



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**March 21, 2023**

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**TOPIC:** Historic Cypress Fire Station Renovation Architectural Services

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**AGENDA TITLE**

Approve an Agreement with Dunbar Architecture for Architectural Design Services for the Historic Cypress Fire Station in an Amount Not to Exceed \$434,880 for a Five-Year Term (Project No. 22-6023) (General Fund)

**RECOMMENDED ACTION**

Authorize the City Manager to execute an agreement with Dunbar Architecture to develop plans, specifications, final construction documents, and construction support for the rehabilitation of the Historic Cypress Fire Station in the amount of \$394,880 with a contingency of \$40,000, for a total amount not to exceed \$434,880, for a five-year term beginning March 21, 2023 and expiring March 20, 2028, with an option for two, one-year extensions, subject to non-substantive changes approved by the City Manager and City Attorney.

**DISCUSSION**

The Cypress Fire Station, located at 625 South Cypress Avenue was designed by Frederick M. Eley, built in 1928, and served the Eastside (now Pacific Park) community as Fire Station #4 from 1928 to 1962. It is a one-story Spanish Colonial revival structure with exterior stucco walls, clay tile roof, and other architectural features that defines this style and the building's character. The single story building has a high vaulted ceiling that measures approximately 3,500 square feet. It is currently vacant and as a result, has been subjected to repeated vandalism and squatters. The interior of the building was recently demolished to wood framing in an effort to eliminate hiding spaces.

On December 21, 2021, the City Council allocated \$1,000,000 to rehabilitate the building. The rehabilitation will include preservation and restoration of the historic elements of the property. At the City Council meeting on August 16, 2022, it was decided that the site shall be adaptively reused as a new Police Athletic and Activities League (PAAL) Center for the community while maintaining and restoring the exterior integrity of the building. PAAL is an integral community program run by the Santa Ana Police Department that focuses on building a bond between kids and police officers through education, fitness and other activities. The program offers tutoring, sports team, field trips and much more. Additionally, the new PAAL center will also serve senior citizens.

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March 21, 2023

Page 2

On December 12, 2022, the Public Works Agency issued Request for Proposals (RFP) No. 22-095, by which it sought the services of one qualified firm to provide the architectural design for renovation and adaptive reuse of this historic Cypress Fire Station. The RFP was advertised on the City's online bid management and publication system, with bids due on January 16, 2023. Five proposals were received and evaluated by a selection committee based on criteria as outlined in the RFP. Listed below are the responding contractors and their ranking:

Rank	Firm	Location	Average Score
1	Dunbar Architecture	Los Angeles, CA	93
2	Donald Krotee Partnership	Anaheim, CA	83.25
3	BOA Architecture	Long Beach, CA	81.5
4	BFK Architecture + Planning	Pasadena, CA	79.25
5	ITZEN Architects	Santa Ana, CA	72.5

Staff recommends awarding an agreement (Exhibit 1) to Dunbar Architecture to provide design services based upon the scope of work and selection criteria outlined in RFP 22-095. Their proposal demonstrated the firm has the necessary capacity and expertise to complete the required services. The firm's rates are reasonable and within industry standard, the team qualifications are appropriate for this project, and the proposal was determined to provide the best value for the City.

## **FISCAL IMPACT**

The current fiscal year funding is available in the FY 2022-23 budget and future fiscal year funding will be included in the proposed budgets for City Council consideration. Funds for the renewal options, if exercised, will be included in the proposed budgets for subsequent years.

Fiscal Year	Accounting Unit-Account #	Fund Description	Accounting Unit, Account Description	Amount
FY 22-23	01117017-66220	General Fund	PWA-Service Enhancement, Improvements Other Than Buildings	\$283,830
FY 23-24	01117017-66220	General Fund	PWA-Service Enhancement, Improvements Other Than Buildings	\$70,965
FY 24-25	01117017-66220	General Fund	PWA-Service Enhancement, Improvements Other Than Buildings	\$80,085

<b>Fiscal Year</b>	<b>Accounting Unit-Account #</b>	<b>Fund Description</b>	<b>Accounting Unit, Account Description</b>	<b>Amount</b>
<b>TOTAL</b>				\$434,880

**EXHIBIT(S)**

1. Dunbar Architecture Agreement

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Kristine Ridge, City Manager