



The City of Oakdale recognizes and supports the Choose Civility program, an initiative of the Stanislaus County Office of Education.

CITY OF OAKDALE CITY COUNCIL SPECIAL MEETING AGENDA

Gene Bianchi Community Center
110 South Second Avenue • Oakdale • CA 95361

Monday, March 13, 2017

5:00 PM

Large Conference Room

Welcome to your City of Oakdale City Council special meeting.

Your City Council Members are:

Mayor Pat Paul

Mayor Pro Tem Tom Dunlop

Council Member Cherilyn Bairos

Council Member J.R. McCarty

Council Member Richard Murdoch

Note: California law prohibits the City Council from taking action on any matter that is not on the posted agenda unless it is determined to be an emergency by the City Council. All items will be referred to staff for follow-up and placed on a future agenda.

1. Call to Order – 5:00 p.m.
2. City Council Members Present/Absent
3. Pledge of Allegiance
4. Additions/Deletions
5. Public Comments
Pursuant to California Government Code Section 54954.3(a), members of the public wishing to address the Council may do so, and such comments shall be limited to the Special Meeting topic(s).
6. **Review City Facility Improvements and Maintenance Needs**
7. Adjournment

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall, 209-845-3571. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II).

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's office at City Hall located at 280 North Third Avenue, Oakdale, California.

DECLARATION OF POSTING

I, Kathy Teixeira, City Clerk for the City of Oakdale, certify that I caused to be posted a copy of the City of Oakdale City Council Agenda for the Special Meeting of Monday, March 13, 2017 at the City Council Chambers, 277 North Second Avenue and at the Gene Bianchi Community Center, 110 South Second Avenue, Oakdale, CA 95361 on Friday, March 10, 2017.

Dated: March 10, 2017

/s/Kathy Teixeira
Kathy Teixeira, CMC
City Clerk

"Cowboy Capital of the World"



**CITY OF OAKDALE
CITY COUNCIL STAFF REPORT**

Meeting Date: March 13, 2017

To: Mayor Pat Paul and Members of the City Council

From: Bryan Whitemyer, City Manager

Subject: Review City Facility Improvements and Maintenance Needs

I. BACKGROUND

The City of Oakdale is responsible for numerous public facilities such as buildings, parks, parking lots, wells, and pump stations. It is important for the City of Oakdale to plan for the proper maintenance and replacement of these facilities. In October 2015 the City Council approved master plans for its water, sewer, storm drain, and street systems. These documents are extremely valuable as they identify capital improvement project that will be needed going forward.

The City does not have master plans in place for its parks, parking lots, and buildings. The primary purpose of this special meeting is to discuss the improvement and maintenance needs of the City Hall/Police Department Building, Public Services Corporation Yard, and fire stations. However, staff will also be sharing with the council some information on the other city facilities.

II. FISCAL IMPACT

As decisions are made to make improvements to city facilities appropriate funding will need to be identified to ensure that the City's budget is not negatively impacted.

III. RECOMMENDATION

Review, discuss and provide direction to staff regarding various facility improvements and maintenance needs.

IV. ATTACHMENTS

- Attachment A: Public Services Building and Corp Yard Report
- Attachment B: City Hall/PD Building Report
- Attachment C: Repair needs list at Oakdale Fire Stations

August , 2016

Master Plan Study

Public Services Building and Public Works Yard
455 S. 5th Avenue
Oakdale , California 95361

Overview

Public Services Building

The existing office building is a portable structure with an area of 1,800 SF. It is nearing the end of it's service life. Public Works has already had to replace rotting exterior siding. The problems with the building are many – as follows :

1. The building was added on to poorly. The floor plan is awkward and inefficient.
2. There are no toilet rooms for staff. Staff uses toilet rooms at adjacent building which were not designed to take the load and are not accessible.
3. Staff has no room for filing/archival needs. Even Reception area has file cabinets.
4. Public bid openings are held in Conference Room which is in the middle of the office. Conference Room is too small for these uses..
5. Public must drive into the Public Works Yard to get to the office creating unneeded risk with large maintenance trucks operating within the Yard.
6. Building area is small for the staff now needed to perform City services.
7. There isn't an emergency generator to keep operations going during a power failure.

The existing Building Program breakdown for the 1,800 SF space is shown in Attachment A.



Existing Public Services Building within the Public Works Yard.

Overview

Public Works Yard

The property is 1.84 acres and is bounded on the north by I Street , on the east by 6th Avenue , on the south by J Street and on the west by 5th Avenue. There are several structures on site. Of those , the existing Shop Building and existing Office Building adjacent to the Public Services Office were not included in this review.

The Yard is marginally small for the level of usage and need for equipment parking. Problems are identified as follows :

1. On-site vehicle circulation is hindered. Parking arrangement is disjointed in areas.
2. There is no covered parking for major equipment which would extend equipment life.
3. Inadequate public parking for Public Services office.
4. Existing AC pavement is in serious disrepair. An area at the center has no paving.
5. Vehicle wash area is small for large equipment. Storage structure needs replacement.



Failing AC paving within the Public Works Yard

Recommendations

Public Services Building

Construct a new Public Services building on the corner of 5th Avenue and I Street. Building is designed to be prefabricated modular construction with a plaster exterior and flat roof. The building is sized to allow for immediate staffing needs as well as allowing room for growth. The Proposed Building Program is 3,744 square feet and is shown in Attachment B. The Proposed Floor Plan is shown in Attachment C.

Design decisions as follows :

1. Placing building on corner allows for public access without entering Public Works Yard.
2. Building can be constructed prior to old building being removed. No service disruption.
3. Moving Public Services out of the Yard enhances on-site vehicle circulation and parking.
4. Incorporating diagonal street parking allows for adequate public parking.
5. Conference Room is of adequate size and is off of Reception/Waiting area.
6. Accessible Staff Toilet Rooms are included within the office space.
7. Plan includes Archive Storage and expanded Work Room.
8. Plan includes individual offices for Public Work, Engineering, Building and Planning.
9. Emergency Generator added.

Recommendations

Public Works Yard

Recommended upgrades to the Public Works Yard are shown and noted on Appendix D Site Plan. Improvements as follows :

1. Move containers and redesign parking layout to create 30'-0" clear drive lane on-site.
2. Construct new Covered Truck Parking area. 14 stalls @ 12'-0" x 30'-0".
Public Services staff has identified this roof area as potential for solar panel installation.
3. Expand existing Wash Area and Storage Shed. New drain can tie into existing grease trap.
4. Move location of main drive access on 5th Avenue to enhance on-site circulation and parking. Install new automatic rolling gate.
5. Re-construct entire on-site AC paving. Install AC paving @ areas that are not now paved.
6. New pavement markings and signage.

Estimate of Costs

See Appendix E for the Cost Estimate. First page is a Summary that shows Building costs in the first column and Site costs in the second column. Subsequent sheets are line item breakdowns.

ATTACHMENT A

City of Oakdale

Public Works Yard

November 16 , 2015

Existing Building Program

Existing Public Works Office

PORTABLE OFFICE STRUCTURE - 36' X 60'

<u>ROOM</u>	<u>AREA</u>	<u>UNIT</u>	<u>TOTALS</u>	<u>UNIT</u>
Entry / Reception Area / Waiting	165	SF		
Directors Office 1	156	SF		
General Open Office	800	SF		
Office 2	148	SF		
Office 3	154	SF		
Office 4	190	SF		
Break Room / Storage	146	SF		
Conference Room	133	SF		
Sub-Total	1,892	SF		
Structure 12.4%	<u>268</u>	SF		
TOTAL PUBLIC WORKS OFFICE			2,160	SF

