



MEMORANDUM

TO: City Council

FROM: Bill Robeson, Assistant City Manager / Public Works Director

BY: Shannon Sweeney, City Engineer

SUBJECT: Consideration of Acceptance of the Five Cities Fire Authority Station #1 Emergency Generator Replacement Project, PW 2021-09

DATE: June 11, 2024

RECOMMENDATION:

1) Accept the project improvements as constructed by Electricraft, Inc. in accordance with the plans and specifications for the Five Cities Fire Authority (FCFA) Station #1 Emergency Generator Replacement Project, PW 2021-09;

2) Direct staff to file a Notice of Completion; and

3) Authorize release of retention thirty-five (35) days after the Notice of Completion has been recorded if no liens have been filed.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The final contract and change orders resulted in a total project cost of \$462,357. The total construction costs consist of \$450,451 for the direct contract amount and \$11,906 for field change orders (contingency costs).

BACKGROUND:

On [October 12, 2021](#), the City Council approved an Agreement for Consultant Services with Salas O'Brien for design and construction phase services. This includes continuous construction inspection, the replacement of the permanent emergency generator and associated transfer switches, and installation of a properly sized connector for a portable generator as a backup to the emergency generator at Fire Station #1.

During the design phase of the project, the existing onsite emergency generator became completely non-functional, rendering the Fire Station #1 building with no back-up power. On July 8, 2022, Fire Station #1 lost power. The power failure impacted the ability to provide emergency 9-1-1 services to the community. The power outage affected:

- Apparatus Bay Doors –Crews had to climb ladders in the dark to manually disable the bay door openers to gain access to emergency response vehicles.

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- Station Alerting – All communications were shut down, which impacted the crew's ability to receive emergency calls for service.
- Lighting – There was no lighting throughout the entire facility.
- Communications/IT Server room – Without power, battery powered equipment (portable radios, thermal imaging cameras, etc.) could not be charged.

While power was restored to the station within minutes and no negative results occurred because of this specific incident, the lack of a working generator created a serious risk to the community. City staff immediately installed a portable generator to provide minimum power needs during a power outage.

On March 20, 2023, the City awarded a construction contract for the generator and other equipment to Electricraft, Inc. to complete the FCFA Emergency Generator Replacement Project, PW 2021-09 in the amount of \$462,357.

On [March 28, 2023](#), the City Council adopted a Resolution determining that award/execution of a contract for the FCFA Emergency Generator Replacement Project, PW 2021-09, has terminated the emergency action. Termination of the emergency action still allows Electricraft, Inc. to continue to operate pursuant to the terms of the executed contract.

The project was deemed substantially complete on May 1, 2024.

ANALYSIS OF ISSUES:

The FCFA Emergency Generator Replacement Project consisted of removing the existing non-working emergency generator and replacing it with a new emergency generator. The new emergency generator will start automatically after a power outage and supply power to the entire station including the server room and the station alerting system.

The FCFA Emergency Generator Replacement Project was completed to City staff's satisfaction. The generator and transfer switches are fully operational. No deficiencies have been noted by City or FCFA staff.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Accept the FCFA Emergency Generator Replacement Project;
2. Do not accept the project;
3. Accept the project but do not authorize the release of retention; or
4. Provide other direction to staff.

ADVANTAGES:

The project is complete and accepting the improvements allows staff to close out the project. The new generator at Fire Station #1 starts upon failure of utility power and

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provides electricity to the entire station, including server room and station alerting system. Continuous power at this critical first responder location helps to protect the community in the event of a power failure.

DISADVANTAGES:

No disadvantages have been identified in accepting this project.

ENVIRONMENTAL REVIEW:

The FCFA Emergency Generator Replacement Project was previously determined to be categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 2 exemption, which applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. (State CEQA Guidelines, § 15302.)

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

ATTACHMENTS:

1. Notice of Completion - Emergency Generator Replacement Project