


TO: James L. App, City Manager
FROM: Ken Johnson, ES Chief 
DATE: January 20, 2004
SUBJECT: **Fire Station #2 Rehabilitation**

NEEDS: To update fire station #2 to adequately accommodate four firefighters and two fire department emergency response vehicles for a period of at least three to seven years.

FACTS:

1. The City of Paso Robles constructed a fire station at 235 Santa Fe in 1960 to house fire equipment.
2. Minor modifications to the interior were made and a leased modular building added to begin staffing that facility in 2001. These improvements were short-term in nature and designed to accommodate an immediate need (staffing the station).
3. The current arrangement of vehicle, equipment, and sleeping quarters is inefficient. The restroom and work areas are also deficient.
4. The City has no plan to reconstruct a fully-functional station in that location in the near future.

ANALYSIS &

CONCLUSION Fire station #2 was built in 1960 to house fire engines. The operation, at that time, had volunteers driving from their homes to the station to pick up fire engines when responding on emergency calls. Fire station #2 was never constructed as a full-time work location, but community growth and prolonged response times east of the Salinas River necessitated firefighters operating from that location. Minor building modifications were made to accommodate this change. The existing building and temporary modular addition have proven inadequate and undesirable. The options of placing a larger modular building and rehabilitating the existing building were examined. The addition of a larger modular unit could be accomplished for less money, but would hamper worker movement and visually detract from the site. Building rehabilitation would require upgrades to meet structural and ADA requirements (as the building is currently non-compliant), but would more centralize operations and provide an improved working environment. Rehabilitation was determined to be the preferred option.

POLICY

REFERENCE: None

FISCAL

IMPACT: None, assuming that the low bid for the project comes in within budget. The current budget provides for a \$300,000 appropriation to upgrade Sherwood Fire Station #2. The station remodel option is estimated at \$292,500.

OPTIONS:

- A. Direct staff to proceed with the station remodel option and authorize the preparation and distribution of bid plans and specifications; or
- B. Amend, modify, or reject option A.

Fire Station #2 Options

I - Rehabilitate Existing Station Description of work: Add 600 sq. ft. exercise room Develop sleeping for four Add showers, restroom Paint throughout, new drop ceiling	Cost	Advantage	Disadvantage
	\$292,500	1. Existing, does not raise questions about neighborhood compatibility 2. Centralizes Fire Operations (not spread over multiple Buildings) 3. Provides greater sense of permanence to work force until replacement (3 to 7 years) 4. Lower operating costs resulting from gas heating verses all electric	1. More expensive option 2. Risks future interpretation of remodeled building fulfilling long term needs 3. Will require more time to develop and construct
II - Purchase Custom Modular Unit Description: Four bedrooms, two toilets, three showers, and a kitchenette	Cost	Advantage	Disadvantage
	\$218,200	1. Can be completed approximately 90 days sooner 2. Can be removed and resold when no longer needed 3. Can remain during construction of new station	1. Raises neighborhood compatibility questions 2. Higher utility and maintenance costs 3. Does not centralize workforce

Fire Station #2 Remodel				
ITEM	Sq. Ft.	/Unit	Item cost	Total
Site work/demolition				\$15,000
Disposal				\$5,000
Relocate sump				\$8,000
Addition - complete	600	\$110.00		\$66,000
Remodel:				
Paint (interior/exterior)	3440	\$5.30		\$18,232
Plumb	3440	\$5.42		\$18,645
Electrical	3440	\$7.00		\$24,080
Telephone/computer	3440	\$0.25		\$860
Frame - steel stud	3440	\$2.75		\$9,460
Drywall	3440	\$1.68		\$5,779
Insulation	3440	\$0.50		\$1,720
Welding/rehab knee braces	3440			\$5,000
Drop Ceiling	3440	\$1.90		\$6,536
HVAC (sleeping/exercise)	1500	\$3.93		\$5,895
Floor Covering	3440	\$3.50		\$12,040
Furnishings	1200	\$13.35		\$16,020
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				Sub Total
				\$218,267
Structural investigation			\$1,000	\$1,000
Testing			\$5,000	\$5,000
Design (KMN proposal)				\$11,000
Plan review				\$2,500
Contractor overhead/profit			20%	\$32,728
Contingency			10%	\$22,000
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				Total
				\$292,495