ATTACHMENT B

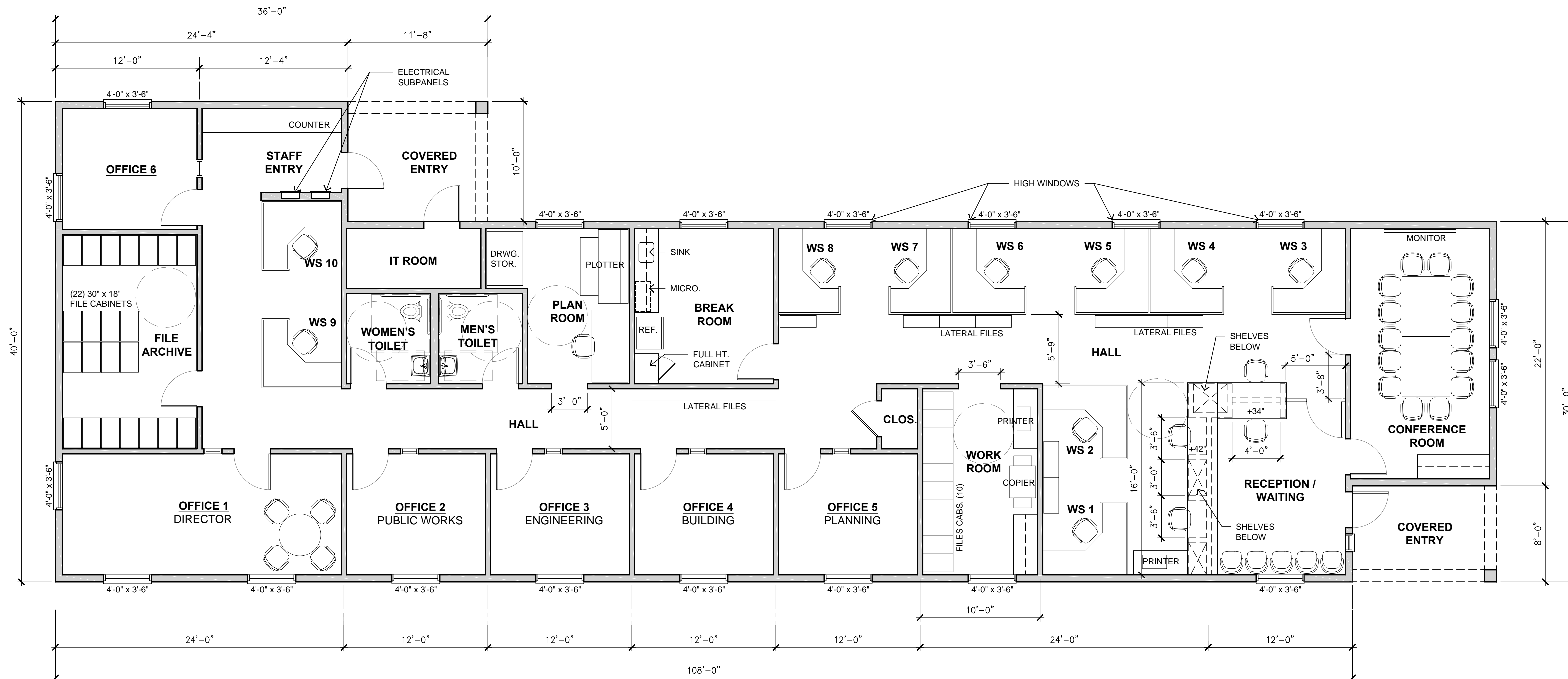
City of Oakdale Public Works Yard

Revised February 23 , 2016

Proposed Building Program

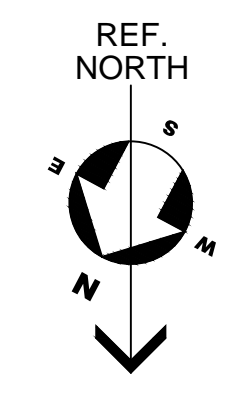
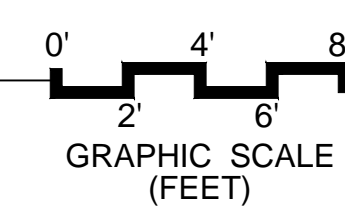
New Public Services Office

<u>ROOM</u>	<u>AREA</u>	<u>UNIT</u>	<u>TOTALS</u>
Entry / Waiting	180	GSF	
Front Counter Area	210	GSF	
Conference Room	260	GSF	
Office 1 - Director of Public Services	260	GSF	
Office 2 - Public Works Superintendent	140	GSF	
Office 3 - Engineering	140	GSF	
Office 4 - Building	140	GSF	
Office 5 - Planning	140	GSF	
Office 6 - Flex	140	GSF	
General Open Office - 8 Stations @ 64 GSF	510	GSF	
Work / Copy / Plotter Room	140	GSF	
Plotter / Plan Room	140	GSF	
Archive File Storage	280	GSF	
Staff Break Room	180	GSF	
Womens Toilet Room	80	GSF	
Mens Toilet Room	80	GSF	
Janitor	30	GSF	
I T Room	80	GSF	
Sub-Total	3,130	GSF	
Circulation - 16%	<u>614</u>	GSF	
TOTAL PUBLIC WORKS OFFICE	3,744	GSF	



CITY OF OAKDALE
PUBLIC SERVICES
DEPARTMENT
455 S. 5TH AVENUE
OAKDALE, CA 95361

A PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING DESCRIPTION

THE PROJECT IS DESCRIBED AS PERMANENT MODULAR CONSTRUCTION TO CREATE A NEW PUBLIC SERVICES OFFICE BUILDING. NEW BUILDING WILL REPLACE THE EXISTING 2,160 SQUARE FOOT PORTABLE OFFICE BUILDING.

PROJECT DATA AS FOLLOWS :

OCCUPANCY CLASSIFICATION	B	OFFICE USE
CONSTRUCTION CLASSIFICATION	V-B	
NOT FIRE SPRINKLERED		
CONDITIONED OFFICE AREA	3,744 SF	
ENTRY COVERS	216 SF	
TOTAL AREA	3,960 SF	

1. STRUCTURE TO HAVE A FLAT ROOF WITH PERIMETER PARAPET WALLS.
2. DRAINAGE FROM 6 COMBINATION ROOF DRAINS WITH OVERFLOWS.
3. EXTERIOR WALLS : 3 COAT CEMENT PLASTER. PARAPET WALL HEIGHT +18'-0".
4. ALUMINUM STOREFRONT ENTRY DOORS AND WINDOWS W/1" INSULATED GLASS.
5. CEILINGS: SUSPENDED T-BAR GRID WITH LAY-IN ACOUSTIC TILE.
6. ALL MECHANICAL EQUIPMENT ON ROOF WITH DUCT DISTRIBUTION ABOVE CEILING.
7. PRE-FINISHED METAL AWNINGS AT 11 PERIMETER WINDOWS (6'-0"W X 3'-0" D).
8. EXISTING 2" COLD WATER IS ALREADY IN PLACE WITHIN 10' OF BUILDING SITE.
9. EXISTING 4" SEWER IS ALREADY IN PLACE WITHIN 20' OF BUILDING SITE.
10. PROVIDE GRANITE TOP AND MAIN RECEPTION COUNTERS.
11. TYPICAL CASEWORK : PLASTIC LAM COUNTER TOPS AND CABINET FACES.

ATTACHMENT C



Central Valley
924 North Yosemite Street
Stockton, CA 95203
(209) 462 2873

Silicon Valley
95 S Market St Suite 480
San Jose, CA 95113
(408) 320-4871

www.dcaia.com

ATTACHMENT E



CURRENT. ACCURATE. RELIABLE.

Client: Derivi Castellanos Architects
Project: City of Oakdale
Oakdale Public Services Yard

March 28, 2016

City of Oakdale - Public Services Yard Oakdale, California

Introduction:

1 **Basis of Estimate - Schematic Design Drawings Dated 3/14/16**

This statement has been prepared with the following documentation received on 3/15/16.

A Schematic Design Package dated 3/14/16

Various allowances were included in the estimate to cover some items that were not shown.

2 **Consultant Team**

Construction Manager: TBD
Bridging Document Architect: Derivi Castellanos Architects
Design Builder: TBD
Structural Engineer: TBD
Mechanical Engineer: TBD
Electrical Engineer: TBD
Civil Engineer: TBD
Cost Consultant: Stone Creek Estimating

3 **Scope of Estimate**

This statement of probable costs includes the work called out in the drawings provided by Derivi Castellanos Architects dated 3/14/16:

Sitework
Public Services Yard

4 **Items Effecting the Estimate**

Inclusions:

Costs for Design-Build procurement
Trade costs associated with the construction of the project described above
All equipment costs associated with the project described above
All work to be done during regular working hours
Contingencies are listed in the estimate

Exclusions:

Costs for Bridging Documents
Preconstruction costs
Testing and inspection fees
Furnishing, fixtures, and equipment (FF&E)
Hazardous materials abatement not listed in the estimate
IT devices such as computers, phones, servers, switches, and routers.
Overtime or compression of the construction schedule
Specialty equipment not typically installed by the general contractor

Notes:

The attached statement of probable costs is based on Stone Creek Estimating's best judgement in accordance with the industry's best practices. Stone Creek Estimating cannot guarantee that the proposals, bids, or construction costs will not vary from the opinions in this statement.

