

CITY OF YUBA CITY
STAFF REPORT

Date: December 18, 2007
To: Honorable Mayor & Members of the City Council
From: Public Works
Presentation by: George L. Musallam, Public Works Director

Summary

Subject: Fire Station No. 4 – Ohleyer Rd

Recommendation: a. Adopt the Mitigated Negative Declaration for the project.
b. Approve the plans and specifications for the Fire Station No. 4 Project and authorize Public Works to bid the project.

Fiscal Impact: There is \$7,873,790 available in appropriations in project account 90111 for Fire Station Number 4 Relocation. The General Fund portion of this project is \$3,873,790 and is available. The Impact Fee portion of this project is \$4,000,000. Of this, \$400,000 is currently available in Fire Department Impact Fee allocations; the remainder is available through an internal loan from unallocated impact fees.

Background:

In September 2003 the City received an architectural review/needs assessment regarding the need to rehabilitate Fire Station No. 4. At that time the cost of improvements was estimated at \$2.97 million. Updated costs in December 2006 were estimated at approximately \$6 million. In addition to concerns regarding the increased costs, there were also issues regarding the size of the site and long-term traffic congestion problems that warranted exploration of relocating the facility.

A site located on Ohleyer Road at Franklin Rd. was identified as the preferred location for Fire Station No. 4 and plans and specifications were subsequently developed. Additionally, a Mitigated Negative Declaration report has been completed and City staff is prepared to move forward with bidding the project, pending Council's authorization to proceed.

Analysis:

At the beginning of 2007 a joint priority setting session was held with the Fire Department and City Council which identified the relocation of Fire Station No. 4 as a top City priority. The plans and specifications for this Fire Station No. 4 have been finalized and a Building permit has been issued. An updated cost estimate was also prepared which forecasts the current cost for construction of the facility to be \$7.9 million.

Copies of the plans, specifications and the Mitigated Negative Declaration report is available for review in the Public Works Department.

As per the attached memo prepared by Fire Chief, Marc Boomgaarden, dated November 27, 2007, prior to proceeding with bidding/construction of the new facility for Fire Station No. 4, the repair and rehabilitation needs of all of the fire stations was re-assessed and prioritized in the memo from Chief Boomgaarden.

Based upon the facility re-assessment, relocation of Station No. 4 continues to be a top priority and staff is requesting authorization to proceed with bidding the project..

Proposed Schedule:

Bidding	January – February 2008
Award of Contract	March 2008
Start of Construction	Spring 2008

Fiscal Impact:

There is \$7,873,790 available in appropriations in project account 90111 for Fire Station Number 4 Relocation. The General Fund portion of this project is \$3,873,790 and is available. The Impact Fee portion of this project is \$4,000,000. Of this \$400,000 is currently available in Fire Department Impact Fee allocations. Staff recommends that the remaining \$3,600,000 be financed through an internal loan from unallocated impact fees.

In order to construct Station 4, the remaining \$3,600,000 impact fee share must be borrowed. The remaining funding for this project is not sufficient to warrant incurring the cost of issuance to issue certificates of participation. Instead, staff recommends avoiding these costs by borrowing the funds from ourselves. The City currently has a balance of \$11.4 million in unallocated impact fees. Staff recommends borrowing the funds internally and repaying the funds with interest at the average LAIF rate as Fire Department allocations become available.

In order to evaluate the City's ability to repay a \$3.6 million internal loan from Fire Department impact fee allocations, staff computed the cost of repaying the loan over 30 years at 5%. That cost equals \$234,185 per year. For each single family residential impact fee paid, the Fire Department will be allocated \$1,361 when the proposed impact fees are fully implemented. Therefore, in order to repay \$234,185 (based upon the proposed Fire Department's allocated share of impact fees), 172 homes must be built in any given year. Staff recommends that the loan be repaid as funds are received. For example, if 500 homes are built in a year, all of the Fire Department's allocation would go toward repaying the loan.

Alternatives:

1. Do not bid the project.
2. Provide direction to staff regarding further amendment to the plans and specifications.

Recommendations:

- a. Adopt the Mitigated Negative Declaration for the subject project.
- b. Approve the plans and specifications for the subject project and authorize Public Works to solicit bids.

Prepared by:



George L. Musallam
Public Works Director

Submitted by:



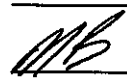
Steven R. Jepsen
City Manager

Reviewed by:

Finance



City Attorney



Fire Department

YUBA CITY FIRE DEPARTMENT

MEMO

To: Honorable Mayor and Members of the Yuba City City Council

From: Marc Boomgaarden, Fire Chief

CC: Steven Jepsen, City Manager

Date: November 27, 2007

Re: Memo in support of approving the Plans and Specifications for the relocation of Fire Station 4 and authorization to begin the construction bidding process.

The purpose of this memo is to provide a brief discussion of the overall facilities repair and rehabilitation needs of the Yuba City Fire Department. This memo also provides you with our recommendation for the relocated Fire Station 4.

