring in all dormitories, offices, kitchen, dayroom and common spaces except the exercise room.

Exercise room – Rubber flooring, painted walls w/ mirrors.

Offices – Polished concrete floors and painted walls

Storage/utility areas – VCT flooring and painted walls

Apparatus bays/shop/electrical/janitorial rooms – Chemically sealed exposed concrete floors and, painted walls.

Kitchen/dining – Polished concrete, painted walls.

Desirable systems, components and equipment:

1. Bi-Fold Apparatus Bay Response Doors (3)
2. Tankless and instant-hot water heaters
3. Trespa cabinets and millwork
4. Energy efficient electrical equipment and lighting
5. High SEER HVAC with economizer mode
6. Minnesota Wire Gear Grids
7. Plastic laminate interior doors
8. One piece precast shower pans and precast wall panels
9. Low E dual glazed window glass
10. Improved weather proofing
11. Reduced room volumes (particularly lower volume apparatus bay ceilings)

12. Whole house water filtration
13. LED and photovoltaic lighting
14. Solar tubes and skylights
15. Photovoltaic Power
16. No Carpet
17. Low Flow toilets
18. Surface mount toilet
19. Onsite surface water runoff
20. De-ionized water system
21. Efficient/Xerescape landscaping
22. Reclaimed water for landscaping
23. Recycling of waste



Zimbra

denisek@ci.garden-grove.ca.us

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**Re: Fringe Rate**

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**From :** Susan Holstein <susanh@ci.garden-grove.ca.us>

Wed, Feb 17, 2016 07:04 AM

**Subject :** Re: Fringe Rate**To :** David Barlag <davidba@ci.garden-grove.ca.us>

Hi Dave,

For FY 15-16:  
Safety 40.894%  
Non-Safety 23.976

For FY 16-17  
Safety 45.265%  
Non-Safety 25.846%

Susan Holstein  
Benefits Supervisor  
City of Garden Grove  
(714) 741-5009  
susanh@ci.garden-grove.ca.us

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**From:** "David Barlag" <davidba@ci.garden-grove.ca.us>**To:** "Susan Holstein" <susanh@ci.garden-grove.ca.us>**Sent:** Tuesday, February 16, 2016 2:09:36 PM**Subject:** Fringe Rate

Working on that State Controllers Compensation Report

Last year we used 21.637 for non safety

and 38.111 for safety

What should we use this year?

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

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Zimbra

denisek@ci.garden-grove.ca.us

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**RE: PD Dispatch PDF**

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**From :** Greg Amy <GAmy@pccinc.com>

Tue, Feb 16, 2016 11:24 AM

**Subject :** RE: PD Dispatch PDF**To :** 'David Barlag' <davidba@ci.garden-grove.ca.us>, Ben Stauffer  
<stauffer@ci.garden-grove.ca.us>

Thanks David

**Greg Amy - RCDD**

Sr. Systems Engineer

PCC Network Solutions  
2031 E. Cerritos Ave. Suite 7C  
Anaheim, CA 92806  
714-563-8070 Ext. 274  
714.448.4245 Mobile  
714.563.8080 Fax  
[GAmy@pccinc.com](mailto:GAmy@pccinc.com)  
[www.pccinc.com](http://www.pccinc.com)

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**From:** David Barlag [mailto:[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)]**Sent:** Tuesday, February 16, 2016 10:52 AM**To:** Ben Stauffer; Amy, Greg**Subject:** PD Dispatch PDF

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**From:** "F Earl Mellott" <[femellott@sbcglobal.net](mailto:femellott@sbcglobal.net)>**To:** "David Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>**Sent:** Friday, February 12, 2016 1:44:44 PM**Subject:** Re: Fwd: Message from "ricoh106"

Dave,

Attached is a new floor plan showing the adjacent rooms to the communications center. The existing plans were drawn in 1970 and apparently the area of the communications has been changed multiple times but I was able to incorporate some of the basic stuff that most likely would not change like steel columns, masonry walls etc. Still I think it would be wise to remeasure the overall dimensions of the main room.

Earl

On Tuesday, February 9, 2016 4:44 PM, David Barlag <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)> wrote:

Earl here is the dimensions of the proposed furniture layout.