This statement is based on the assumption that the owner will receive four qualified bids in each trade. Fewer than four bids may result in higher bid day costs.

All labor rates include associated supervision and general conditions costs associated with each subcontractor. General Contractor's general conditions are listed in the statement.

All equipment costs include operator where a specialty operator is required. If a specialty operator is not required, the operation of the equipment has been entered as Labor Hours.

Other Assumptions:

The owner will not access the site during construction.

Adequate space will be provided for the contractors' use for parking and storage near the site.

Work will be permitted from 7:00am to 6:00pm everyday.

Labor rates for this project are subject to Prevailing Wage legislation.

The project is subject to City plan check review.

5 Notes:

Statement of Probable Costs: See attached

Basis for Quantities: Schematic Design Drawings dated 3/14/16

Basis for Unit Costs: See attached

Sources for Pricing: Similar projects, estimator's judgement, subcontractors, and vendors.

Subcontractor's Mark Ups: See attached.

6 Contingencies

Design/Estimating Contingency: 15% based on Schematic Design Drawings

Construction Contingency: 6%

7 Escalation:

Escalation is currently projected to be 2.52% for 2016 and 2017.

Beyond 2017, assume 3% per year.

City of Oakdale**Project: Public Services Yard Improvements****Title: Public Services Yard Improvements****Location: Oakdale, CA****Designed by: Derivi Castellanos Architects****Design Level:****CSI Summary****Feasibility****Date: March 28, 2016**

CSI	Description	Work Name:	Building	Sitework	Total
		New Construction:	3,748 sf	0 sf	3,748 sf
		Renovation:	0 sf	0 sf	0 sf
		Total GSF:	3,748 sf	0 sf	3,748 sf
2	Existing Conditions		\$0	\$51,292	\$51,292
3	Concrete		\$74,468	\$16,800	\$91,268
4	Masonry		\$0	\$0	\$0
5	Metals		\$3,500	\$242,520	\$246,020
6	Wood, Plastics & Composites		\$22,050	\$0	\$22,050
7	Thermal & Moisture Protection		\$1,500	\$0	\$1,500
8	Openings		\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0
12	Furnishings		\$9,500	\$2,600	\$12,100
13	Special Construction		\$693,380	\$0	\$693,380
14	Conveying Systems		\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0
25	Integrated Automation		\$0	\$0	\$0
26	Electrical		\$3,500	\$48,775	\$52,275
27	Communications		\$9,370	\$0	\$9,370
28	Electronic Safety and Security		\$26,236	\$0	\$26,236
31	Substructure and Earthwork - Subproject Site Specifics		\$5,060	\$8,879	\$13,939
32	Exterior Improvements - Subproject Site Specifics		\$0	\$190,142	\$190,142
33	Infrastructure - Subproject Site Specifics		\$9,000	\$16,275	\$25,275
34	Other		\$0	\$0	\$0
Subtotal			\$857,564	\$577,283	\$1,434,846
Mark-ups	General Conditions	8.00%	\$68,605	\$46,183	\$114,788
	General Contractor Markup	5.00%	\$46,308	\$31,173	\$77,481
	General Contractor Bond & Insurance	1.75%	\$17,018	\$11,456	\$28,474
	Design / Estimate Contingency	12.00%	\$118,739	\$79,931	\$198,670
	Construction Contingency	6.00%	\$66,494	\$44,762	\$111,256
	Design/Engineering Cost	6.00%	\$70,484	\$47,447	\$117,931
	Permitting & Inspection Fees	1.20%	\$14,943	\$10,059	\$25,002
Construction Cost -- March 2016			\$1,260,155	\$848,294	\$2,108,448
Escalation to the Start of Construction		2.97%	\$37,411	\$25,184	\$62,595
Date: June 2017					
Total Construction Cost			\$1,297,566	\$873,478	\$2,171,043

City of Oakdale**Project:** Public Services Yard Improvements**Location:** Oakdale, CA**Designed by:** Derivi Castellanos Architects**Tab Name:** Building**Date:** March 28, 2016**Design Level:** Feasibility

New Constr. 3,748 sf

Renovation 0 sf

Total Area 3,748 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	BUILDING DEMOLITION				
02 41 00	Included in Sitework				\$0
02 41 00					
02 41 00	BUILDING DEMOLITION			\$0.00	\$0
31 30 00	EARTHWORK				
31 30 00	Building Pad - Grading and Compaction	3,748	sf	1.35	\$5,060
31 30 00					
31 30 00	EARTHWORK			\$1.35	\$5,060
33 46 00	UTILITIES				
33 46 00	Connect Domestic Water	1	ea	1,500.00	\$1,500
33 46 00	Connect Fire Water - Not Required	0	ea	0.00	\$0
33 46 00	Connect Natural Gas	1	ea	1,500.00	\$1,500
33 46 00	Connect Sanitary Sewer	1	ea	1,500.00	\$1,500
33 46 00	Connect Storm Water	1	ea	1,500.00	\$1,500
33 46 00	Connect Electrical	1	ea	1,500.00	\$1,500
33 46 00	Connect Data/Comm/FA	1	ea	1,500.00	\$1,500
33 46 00					
33 46 00	UTILITIES			\$2.40	\$9,000
03 30 00	FOUNDATION CONCRETE				
03 30 00	24"x24" Continuous Footing at Perimeter of Building	50	cy	425.00	\$21,156
03 30 00	24"x24" Continuous Footing at Interior Module Joints	44	cy	425.00	\$18,643
03 30 00					
03 30 00	FOUNDATION CONCRETE			\$10.62	\$39,799
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	New 5" Concrete Slab on Grade - Complete w/ Reinf.	3,748	sf	9.25	\$34,669
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$9.25	\$34,669
05 50 00	STRUCTURAL STEEL & MISC. METALS				
05 50 00	Miscellaneous Metals - Hardware, Brackets and Buckets	1	ls	3,500.00	\$3,500
05 50 00					
05 50 00	STRUCTURAL STEEL & MISC. METALS			\$0.93	\$3,500
06 10 00	ROUGH CARPENTRY				
06 10 00	Miscellaneous Blocking and Backing	1	ls	2,500.00	\$2,500
06 10 00					
06 10 00	ROUGH CARPENTRY			\$0.67	\$2,500
06 41 00	CASEWORK				
06 41 00	Reception Desk	1	ea	15,000.00	\$15,000
06 41 00	Breakroom - Lower Cabinets	7	lf	350.00	\$2,450
06 41 00	Breakroom - Upper Cabinets	7	lf	300.00	\$2,100
06 41 00					
06 41 00	CASEWORK			\$5.22	\$19,550
07 92 00	SEALANTS				
07 92 00	Miscellaneous Sealants	1	ls	1,500.00	\$1,500
07 92 00					
07 92 00	SEALANTS			\$0.40	\$1,500
11 50 00	EQUIPMENT				
11 50 00	Owner Furnished/Owner Installed				\$0

City of Oakdale**Project:** Public Services Yard Improvements**Location:** Oakdale, CA**Designed by:** Derivi Castellanos Architects**Tab Name:** Building**Date:** March 28, 2016**Design Level:** Feasibility

New Constr. 3,748 sf

Renovation 0 sf

Total Area 3,748 sf

11 50 00				
11 50 00	EQUIPMENT		\$0.00	\$0
12 40 00	FURNISHINGS			
12 40 00	Window Coverings	19 ea	500.00	\$9,500
12 40 00				
12 40 00	FURNISHINGS		\$2.53	\$9,500
13 30 00	SPECIAL STRUCTURES			
13 30 00	Modular Building - Complete (Parapet/Stucco/Alum. Storefront/Awnings)	3,748 sf	185.00	\$693,380
13 30 00				
13 30 00	SPECIAL STRUCTURES		\$185.00	\$693,380
21 10 00	FIRE SUPPRESSION SYSTEMS			
21 10 00	Fire Sprinklers - Not Required	3,748 sf	0.00	\$0
21 10 00				
21 10 00	FIRE SUPPRESSION SYSTEMS		\$0.00	\$0
26 00 00	BUILDING POWER			
26 00 00	Install New Subpanel at Main Service	1 ea	3,500.00	\$3,500
26 00 00				
26 00 00	BUILDING POWER		\$0.93	\$3,500
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Raceways, Cabling, Ports	3,748 sf	2.50	\$9,370
27 30 00	Equipment - By Owner		0.00	\$0
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$2.50	\$9,370
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Allowance	3,748 sf	4.00	\$14,992
28 00 00				
28 00 00	ELECTRONIC SAFETY AND SECURITY		\$4.00	\$14,992
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	3,748 sf	3.00	\$11,244
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$3.00	\$11,244
Total	Subtotal subcontractor cost		\$228.81	\$857,564
	General Conditions	8.00%		\$68,605
	General Contractor Markup	5.00%		\$46,308
	General Contractor Bond & Insurance	1.75%		\$17,018
	Design / Estimate Contingency	12.00%		\$118,739
	Construction Contingency	6.00%		\$66,494
	Design/Engineering Cost	6.00%		\$70,484
	Permitting & Inspection Fees	1.20%		\$14,943
	Current Construction Cost		\$336.22	\$1,260,155