Earlier this year at our joint Department Head and City Council priority setting session we identified the relocation of Fire Station 4 as a top City priority. We also identified City facility maintenance and rehabilitation as an area of concern. As we continue to gather data relative to the fire station rehabilitation needs for the future, we still recommend that the City Council move forward with the relocation of Fire Station 4.

A discussion of each of the five fire stations and their repair and rehabilitation needs and potential costs are summarized. The discussion is necessary so that the City Council has a general understanding of the individual and overall facility needs in relationship to moving forward with the relocation of Fire Station 4. Cost estimates are based on assessments provided by the City's Fire Station architect Mary McGrath.

Fire Station 1

The facility is approximately 47 years old and has experienced several remodel and rehab projects. General maintenance problems consistent with the age of the building have occurred and will continue to exist. The roof is in need of repair/replacement and funds are currently approved for that project. An architectural review/needs assessment needs to be performed and is identified as a project in the Capital Improvement Program. On an interim basis we have identified the potential cost of rehabilitating this station at \$8 million. There is a possibility it will be less than that amount, but that will be determined during the assessment.

Fire Station 2

Fire Station 2 is approximately 29 years old and has not had any significant rehabilitation or repair during its life. It was originally built to house 2 on duty firefighters and is now housing 3 on duty firefighters each day. While there are no immediate repairs or projects needed, Ms. McGrath's report indicates that the cost to rehabilitate this station to provide an additional 30 or more years of service is approximately \$2.3 million. Rehabilitation would include building expansion to the east to accommodate adequate sleeping and work areas, provide for a fitness workout area, replace the station generator and provide for on-site vehicle fueling and provide a dedicated decontamination area. Staff has identified this project as a "Mid Term" project for planning purposes.

Fire Station 3

Fire Station 3 is approximately 15 years old. A new roof was placed on the building this past summer. There are no significant repairs or rehabilitation needs at this fire station at this time.

Fire Station 4

In September of 2003 the City received an architectural review/needs assessment report regarding rehabilitating this station. At that time the cost to rehab was estimated at \$2.97 million. The revised December of 2006 cost shows a dramatic increase to nearly \$6 million. While some moderation in construction costs has occurred, the concerns over the size of the site, traffic congestion resulting from the location of Andros Karperos and West Walton Schools and the eventual widening of Walton Avenue still point to the moving forward with relocation of this fire station.

Fire Station 7

Fire Station 7 is approximately 15 years old and was assumed to be in good condition. This station was built by the Walton Fire Protection District and was originally designed to serve as a volunteer fire station with only occasional part time staffing. During the review it was discovered that there were significant issues related to its construction and operation. Ms. McGrath has identified several items that need attention in the short term including strengthening the support structure, upgrading the electrical service, waterproofing the structure and roof repairs. The review is in the final phases and staff will be receiving a final report in the next 60 to 90 days. The costs of the short term repairs are estimated at \$300,000. The costs to repair and rehabilitate the station on a mid term basis (including completing the unfinished second story) are estimated to cost an additional \$611,000.

Summary of Fire Station Costs

Table 1 provides a summary of fire station costs for short term, mid term and long term time frames. Short Term would be considered necessary during the next year. Mid Term would be identified as being recommended in the next 2 - 5 years and Long Term would be identified as being recommended in the next 5 - 10 years. Current funding is sufficient to advance the construction of the relocated Fire station #4 and to facilitate the near term construction of needed improvements to Station #7. Additional mid term improvements will be necessary for Station #7 in the amount of \$611,000 to provide for the future housing of 3 firefighters per day staffing. The rehabilitation and modifications to Fire Station # 2 will require substantial resources. However the existing facility, although crowded, is sufficient for near term use. As identified above, long term needs will include a reconstruction/modification of Fire Station #1 on Clark Avenue.

Table 1

Summary of Fire Station Needs

Fire Station	Short Term	Mid Term	Long Term	Total
1	None	None	\$8,000,000	\$8,000,000
2	None	\$2,360,000	None	\$2,360,000
3	None	None	None	-0-
4	\$7,900,000	None	None	\$7,900,000
7	\$300,000	\$611,000	Undetermined	\$911,000
Total	\$8,200,000	\$2,971,000	\$8,000,000	\$19,171,000

Recommendation

We recommend proceeding with the Fire Station 4 project at this time. Ms. McGrath will be finalizing and delivering the assessment reports of Fire Stations 2 and 7 which will provide us with information and final cost estimates for the rehabilitation and repairs for these two stations. While Fire Station 2 is definitely in need of rehabilitation it is our opinion that it is functional for the near term. Fire Station 7 appears to have significant structural issues, but a short term fix is available which affords a reasonable degree of usefulness. It continues to be our opinion that the current location of Fire Station 4 is poor and that investing funds in its rehabilitation would not be wise. Therefore we recommend proceeding with the relocation and construction of Fire Station #4 in the amount of \$7,900,000 and moving forward with the short term repairs to Fire Station #7 in the amount of \$300,000.