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**From:** [katrenas@ci.garden-grove.ca.us](mailto:katrenas@ci.garden-grove.ca.us)**To:** "Dave Barlag" <[davidba@ci.garden-grove.ca.us](mailto:davidba@ci.garden-grove.ca.us)>**Sent:** Tuesday, February 9, 2016 4:24:47 PM

**Subject:** Message from "ricoh106"

This E-mail was sent from "ricoh106" (Aficio MP 6001).

Scan Date: 02.09.2016 16:24:46 (-0800)

Queries to: [katrenas@ci.garden-grove.ca.us](mailto:katrenas@ci.garden-grove.ca.us)

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote

--

David R. Barlag  
City Manager's Office  
City of Garden Grove  
(714) 741-5994

---

Spam

Not spam

Forget previous vote

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Zimbra

denisek@ci.garden-grove.ca.us

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**Evacuation Plan**

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**From :** Virginia Delgado <virginiad@ci.garden-grove.ca.us>

Tue, Feb 16, 2016 10:59 AM

**Subject :** Evacuation Plan**To :** David Barlag <davidba@ci.garden-grove.ca.us>

Hi Dave ~

You mentioned in the safety class if we had any questions we could email you...

I noticed on our Intranet that there is no evacuation plan for Housing. Is it possible that we are already included with city halls evacuation plan? Would you happen to know who is our evacuation coordinator from Housing?

Thank you,

**Virginia Delgado**

Housing Technician

Garden Grove Housing Authority

(714) 741-5161

(714) 741-5197 Fax

[virginiad@ci.garden-grove.ca.us](mailto:virginiad@ci.garden-grove.ca.us)

Community Development Department of the City of Garden Grove  
"Providing Quality Service Through Creativity & Collaboration"  
[www.garden-grove.org](http://www.garden-grove.org)

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Zimbra

denisek@ci.garden-grove.ca.us

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**RE: PD Dispatch meeting with PCC**

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**From :** Greg Amy <GAmy@pccinc.com>

Tue, Feb 16, 2016 08:57 AM

**Subject :** RE: PD Dispatch meeting with PCC

**To :** David Barlag <davidba@ci.garden-grove.ca.us>, Ben Stauffer <stauffer@ci.garden-grove.ca.us>, Anand Rao <anandr@ci.garden-grove.ca.us>, Noel Proffitt <noelp@ci.garden-grove.ca.us>, Rebecca Meeks <rebeccam@ci.garden-grove.ca.us>

I'm in the P.D. lobby.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: David Barlag <davidba@ci.garden-grove.ca.us>

Date: 02/11/2016 3:51 PM (GMT-08:00)

To: Ben Stauffer <stauffer@ci.garden-grove.ca.us>, "Amy, Greg" <GAmy@pccinc.com>, Anand Rao <anandr@ci.garden-grove.ca.us>, Noel Proffitt <noelp@ci.garden-grove.ca.us>, Rebecca Meeks <rebeccam@ci.garden-grove.ca.us>

Subject: PD Dispatch meeting with PCC

The following is a new meeting request:

Subject: PD Dispatch meeting with PCC

Organizer: "David Barlag" <davidba@ci.garden-grove.ca.us>

Location: PD Dispatch

Time: Tuesday, February 16, 2016, 9:00:00 AM - 10:30:00 AM GMT -08:00 US/Canada Pacific

Invitees: stauffer@ci.garden-grove.ca.us; gamy@pccinc.com; anandr@ci.garden-grove.ca.us; noelp@ci.garden-grove.ca.us; rebeccam@ci.garden-grove.ca.us

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BEGIN-ANTISPAM-VOTING-LINKS

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Teach CanIt if this mail (ID 01Qj52r14) is spam:

Spam: <http://spam.ci.garden-grove.ca.us/b.php?i=01Qj52r14&m=893be285ea02&c=s>

Not spam: <http://spam.ci.garden-grove.ca.us/b.php?i=01Qj52r14&m=893be285ea02&c=n>

Forget vote: <http://spam.ci.garden-grove.ca.us/b.php?i=01Qj52r14&m=893be285ea02&c=f>

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END-ANTISPAM-VOTING-LINKS

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Zimbra

denisek@ci.garden-grove.ca.us

---

**RE: PD Dispatch meeting with PCC**

---

**From :** Greg Amy <GAmy@pccinc.com>

Tue, Feb 16, 2016 08:53 AM

**Subject :** RE: PD Dispatch meeting with PCC**To :** David Barlag <davidba@ci.garden-grove.ca.us>

Good morning David,  
Just to confirm, we're meeting over at the P.D. this morning?

