ITEM B

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JULY 1, 2008 AGENDA

Subject:	Type:	Submitted By:
PRELIMINARY REPORT AND DISCUSSION - MUNICIPAL FACILITIES PLAN	RESOLUTION ORDINANCE RECEIVE/FILE	RITA M. RAMIREZ ASSISTANT CITY ADMINISTRATOR

SYNOPSIS

Representatives from Leo A. Daly will be present to give a progress report to the Mayor and City Council regarding the preparation of a Municipal Facilities Plan.

FISCAL IMPACT

N/A

RECOMMENDATION

N/A

BACKGROUND

Over the past several years as part of the annual strategic planning process the Mayor and City Council have identified adequate City facilities as part of its vision and priority. In FY03 a Municipal Facilities Plan was proposed to identify the space needs of the City for both the short-term and long term for several service areas. A decision was made at that time to proceed only with a space needs study for the Fire Department and subsequently focus on the design and construction of a second fire station.

Again in FY07 funds were budgeted for professional consulting services related to the development of a Municipal Facilities Plan focusing on General Administrative services (including Mayor/Council, Administration, City Clerk, Finance, and Public Buildings and Grounds), Community Development services, Recreation Department administrative services, and Public Works services. In October of 2007 a contract was awarded to Leo A. Daly.

The purpose of the Municipal Facilities Plan is to provide a framework and guide the City in making decisions about its municipal facilities. Further, a Municipal Facilities Plan will save the City money as it converts existing spaces to new uses so that all of the City's needs are considered comprehensively as opposed to piecemeal improvements that may only serve as short-term solutions for municipal facilities.

Over the past several months Leo A. Daly representatives have completed tours of the Public Works facilities, the Golf Course facilities, the Public Safety Building, City Hall and the Community Center. They have conducted surveys and held meetings with individual Department Heads and other management employees regarding space needs. Meetings have also been held with the City's Municipal Facilities

Planning Committee, which consists of all Department Heads and Council Members Mark Ellerbeck and Ron Sheehan.

The Committee has discussed several options regarding the City's future space needs and the utilization of existing space. Prior to completing the Municipal Facilities Plan, direction is needed from Council regarding the District 1 Fire Station.

Attached you will find a synopsis of the City's history over the last several years with regard to fire department and fire facility planning. The City has been proceeding according to the recommendations outlined in a study completed in 2002 by Emergency Services Education and Consulting Group (ESECG). That study called for the development and funding of a long range facility plan based on a 3-station deployment concept to handle projected growth and development. The District 2 Fire Station was completed in conjunction with the plan for a 3-station deployment concept.

As part of the design process for the second fire station, FGM and DLR completed a space needs study for both the new facility and the existing District 1 facility. A page from this study outlining their recommendation is also attached. *(A copy of the full study is available in the office of the City Clerk for review.)* The current Municipal Facilities Plan Committee has discussed both the option of remodeling/expanding the District 1 Fire station at its present location and constructing a new facility on the existing City Hall campus. After careful consideration and study of the potential costs involved with both options, the Committee's recommendation would be to construct a new District 1 Fire Station and utilize the existing facility for other municipal functions.

Prior to proceeding any further with the overall Municipal Facilities Plan, Leo A. Daly needs direction from Council regarding the fire station issue as it will determine the direction of the plan and subsequent implementation recommendations.