City of Oakdale**Project: Public Services Yard Improvements****Location: Oakdale, CA****Designed by: Derivi Castellanos Architects****Tab Name: Sitework****Date: March 28, 2016****Design Level: Feasibility**

New Constr. 0 sf

Renovation 0 sf

Total Area 0 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT SUB	TOTAL COST - SUB
02 41 00	DEMOLITION				
02 41 00	Demo (E) Building (Modular Office)	2,200	sf	5.00	\$11,000
02 41 00	Demo (E) Structures	543	sf	3.50	\$1,901
02 41 00	AC Demo for (N) Building	0	sf	1.40	\$0
02 41 00	Concrete Curb & Gutter Demo	318	lf	8.00	\$2,544
02 41 00	Concrete Sawcutting	100	lf	4.15	\$415
02 41 00	AC Sawcutting	220	lf	3.05	\$671
02 41 00	Concrete Sidewalk/Driveway Demo	1,761	sf	1.85	\$3,258
02 41 00	Grind AC for Overlay	26,718	sf	1.10	\$29,390
02 41 00	Remove Water Meter	1	ea	500.00	\$500
02 41 00	Remove Concrete Pad	350	sf	1.85	\$648
02 41 00	Demo (E) Fencing	161	lf	6.00	\$966
02 41 00					
02 41 00	DEMOLITION				\$51,292
03 30 00	FOUNDATION CONCRETE				
03 30 00	Covered Parking Structure - Column Footings & Pedistals	16	ea	1,050.00	\$16,800
03 30 00	(24" Diameter x 10' w/ Rebar Cages)				
03 30 00					
32 12 00	FOUNDATION CONCRETE				\$16,800
05 50 00	STRUCTURAL STEEL & MISC. METALS				
05 50 00	Covered Parking Structure - Light Gauge Metal Structure	5,160	sf	35.00	\$180,600
05 50 00	Covered Parking Structure - Metal Roof Panels	5,160	sf	12.00	\$61,920
05 50 00					
#REF!	STRUCTURAL STEEL & MISC. METALS				\$242,520
31 00 00	EARTHWORK				
31 00 00	Grading and Compaction - New AC	2,961	sf	1.05	\$3,109
31 00 00	Grading and Compaction - New Concrete Walks and Drives	3,698	sf	1.25	\$4,623
31 00 00	Grading and Compaction - New Concrete Curbs and Gutters	459	lf	2.50	\$1,148
31 00 00					
31 00 00	EARTHWORK				\$8,879
32 12 00	PAVING				
32 12 00	AC Paving - Overlay (AC o/ Existing Base)	26,718	sf	3.25	\$86,834
32 12 00	Striping	58,300	sf	0.20	\$11,660
32 12 00	AC Paving - City Standard	2,961	sf	6.00	\$17,766
32 12 00	Concrete Sidewalks - City Standard	3,288	sf	7.25	\$23,838
32 12 00	Concrete Driveways - City Standard	410	sf	8.75	\$3,588
32 12 00	Concrete Curb and Gutter - City Standard	459	lf	23.00	\$10,557
32 12 00					
32 12 00	PAVING				\$154,242
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	Landscaping Allowance	1	ls	25,000.00	\$25,000
32 80 00					
32 80 00	LANDSCAPE AND IRRIGATION				\$25,000
32 31 00	FENCES & GATES				

City of Oakdale**Project: Public Services Yard Improvements****Location: Oakdale, CA****Designed by: Derivi Castellanos Architects****Tab Name: Sitework****Date: March 28, 2016****Design Level: Feasibility**

New Constr. 0 sf

Renovation 0 sf

Total Area 0 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT SUB	TOTAL COST - SUB
32 31 00	Automatic Rolling Gate - Chainlink	1	ea	6,500.00	\$6,500
32 31 00	Keypad Electronics	2	ea	1,750.00	\$3,500
32 31 00	Modify Fencing for New Building	1	ls	900.00	\$900
32 31 00					
32 31 00	FENCES & GATES				\$10,900
12 93 00	SITE FURNISHINGS				
12 93 00	Move Flagpole	1	ea	1,500.00	\$1,500
12 93 00	Move Storage Container	1	ea	500.00	\$500
12 93 00	Wheel Stops	24	ea	25.00	\$600
12 93 00					
12 93 00	SITE FURNISHINGS				\$2,600
33 51 00	GAS DISTRIBUTION				
33 51 00	New LPG Distrubution Line from Fueling Sta. to Gen.	110	lf	35.00	\$3,850
33 51 00					
33 51 00	GAS DISTRIBUTION				\$3,850
33 30 00	SANITARY SEWER				
33 30 00	Raise SS Clean Outs	2	ea	200.00	\$400
33 30 00					
33 30 00	SANITARY SEWER				\$400
33 40 00	STORM SEWER				
33 40 00	Raise Storm Drain Inlets at (N) AC	8	ea	425.00	\$3,400
33 40 00	New Drain Inlet	1	ea	0.00	\$0
33 40 00	Connect Inlet to Grease Interceptor	12	lf	0.00	\$0
33 40 00					
33 40 00	STORM SEWER				\$3,400
26 30 00	EMERGENCY GENERATOR				
26 30 00	LPG 25kW Generator, Pad, Fencing	1	ea	18,000.00	\$18,000
26 30 00					
26 30 00	EMERGENCY GENERATOR	25 KW		720.00	\$18,000
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Raceways for Future PV System - Underground to Panel	285	lf	35.00	\$9,975
26 10 00	Power from (N) Building to Rolling Gate	85	lf	30.00	\$2,550
26 10 00	New Circuit for Rolling Gate at Main Service Panel	1	ea	750.00	\$750
26 10 00	Misc. Site Electrical	1	ls	2,500.00	\$2,500
26 10 00					
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				\$15,775
26 56 00	SITE LIGHTING				
26 56 00	Site Lighting - Allowance	1	ls	15,000.00	\$15,000
26 56 00				0.00	
26 56 00	SITE LIGHTING				\$15,000
33 82 00	LOW VOLTAGE AND SECURITY				
33 82 00	Data Cable Run from (N) Building to Rolling Gate Keypad	85	lf	25.00	\$2,125
33 82 00	Circuit Setup, Configuration/Programming	1	ea	1,500.00	\$1,500
33 82 00					

City of Oakdale**Project:** Public Services Yard Improvements**Location:** Oakdale, CA**Designed by:** Derivi Castellanos Architects**Tab Name:** Sitework**Date:** March 28, 2016**Design Level:** Feasibility

New Constr. 0 sf

Renovation 0 sf

Total Area 0 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT SUB	TOTAL COST - SUB
33 82 00	LOW VOLTAGE AND SECURITY				\$3,625
33 82 00	MISCELLANEOUS SITE IMPROVEMENTS				
33 82 00	Miscellaneous Site Improvements	1	ls	5,000.00	\$5,000
33 82 00					
33 82 00	MISCELLANEOUS SITE IMPROVEMENTS				\$5,000
Total	Subtotal subcontractor cost				\$577,283
	General Conditions	8.00%			\$46,183
	General Contractor Markup	5.00%			\$31,173
	General Contractor Bond & Insurance	1.75%			\$11,456
	Design / Estimate Contingency	12.00%			\$79,931
	Construction Contingency	6.00%			\$44,762
	Design/Engineering Cost	6.00%			\$47,447
	Permitting & Inspection Fees	1.20%			\$10,059
	Current Construction Cost				\$848,294