Fire Station #2 Modular Addition			
ITEM	Qty.	/Unit	Total
4 bedroom modular unit	36 x 60		\$88,521
Delivery			\$2,719
Setup			\$4,000
Sales tax			\$6,418
Block and level			\$2,983
Anchor/tie down			\$990
Plans/engineering			\$500
Skirting			\$2,500
Telephone/computer			\$5,500
600 amp main service			\$4,200
Electrical Service to coach	120 ft	\$45.00	\$5,400
Water Service	120 ft	\$21.00	\$2,520
Sewer Service	120	\$120.00	\$14,400
Deck and Ramp	1ea		\$12,000
Furnishings	2160	\$13.35	\$28,836
Walkway construction	150 sf	\$105.00	\$15,750
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			Sub Total
			\$197,237
Structural investigation		\$1,000	\$1,000
Contingency		10%	\$20,000
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			Total
			\$218,237

Fire Station #2 Remodel			
Initial investment			\$292,495
Salvage value			\$0
Gas			
Annual	1,200		
Years	3	\$3,600	
	5	\$6,000	
	7	\$8,400	
Electric			
Annual	4,000		
Years	3	\$12,000	
	5	\$20,000	
	7	\$28,000	
Maintenance			
Annual	5,000		
Years	3	15,000	
	5	25,000	
	7	35,000	
			\$292,495
3 year total		\$323,095	
5 year total		\$343,495	
7 year total		\$363,895	
Annualized cost-3 yr.			\$107,698
Annualized cost-5 yr.			\$68,699
Annualized cost-7 yr.			\$51,985

Fire Station #2 Modular Addition (Surplus/public sale at end)			
Initial investment			\$218,237
Salvage value*			-\$20,000
Gas			
Annual	1,200		
Years	3	\$3,600	
	5	\$6,000	
	7	\$8,400	
Electric			
Annual	8,000		
Years	3	\$24,000	
	5	\$40,000	
	7	\$56,000	
Maintenance			
Annual	10,000		
Years	3	30,000	
	5	50,000	
	7	70,000	
			\$198,237
3 year total		\$255,837	
5 year total		\$294,237	
7 year total		\$332,637	
Annualized cost-3 yr.			\$85,279
Annualized cost-5 yr.			\$58,847
Annualized cost-7 yr.			\$47,520

Fire Station #2 Modular Addition (City re-use of modular at end)			
Initial investment			\$218,237
Salvage value			\$0
Re-move/set-up			\$9,973
Gas			
Annual	1,200		
Years	3	\$3,600	
	5	\$6,000	
	7	\$8,400	
Electric			
Annual	8,000		
Years	3	\$24,000	
	5	\$40,000	
	7	\$56,000	
Maintenance			
Annual	10,000		
Years	3	30,000	
	5	50,000	
	7	70,000	
			\$228,210
3 year total		\$285,810	
5 year total		\$324,210	
7 year total		\$362,610	
Annualized cost-3 yr.			\$95,270
Annualized cost-5 yr.			\$64,842
Annualized cost-7 yr.			\$51,801

Notes

**Assumes 33% resale value, less tear-down costs*



Exterior view of station and current modular building (sleeping for 2)



Exterior view of building rear



Interior view from front door through day-room



Interior view through day-room towards front door



Kitchen/Dining area



Bathroom - shower



Bathroom - sink/toilet



Workout room (door leads to dayroom)