Background Regarding Previous Fire Studies – Long Range Planning and Space Needs

September 2001	Council awarded a contract for a long range planning study of the Fire Department to Emergency Services Education and Consulting Group (ESECG).
February 2002	Council held a workshop meeting to receive the study and review its findings and recommendations. Significant recommendations included: • Adopt a basic service philosophy and response time performance standard • Develop and fund a long range facility plan based on a 3-station deployment concept to handle projected growth and development • Increase staffing, whether paid or volunteer, to ensure adequate and timely response to low and medium risk fire emergencies during all hours of the day • Hiring of a full time chief • Plan for the renovation or addition to the existing fire facility
May 2002	A two-day strategic planning session was held with members of the Volunteer Fire Department as a starting point for implementing the recommendations contained in the study.
June 2002	Hired a Special Projects Administrator to work on developing the organizational structure of the Fire Department in conformance with the study.
July 2002	Budget workshop discussion regarding the exhaust system at existing fire station. Did not include in budget - recommendation to look at all facilities at once prior to doing piece-meal renovation at this location.
September 2002	Special Projects Administrator presented staffing analysis information for several Fire Department positions to Council.
April 2003	Council Strategic Planning Session – One of the goals identified was to continue the implementation of the multi-year fire service plan.
July 2003	Council had discussion regarding a municipal facilities study to include a second fire station.
August 2003	Council awarded a contract to DLR Group and FGM Architects for architectural services associated with the development of a second fire station and improvements to the existing fire station.
March 2004	FGM presented an update to Council on the development of space programs for two fire facilities. The proposal included a new second

	station as well as updates to the existing station. Approximately 10,000 square feet would need to be added to the existing station in order for it to meet the needs of the department.
June 2004	Council approved the space needs analysis prepared by DLR Group and FGM Architects. The study analyzed the space needs at the existing fire station and compared the cost of making renovations versus building a new facility. The recommendation of the study was to construct a new facility as the cost of renovation was nearly 75% of the cost of building new. The study also provided space needs information for a second fire station.
September 2004	A professional services agreement was executed with FGM Architects to design and construct a second fire station. The new station was to be designed under the assumption that the existing station's inadequacies would be dealt with at some point in time.

SECTION F
PROPOSED DIAGRAMS / COST ESTIMATE AND ANALYSIS

EXISTING STATION NO. 1

EXISTING STATION NO. 1 - ANALYSIS

Existing Station No. 1 is located at the La Vista municipal campus at 8116 Park View Boulevard. The general consensus was to keep Station No. 1 located at the campus with close proximity to other municipal services. The next step was to determine whether the existing building could be renovated and added onto to serve the fire department's space needs. The existing building contains 18,332 s.f., this includes the existing fire department and the former police department space. The architectural space program indicates a need of an additional 10,177 s.f. The architectural space program is further broken down into its functional areas including public areas, training areas, administration, residential, apparatus areas, and support/storage. Therefore, an addition of 10,177 s.f. would be required. Ideally, there are 30 parking spaces to support the rapid response volunteers, 75 spaces to support the training function, 12 spaces to support volunteers in-residence, 10 spaces for administration, and 2 visitor spaces for a total of 129 parking spaces programmed. With this level of parking required, it remains to be determined whether the campus can support the parking needs at Station No. 1. It is recommended that a campus wide parking study be performed to determine this. The cost of an addition and remodeling of existing Station No. 1 is in the range of $3.5 to $4.3 million. This excludes the costs of abating any asbestos materials that might be present.

With an addition and renovation to the existing Station No. 1, the following deficiencies will still remain unresolved:

- Inadequate volunteer emergency response parking exists. Currently there are 40-45 volunteers, but 75 are anticipated in the future. Volunteer parking areas cannot be expanded beyond the current condition; in fact, some spaces are lost in the solution.
- Lack of public parking areas
- The multi-level apparatus bays are challenging response times. Apparatus bays that are not all on one level are also a safety hazard.
- Overhead door size is too small, and larger bay doors cannot be accommodated in the solution.
- Bay space is limited and growth cannot be accommodated into the future.
- Inadequate front apron depth for exercising or parking apparatus.
- Safe and efficient emergency response because of the the two levels of the apparatus bays, from within the building.
- Three existing levels of the building (other than the levels in the bays require a three-stop elevator to provide handicap accessibility.
- Lack of ability to expand in the future.
- Aesthetic challenge of integrating the old with the new.

When the cost to renovate approaches 75% of the cost to construct new, it may be considered more cost effective to build new. Therefore, our recommendation is to consider building a new fire Station No. 1 because the cost to renovate the existing is almost 75% of new construction. If there is a desire to keep Station No. 1 at or near the municipal campus, the Bloomingdeals property would be a good choice to build new. The cost of a new Station No. 1 facility, potentially on the approximate 2.5 acres of the Bloomingdeals property, is in the range of $4.8 to $5.5 million. This excludes the cost of demolition of the existing Station No. 1.