August , 2016

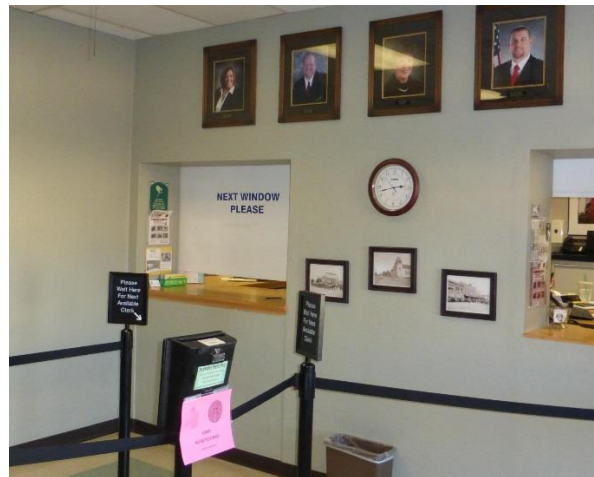
Master Plan Study

City Hall / Police Station
280 N. 3rd Avenue / 245 N. 2nd Avenue
Oakdale , California 95361

Overview

City Hall Interior

The existing section of the building used as City Hall is 3,693 square feet. It is in reasonable condition. The Floor Plan is marginally small , has developed over time and while not ideal is serving adequately for current staffing levels. The existing area breakdown is shown in Appendix A – Existing Building Program. It should be noted that existing public transaction windows are not accessible – nor are the workstations serving those windows.



Non-Accessible transaction counter.

Recommendations :

Existing raised platform should be removed. Transaction counters should be lowered to comply with current accessibility standards. See Appendix B for a proposed Office Floor Plan that would accomplish this and increase the number of workstations by 2 while enhancing circulation.

Long Term the space will not be large enough for staffing levels as the City grows. One scenario is that the Police Department would move out long term and the other portion of the building could be used to expand City Hall offices or provide space for other City services.

Overview

Police Department Interior

The Police Department occupies the other 9,637 square feet of the building. Of that about a fourth of the area is unfinished but used for storage and weight training equipment. Some non-complying partitions have been installed. The floor plan was not originally designed as a Police Station so does not have ideal circulation but the department makes it work. Recent improvements include new locker rooms and updated communications systems.

The single largest issue is that the public entrance is within what should be a secure Police Yard. Other issues as follows :

1. Public Reception area is very small.
2. Drive-in circulation to transfer persons to Holding Cell is awkward.
3. There is inadequate on-site parking to accommodate Police vehicles. Street parking used.
4. Armory is small.



Public Entrance at back prohibits secure Police Department Yard.

Recommendations :

Long term : The Police Department will ultimately need to be moved off this property. The existing site already is too small to accommodate the vehicle parking required. That problem will only get worse with staffing increases. A secure police yard is a necessity.

The City should budget for a property purchase to provide a future site for a new Police Station facility. Minimum lot size would be one-half of a typical City block , 200' x 200' or .92 acre. See Attachment E – Schematic Police Department Development Plan. This should be considered as an absolute minimum in lot size and as such relies on street parking for public parking. A larger parcel would be preferred. A 10,080 square foot Station building is shown.

The location of the future station property within the City is a critical decision as well. This report will not address the parameters of property selection. City staff is encouraged to work with Police Department management to establish criteria on which to base the selection. This report also does not include a budget for that property purchase.

Interim : The City could choose to further develop the existing Police Department space to solve many of the operational problems while waiting for funding to purchase a site and build a new facility. A proposed Floor Plan showing a new public entrance on 2nd Avenue and developing a secure Yard is shown in Attachment C. The plan includes other operational upgrades as identified by Police Department staff.

Estimate of Costs

See Appendix F for Cost Estimates. The last page is a Summary that shows costs for remodeling the existing Police Station building in the first column. Estimate of construction cost for an all new Police Station facility is shown in the second column. Rounded up the recommended budgets are as follows :

Remodel of existing Police Station	\$ 760,000
New Police Station Construction Cost	\$ 5,600,000

ATTACHMENT A

City of Oakdale

City Hall / Police Department

December 1 , 2015

Building Program

Existing City Hall

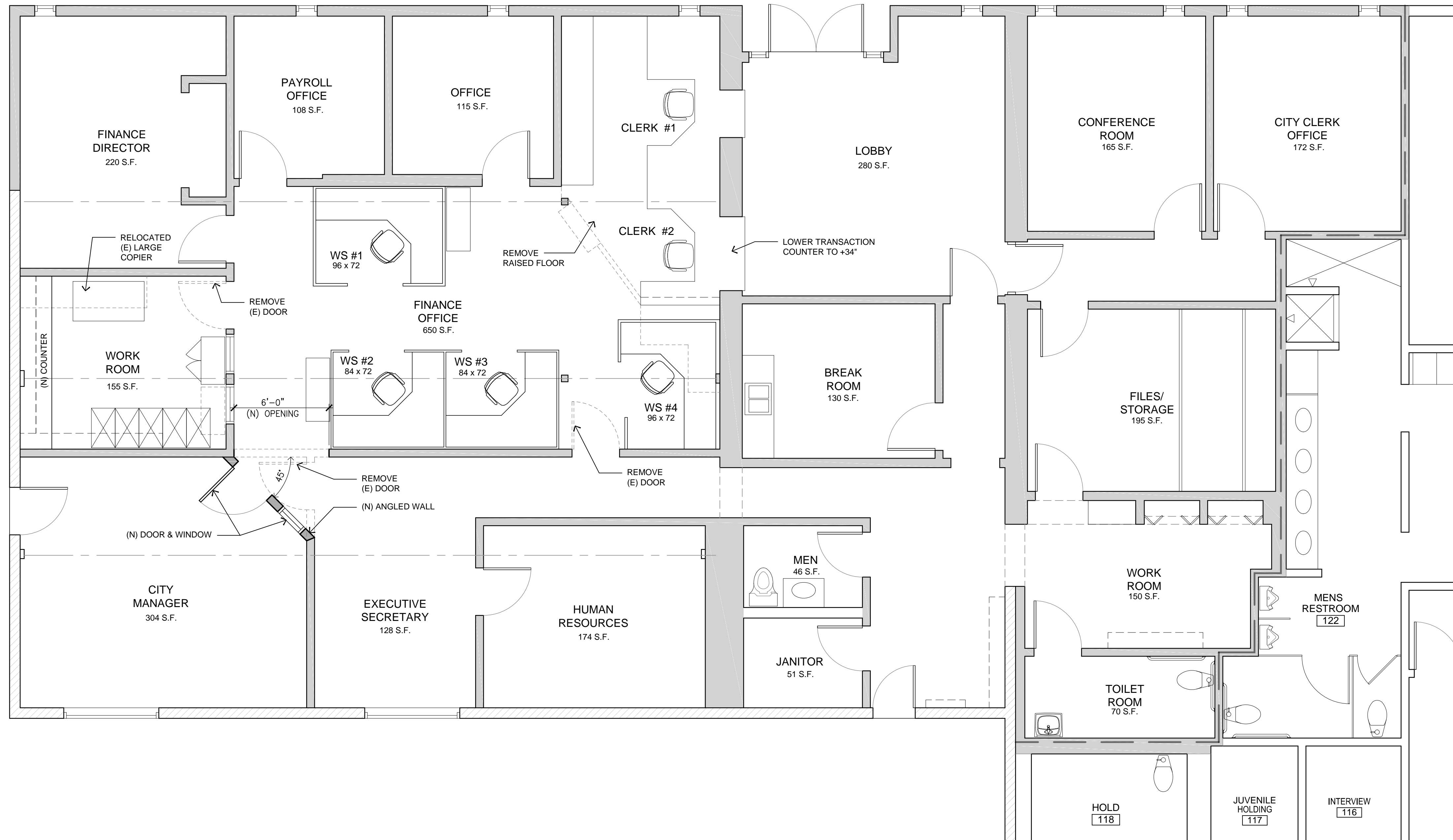
ROOM	AREA	UNIT	TOTALS	UNIT
Lobby	280	SF		
Finance Office	650	SF		
Office	115	SF		
Payroll Office	108	SF		
Finance Director	220	SF		
Computer Room	155	SF		
City Manager	304	SF		
Executive Secretary	128	SF		
Human Resources	174	SF		
Janitor	51	SF		
Mens Toilet Room	46	SF		
Break Room	130	SF		
Mayor's Office	165	SF		
City Clerk Office	172	SF		
Files/Storage	195	SF		
Work Room	150	SF		
Accessible Toilet Room	79	SF		
Sub-Total	3,122	SF		
Structure 15.46%	<u>571</u>	SF		
TOTAL CITY HALL			3,693	SF