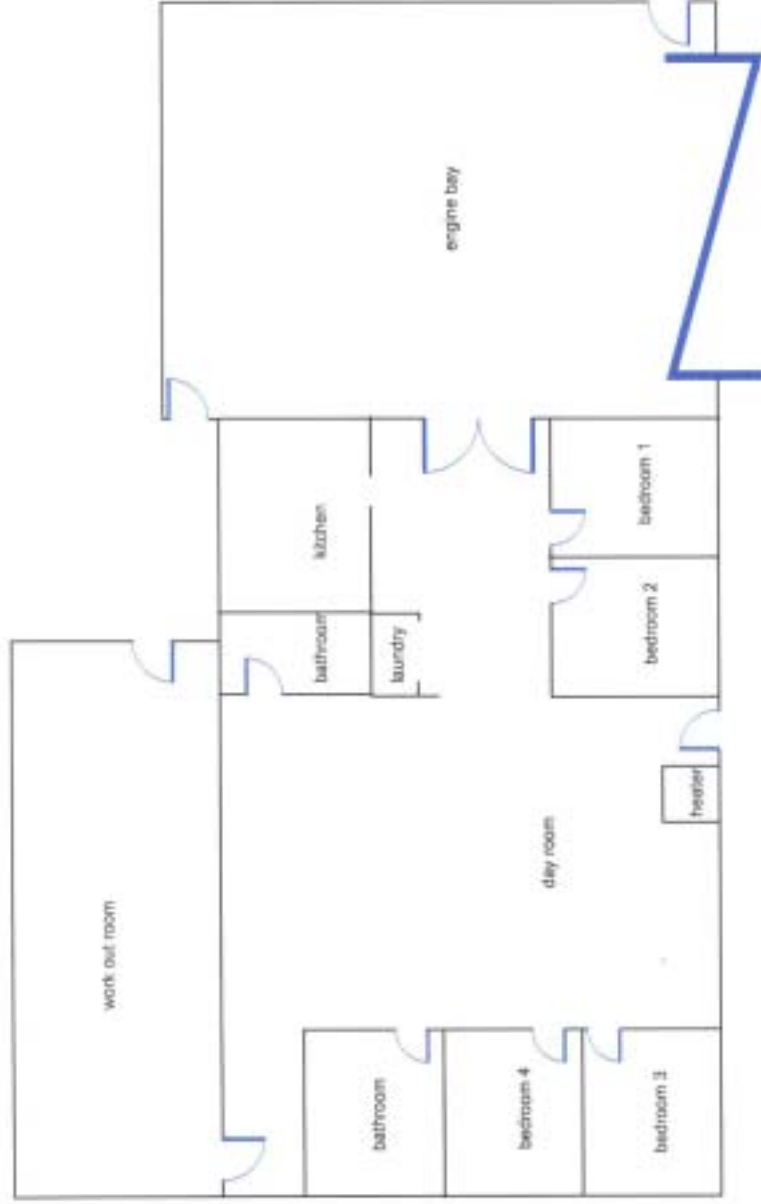


Workout room (overhead door leads to station front)

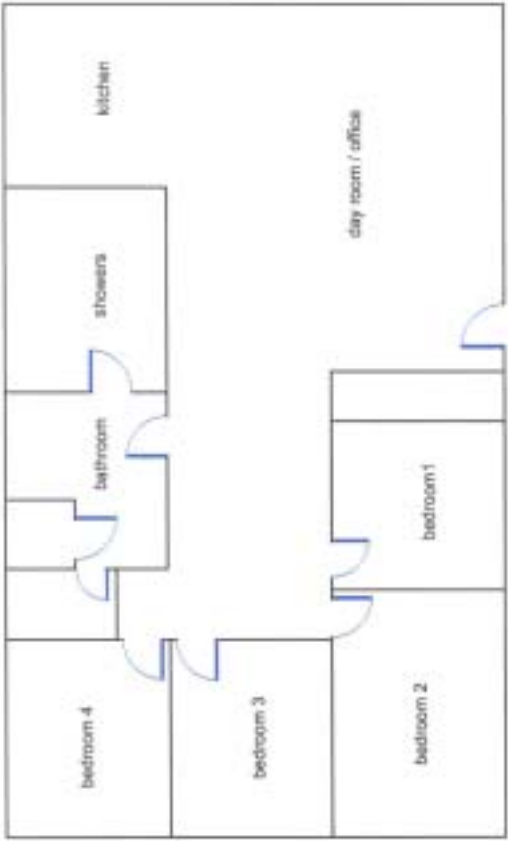


FIRE STATION 2

235 SANTA FE



FIRE STATION 2
OPTION 1



TRAILER