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: David Barlag <davidba@ci.garden-grove.ca.us>

Date: 02/11/2016 3:51 PM (GMT-08:00)

To: Ben Stauffer <stauffer@ci.garden-grove.ca.us>, "Amy, Greg" <GAmy@pccinc.com>, Anand Rao <anandr@ci.garden-grove.ca.us>, Noel Proffitt <noelp@ci.garden-grove.ca.us>, Rebecca Meeks <rebeccam@ci.garden-grove.ca.us>

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\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

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Not spam: <http://spam.ci.garden-grove.ca.us/b.php?i=01Qj4W0W5&m=c5355543e815&c=n>

Forget vote: <http://spam.ci.garden-grove.ca.us/b.php?i=01Qj4W0W5&m=c5355543e815&c=f>

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END-ANTISPAM-VOTING-LINKS

Zimbra

denisek@ci.garden-grove.ca.us

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**RE: PD Dispatch meeting with PCC**

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**From :** Greg Amy <GAmy@pccinc.com>

Mon, Feb 15, 2016 09:10 AM

**Subject :** RE: PD Dispatch meeting with PCC**To :** David Barlag <davidba@ci.garden-grove.ca.us>, Ben Stauffer <stauffer@ci.garden-grove.ca.us>, Anand Rao <anandr@ci.garden-grove.ca.us>, Noel Proffitt <noelp@ci.garden-grove.ca.us>, Rebecca Meeks <rebeccam@ci.garden-grove.ca.us>

Ok.

Thanks.

I'll see you on Tuesday.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: David Barlag &lt;davidba@ci.garden-grove.ca.us&gt;

Date: 02/11/2016 3:51 PM (GMT-08:00)

To: Ben Stauffer &lt;stauffer@ci.garden-grove.ca.us&gt;, "Amy, Greg" &lt;GAmy@pccinc.com&gt;, Anand Rao &lt;anandr@ci.garden-grove.ca.us&gt;, Noel Proffitt &lt;noelp@ci.garden-grove.ca.us&gt;, Rebecca Meeks &lt;rebeccam@ci.garden-grove.ca.us&gt;

Subject: PD Dispatch meeting with PCC

The following is a new meeting request:

Subject: PD Dispatch meeting with PCC

Organizer: "David Barlag" &lt;davidba@ci.garden-grove.ca.us&gt;

Location: PD Dispatch

Time: Tuesday, February 16, 2016, 9:00:00 AM - 10:30:00 AM GMT -08:00 US/Canada Pacific

Invitees: stauffer@ci.garden-grove.ca.us; gamy@pccinc.com; anandr@ci.garden-grove.ca.us; noelp@ci.garden-grove.ca.us; rebeccam@ci.garden-grove.ca.us

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END-ANTISPAM-VOTING-LINKS

Zimbra

denisek@ci.garden-grove.ca.us

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**Accept: PD Dispatch meeting with PCC**

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**From :** Ben Stauffer <stauffer@ci.garden-grove.ca.us>

Sun, Feb 14, 2016 09:28 AM

**Subject :** Accept: PD Dispatch meeting with PCC**To :** davidba@ci.garden-grove.ca.us**Subject:** PD Dispatch meeting with PCC**Organizer:** davidba@ci.garden-grove.ca.us**Location:** PD Dispatch**Time:** Tuesday, February 16, 2016, 9:00:00 AM - 10:30:00 AM GMT -08:00 US/Canada Pacific**Invitees:** stauffer@ci.garden-grove.ca.us; gamy@pccinc.com; anandr@ci.garden-grove.ca.us;  
noelp@ci.garden-grove.ca.us; rebeccam@ci.garden-grove.ca.us

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Yes, I will attend.