City of Oakdale
City Hall / Police Department

December 1 , 2015

Existing Police Department

<u>ROOM</u>	<u>AREA</u>	<u>UNIT</u>	<u>TOTALS</u>	<u>UNIT</u>
101 Sergeant Admin. SVS	166	SF		
102 Chief	186	SF		
103 Secretary	108	SF		
104 Patrol Lt.	179	SF		
108 Break Room	216	SF		
109 Armory	110	SF		
110 Communications	112	SF		
112 Storage	40	SF		
113 Live Scan	106	SF		
116 Interview	68	SF		
117 Interview	58	SF		
118 Hold	82	SF		
119 Womens Lockers	219	SF		
120 Womens Restroom	203	SF		
121 Mens Lockers	447	SF		
122 Mens Restroom	273	SF		
123 Janitor	56	SF		
124 Live Scan	139	SF		
125 interview	117	SF		
126 Processing	140	SF		
127 Evidence	190	SF		
128 Evidence Storage	514	SF		
Assembly	1,100	SF		
Weight Room	1,000	SF		
Storage Closet	76	SF		
Secure Storage	250	SF		
Kennel	80	SF		
Office 7	200	SF		
Meeting Room	210	SF		
Office 6	220	SF		
Office 5	150	SF		
Storage	60	SF		
Office 4	155	SF		
Electrical/Computer	105	SF		
Office3	350	SF		
Lobby	105	SF		
Office 2	120	SF		
Office 1	130	SF		
	Sub-Total	8,040	SF	
Structure 16.57%		1,597	SF	
TOTAL POLICE DEPARTMENT		9,637	SF	

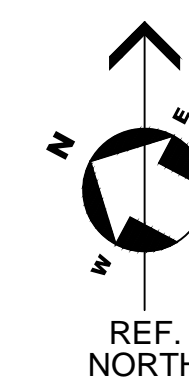
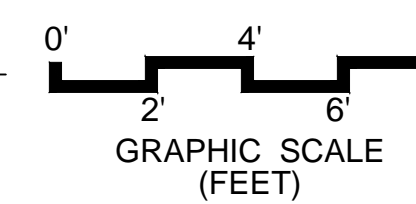


CITY OF OAKDALE
CITY HALL
 280 N. 3RD AVENUE
 OAKDALE, CA 95361

**POLICE
 DEPARTMENT**
 245 N. 2ND AVENUE
 OAKDALE, CA 95361

ATTACHMENT B

1 CITY HALL PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



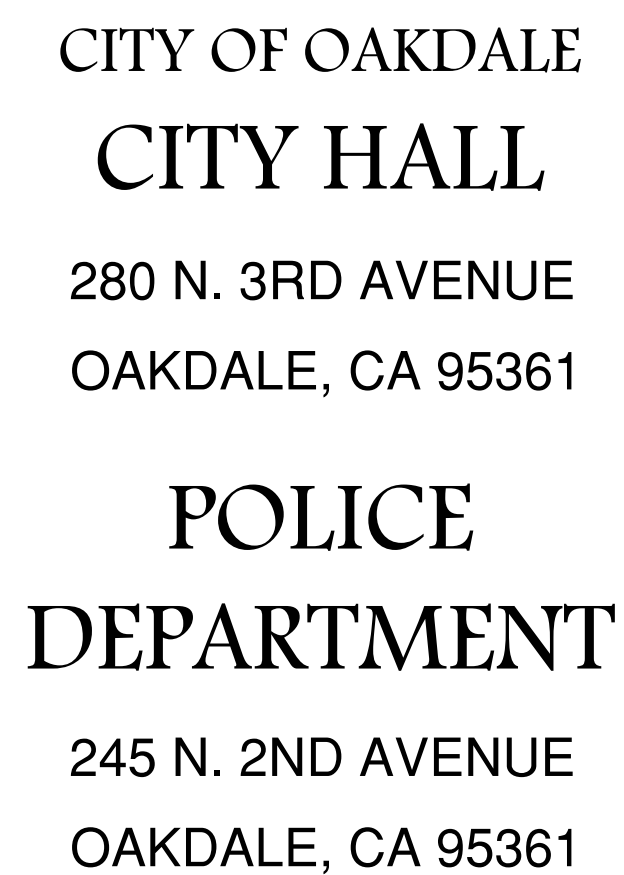
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 San Jose, CA 95113
 (408) 320-4871

Central Valley
 924 N Yosemite St
 Stockton, CA 95203
 (209) 462-2873

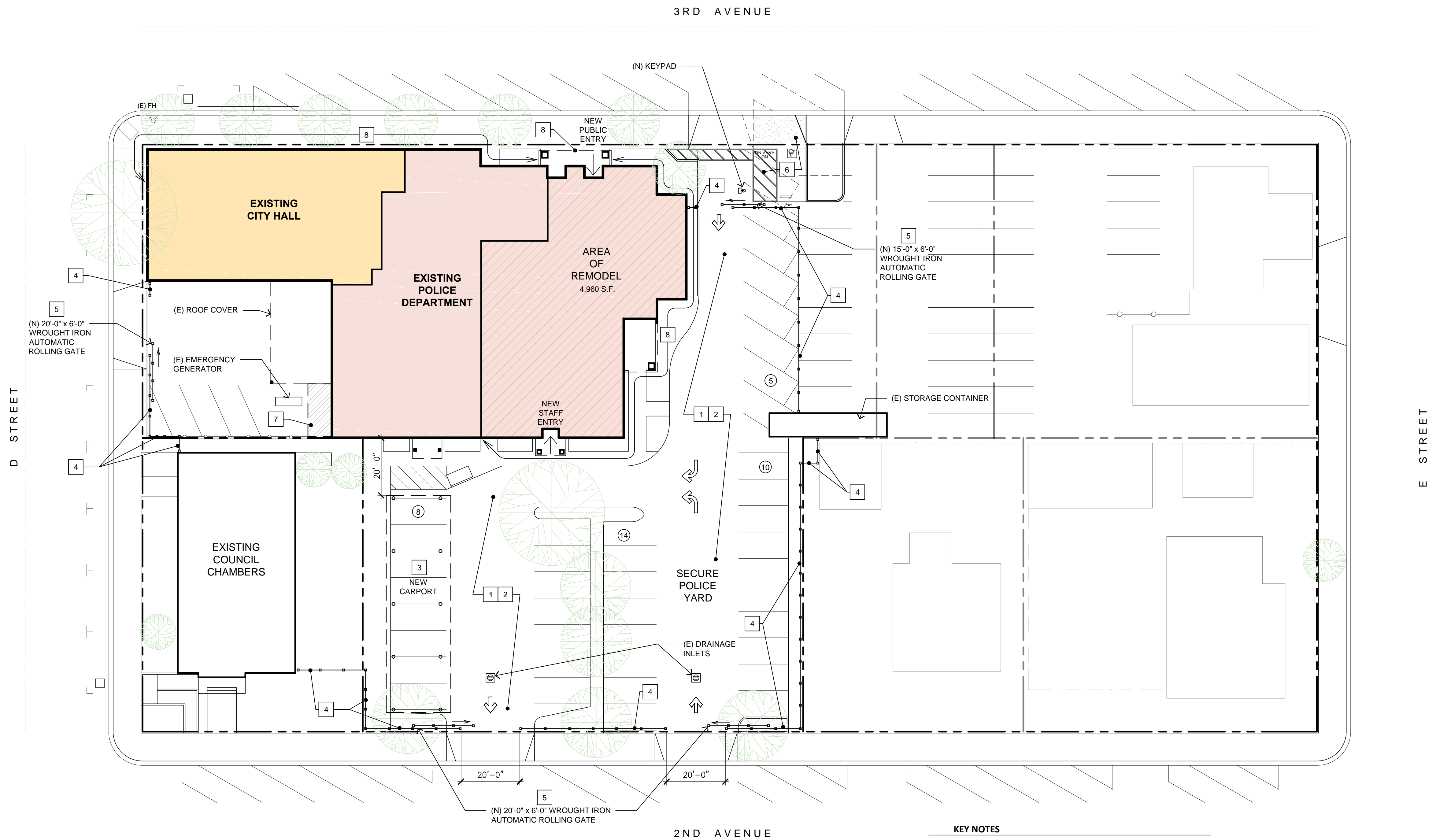
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April 1, 2016



March 14, 2016

- 1** NEW PARTITION : 2X4S @ 24" OC W/ 5/8" GYP BOARD EACH SIDE.
- 2** NEW SECURITY PARTITION : 2X4S @ 24" WITH ADDED 9 GA. MESH PANELS ON INTERIOR FACE BENEATH GYP BOARD.
- 3** NEW SUSPENDED T-BAR GRID CEILING W/LAY-IN ACOUSTIC TILE. INCLUDES NEW 24"x 48" LIGHT FIXTURES.
- 4** 12" X 12" VINYL COMPOSITION TILE FLOORING.
- 5** NEW 3'-0" X 7'-0" HM DOOR IN HM FRAME. PAINTED.
- 6** NEW 4'-0" X 4'-0" TYPE 3 BULLET RESISTANT GLASS IN STEEL FRAME.
- 7** 6 GA. HIGH SECURITY WIRE MESH PARTITION W/3'-0 X 7'-0" GATE.
- 8** NEW CASEWORK : PLASTIC LAM. COUNTERTOPS AND CABINET FACES.



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

KEY NOTES

- 1** GRIND EXISTING PAVEMENT. INSTALL (N) AC PAVING OVER (E) AGG BASE.
- 2** ALL NEW PAVEMENT MARKINGS AND SIGNAGE.
- 3** NEW CARPORT STRUCTURE :
> 20' X 80' = 1,600 SF. METAL ROOF PANELS. 1:12 PITCH. 10'-0" EAVE.
> ASSUME 8" PIPE COLUMNS @ 20'-0" CENTERS (16).
> LIGHT STEEL FRAMING.
> ALLOW FOR FUTURE INSTALLATION OF PHOTO VOLTAIC ARRAY.
- 4** NEW 6'-0" WROUGHT IRON SECURITY FENCE.
- 5** NEW AUTOMATIC ROLLING GATE :
> 6'-0" HIGH WROUGHT IRON SECURITY GATE.
> PROVIDE PEDESTAL MOUNTED KEY PAD.
- 6** NEW ACCESSIBLE PARKING PER CITY OF OAKDALE STANDARDS :
> NEW VAN ACCESSIBLE SPACE.
> INCLUDES WIDENING OF (E) CONCRETE DRIVE APPROACH.
> INSTALL ALL PAVEMENT MARKINGS AND SIGNAGE.
- 7** EXTEND ROOF OVERHANG :
> WOOD FRAMING @ 24" OC W/ 1/2" CDX PLY AND BUILT UP ROOFING MINERAL CAP. (MATCH EXISTING).
> ASSUME ONE NEW 6" PIPE COLUMN.
- 8** REMOVE/REPLACE EXISTING UPPER WOOD SIDING AND TRIM :
> REMOVE (E) ROTTING 1X WOOD SIDING & TRIM. APPROX 2,700 SF.
> REPLACE W/PRE-FINISHED METAL SIDING PANELS & TRIM.
> REMOVE (E) SHEET METAL PARAPET COPING. APPROXIMATELY 420 LF.
> REPLACE W/PRE-FINISHED METAL COPING.

CITY OF OAKDALE CITY HALL

280 N. 3RD AVENUE
OAKDALE, CA 95361

POLICE DEPARTMENT

245 N. 2ND AVENUE
OAKDALE, CA 95361

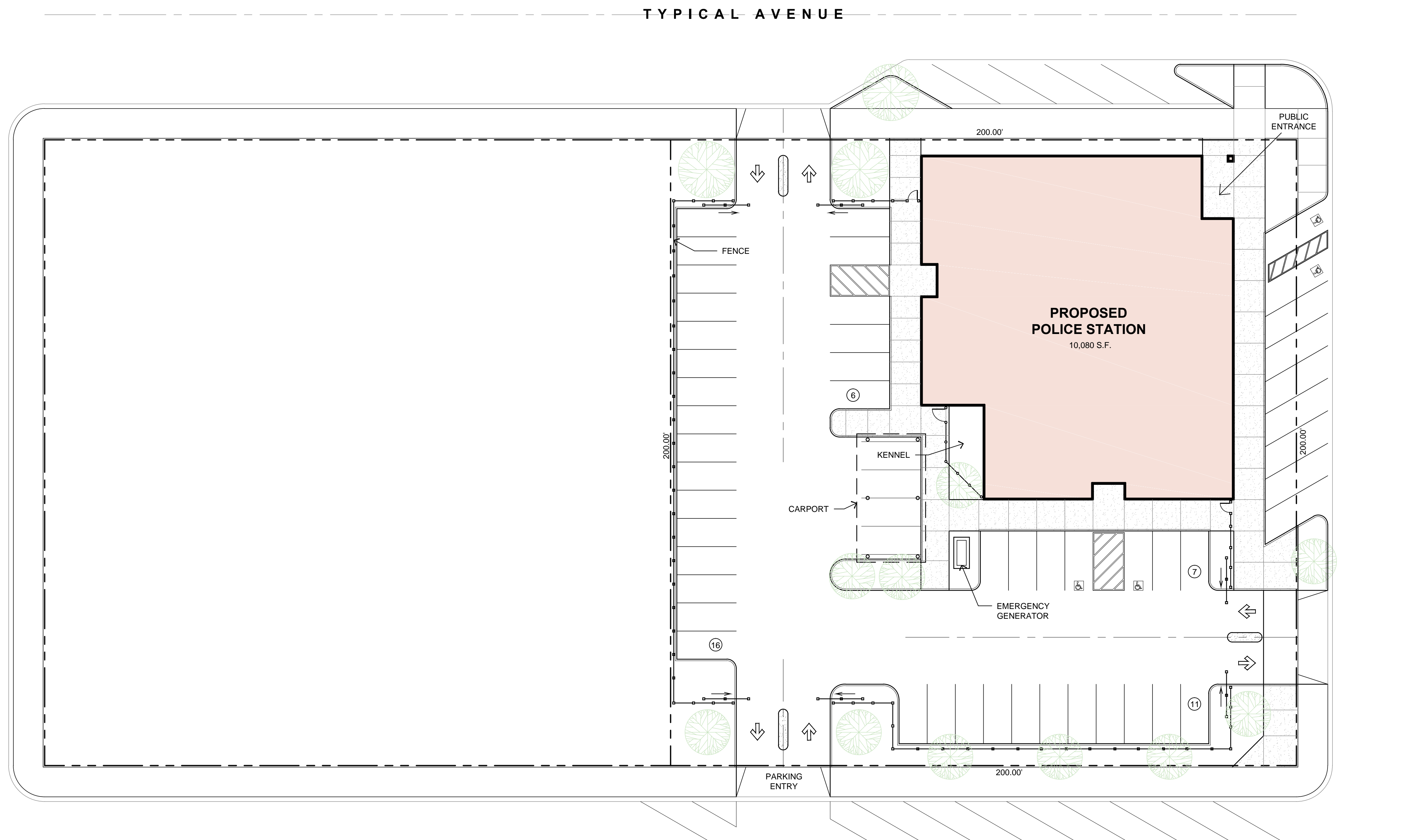
ATTACHMENT D



Central Valley
924 North Yosemite Street
Stockton, CA 95203
(209) 462 2873

Silicon Valley
95 S Market St Suite 480
San Jose, CA 95113
(408) 320-4871
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March 14, 2016



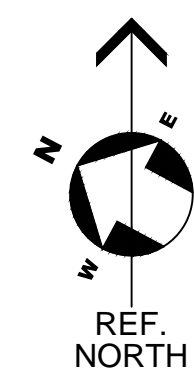
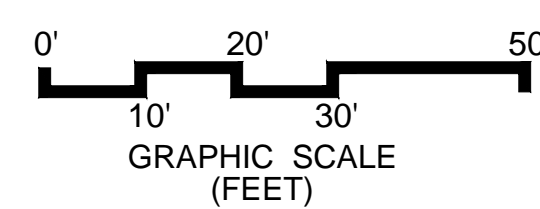
CITY OF OAKDALE
CITY HALL
 280 N. 3RD AVENUE
 OAKDALE, CA 95361

**POLICE
 DEPARTMENT**
 245 N. 2ND AVENUE
 OAKDALE, CA 95361

ATTACHMENT E

1 POLICE STATION DEVELOPMENT PLAN

SCALE: 1" = 20'-0"



PARKING SUMMARY

TOTAL PARKING = 40 SPACES



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 ARCHITECTS

Silicon Valley
 95 S Market St, Suite 480
 San Jose, CA 95113
 (408) 320-4871

Central Valley
 924 N Yosemite St
 Stockton, CA 95203
 (209) 462-2873

www.dcaia.com

August 29, 2016

Stone Creek Estimating, Inc.

5173 Persianwood Place
San Jose, CA 95111

408-489-8853

jeff.threet@stonecreekestimating.com



CURRENT. ACCURATE. RELIABLE.

ATTACHMENT F

City of Oakdale Police Station Improvements Oakdale, CA

Conceptual Cost Estimate

August 31, 2016

Prepared for:
Derivi Castellanos Architects
924 N. Yosemite Street
Stockton, CA 95203

Derivi Castellanos Architects

Owner: City of Oakdale

Project: Police Station Improvements

Location: Oakdale, CA

Designed by: Derivi Castellanos Architects

Estimate Notes

Date: August 31, 2016



Notes & Clarifications

1 Basis of Estimate

This statement has been prepared with the following documentation received on: 8/23/2016

A Conceptual dated: 3/14/2016

Various allowances were included in the estimate to cover some items that were not shown.

2 Consultant Team

Bridging Document Architect: N/A

Architect: Derivi Castellanos Architects

Structural Engineer: N/A

Mechanical Engineer: N/A

Electrical Engineer: N/A

Civil Engineer: N/A

Cost Consultant: Stone Creek Estimating, Inc.

3 Scope of Estimate

This statement of probable costs includes the work called out in the drawings provided

by: Derivi Castellanos Architects

dated: 3/14/2016

Included in Scope:

Sitework

New Buildings

Renovation of Existing Building

4 Items Effecting the Estimate

Inclusions:

Costs are based on Design-Bid-Build procurement

Trade costs associated with the construction of the project described above

All equipment costs associated with the project described above

All work to be done during regular working hours

Contingencies are listed in the estimate

Exclusions:

Costs for Bridging Documents

Preconstruction costs

Derivi Castellanos Architects

Owner: City of Oakdale

Project: Police Station Improvements

Location: Oakdale, CA

Designed by: Derivi Castellanos Architects

Estimate Notes

Date: August 31, 2016



Testing and inspection fees
Furnishing, fixtures, and equipment (FF&E); unless noted
IT devices such as computers, phones, servers, switches, and routers.
Overtime or compression of the construction schedule
Specialty equipment not typically installed by the general contractor

Notes:

The attached statement of probable costs is based on Stone Creek Estimating, Inc.'s best judgement in accordance with the industry's best practices. Stone Creek Estimating, Inc. cannot guarantee that the proposals, bids, or construction costs will not vary from the opinions in this statement.

This statement is based on the assumption that the owner will receive four qualified bids in each trade. Fewer than four bids may result in higher bid day costs.

All labor rates include associated supervision and general conditions costs associated with each subcontractor. General Contractor's general conditions are listed in the statement.

All equipment costs include operator where a specialty operator is required. If a specialty operator is not required, the operation of the equipment has been entered as Labor Hours.

Other Assumptions:

The owner will not access the site during construction.

Adequate space will be provided for the contractors' use for parking and storage near the site.

Work will be permitted from 7:00am to 6:00pm everyday.

Labor rates for this project are subject to Prevailing Wage legislation.

The project is subject to DSA plan check review & inspection.

5 Notes:

Statement of Probable Costs: See attached

Basis of Quantities: Documents references above

Basis for Unit Costs: See attached

Sources for Pricing: Similar projects, estimator's judgement, subcontractors, and vendors.

Subcontractor's Mark Ups: See attached.

6 Contingencies

Design/Estimating Contingency: 15% based on conceptual drawings.

Construction Contingency: 10%

7 Escalation:

Escalation is estimated to be 3.25% per year.

Derivi Castellanos Architects
Owner: City of Oakdale
Project: Police Station Improvements
Location: Oakdale, CA
Designed by: Derivi Castellanos Architects
CSI Summary
Date: August 31, 2016



CSI	Description	Renovation of Existing Bldg.		New Building & Sitework	
		Renovation Area		Building Area	*Sitework Area
		4,720 sf		10,080 sf	38,320 sf
		Cost per SF	Extention	Cost per SF	Extention
2	Existing Conditions	\$3.15	\$14,868		\$10,000
3	Concrete	\$1.88	\$8,874	\$38.67	\$389,794
4	Masonry	\$2.07	\$9,770	\$41.90	\$422,352
5	Metals	\$2.44	\$11,517	\$5.00	\$50,400
6	Wood, Plastics & Composites	\$8.68	\$40,970	\$28.00	\$282,240
7	Thermal & Moisture Protection	\$3.54	\$16,709	\$21.00	\$211,680
8	Openings	\$6.28	\$29,642	\$8.77	\$88,402
9	Finishes	\$11.09	\$52,345	\$13.10	\$132,048
10	Specialties	\$1.93	\$9,110	\$2.41	\$24,293
11	Equipment	\$0.50	\$2,360	\$0.50	\$5,040
12	Furnishings	\$1.00	\$4,720	\$1.00	\$10,080
21	Fire Suppression (Adjust Existing System at Renovation Areas Only)	\$3.00	\$14,160	\$5.00	\$50,400
22	Plumbing (Adjust Existing System at Renovation Areas Only)	\$7.00	\$33,040	\$18.00	\$181,440
23	HVAC (Adjust Existing System at Renovation Areas Only)	\$12.00	\$56,640	\$24.00	\$241,920
26	Electrical	\$26.00	\$122,720	\$26.00	\$262,080
27	Communications	\$6.00	\$28,320	\$6.00	\$60,480
28	Electronic Safety & Security	\$6.00	\$28,320	\$6.00	\$60,480
31	Substructure and Earthwork	\$0.00	\$0	* \$2.75	\$105,380
32	Exterior Improvements (Parking/Walkways/Curbs/Landscaping)	\$0.00	\$0	* \$18.00	\$689,760
33	Infrastructure/Utilities	\$0.00	\$0		\$250,000
	Subtotal	\$102.56	\$484,083	\$350.03	\$3,528,268
Mark-ups	General Conditions 12.00%	\$12.31	\$58,090	\$42.00	\$423,392
	General Contractor Markup 5.00%	\$5.74	\$27,109	\$19.60	\$197,583
	General Contractor Bond & Insurance 3.00%	\$3.62	\$17,078	\$12.35	\$124,477
	Design / Estimate Contingency 15.00%	\$18.63	\$87,954	\$63.60	\$641,058
	Construction Contingency 10.00%	\$14.29	\$67,431	\$48.76	\$491,478
	Construction Cost -- August 2016	\$157.15	\$741,745	\$536.33	\$5,406,256
	Escalation to the Start of Construction Date: June 2017 2.44%	\$3.83	\$18,097	\$13.09	\$131,898
	Total Construction Cost	\$160.98	\$759,842	\$549.42	\$5,538,154

The following items were identified as needing repair as of 1/6/17

Station 27 (450 South Willowood)

1. Re-paint all exterior wood on the station. Stucco areas are still in good condition.
2. Change out all lighting on the grounds and station. Convert to LED. It was stated that the City is currently working with PG&E on several other city sites and doing this conversion. Once this is completed the City will do the same with Station 27, 28 (projected for March 2017).
3. The City will be looking into the A/C that's not working in the server room.
4. We need to re-configure the station signage to accept the new style sign.**(COMPLETED)**
5. The pedestrian sidewalk transition on the South side of the front apron is very uneven and is subject to a tripping hazard.
6. Advised the City that we needed a new riding lawnmower (one that picks up the grass, not mulcher). This will assist with keeping a healthy looking lawn. We would re-purpose the current mulching mower.

Station 28 (325 East G St.)

1. Replace asphalt in parking lot and behind the station. Replace with concrete in the high traffic areas. Create uniform drainage for longevity.
2. Refinish and/or remodel the exercise room. The exterior wood siding will need to be replaced. Duty personnel have agreed to do the labor.
3. Spread crushed rock on all dirt areas behind the station and around the annex to help with weed/dust control.
4. Create a sand containment wall enclosure. Possibly utilizing K-rail to create a containment box.
5. Move sand containment away from the Annex wall several feet so it cannot promote wood rot. The gate opening may need to be moved slightly.
6. Change out all lighting on the grounds and station. Convert to LED. The City is currently working with PG&E on several other city sites and doing this conversion. Once this is completed they will do the same with Station 27, 28 (projected for March 2017).
7. Fence in the sandbag fill area so the public will not have access to the remainder of the fire station grounds (we are encountering homeless trespassers and theft issues).