City of Calistoga Staff Report

TO:

Honorable Mayor and City Council

FROM:

Dan Takasugi, Public Works Director/City Engineer

DATE:

February 17, 2009

SUBJECT:

Consideration of a Resolution Approving the Plans and

Specifications for the Calistoga Fire Station Seismic Retrofit and

Rehabilitation Project, Authorizing the Advertising for Bids,

Directing the City Manager to Negotiate a Lease Agreement for the

use of Property as a Temporary Facility during Rehabilitation Efforts, and Authorizes a Budget Adjustment of \$249,007 from the

Public Safety Fund

APPROVAL FOR FORWARDING:

lames C. McCann, City Manager

ISSUE:

Consideration of a Resolution Approving the Plans and Specifications for the Calistoga Fire Station Seismic Retrofit and Rehabilitation Project, Authorizing the Advertising for Bids, Directing the City Manager to Negotiate a Lease Agreement for the use of Property as a Temporary Facility during Rehabilitation Efforts, and Authorizes a Budget Adjustment of \$249,007 from the Public Safety Fund.

signed by Ish

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RECOMMENDATION:

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Adopt the Resolution.

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BACKGROUND/DISCUSSION:

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Calistoga's Fire Station is a 5,901 square foot, single-story wood frame and roof structure with fully grouted slump block perimeter walls. The purpose of this project is to retrofit and expand the existing building by 1,527 square feet to become ADA compliant and meet the current standards of public health and safety, mitigating any future damage to the existing Fire Station during an earthquake.

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The City Council last took action on the Calistoga Fire Station Seismic Retrofit and Renovation project on April 1, 2008. On that date, the Council approved the conceptual design of the project, the project budget, and authorized final design. The design documents have since been completed and are in the final plan check process. The Public Works Department is now requesting authorization to begin the bidding process.

The Firefighter's Association (a separate non-profit entity) is especially interested in promoting betterment of fire protection within the Community as well as preserving the Fire Department's history. To that end, the Association has possession of Calistoga's first motorized fire engine, which it will restore, and hopes to display along with other historical artifacts at the Station. The Association has pledged to provide financial support for this display portion of the project.

Within the project's scope and budget was the need to establish an interim Fire Station facility. Staff explored numerous options which involved tradeoffs of size, location, cost, needed improvements, and availability. The best option for an Interim Fire Station now appears to be the under-utilized Cal Mart warehouse on First Street. Minor improvements are needed on this warehouse facility and once made the facility will meet our City's Fire Chief's satisfaction for the duration of construction. An administrative use permit will be processed for this interim/temporary Fire Station. Staff seeks Council authorization to enter into a lease agreement for interim facilities.

The Fire Station seismic retrofit and rehabilitation project is expected to start construction in May 2009 and be completed in summer of 2010. Completion of this project will fulfill one of Council's long-standing priority projects.

GENERAL PLAN CONFORMANCE:

This project is consistent with General Plan Objectives SAF 1.1 and SAF 6.1.

The Planning Commission took action on March 5, 2008, recommending approval of a Conditional Use Permit and Design Review in the Downtown Commercial-Design zoning district, subject to conditions of approval. The project was found to be consistent with the Land Use and Public Safety Elements of the General Plan.

ENVIRONMENTAL REVIEW:

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. A Notice of

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Exemption for the Project pursuant to Section 15301 of the CEQA. The City has therefore completed the environmental review in accordance with the requirements of the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

The project budget for both the seismic retrofit and the rehabilitation was estimated and approved in concept at \$1,897,907, as presented to Council on 11/6/07 and 4/1/08. The seismic retrofit portion is estimated at \$707,100. The rehabilitation portion is estimated at \$1,045,807 and the historic display portion to be funded by the Fire Association contribution is estimated at \$145,000.

The Construction cost estimates during final design indicated higher construction costs than the project budget allowed. In order to address the budget problem, staff made several value engineering design changes. In addition, staff intends to use in-house staff to perform construction management and construction inspection to offset those consulting costs. Furthermore, staff will separately contract for the removal and reinstallation of the Plymovent exhaust removal system to conserve project budget.

In the FY 08-10 Budget (which was adopted in September) staff inadvertently carried forward the earlier conceptual planning budget of \$1.65 million from 06/07 rather than the correct budget estimate of \$1.89 million. Given this oversight, with the adjustments to the project costs noted above, the FY 08-09 Project budget will need to be revised with \$249,007 from the Public Safety Fund. The FY 08-09 Public Safety Fund Budget has a sufficient current fund balance to fund the additional amount needed for the project.

The planned funding sources are \$530,300 from the FEMA/OES Pre-Disaster Mitigation (PDM) Grant for 75% of the seismic retrofit costs, \$425,807 from the City Public Safety Fund and \$145,000 from the Calistoga Firefighters Association contribution. The remaining balance of \$796,800 would be funded from the 2007 Community Facilities Financing funds. The annual debt service for Financing funds used for the Fire Station project will be paid from Public Safety development impact fees.

Below is a summary of the budgetary sources and uses of this combined Fire Station seismic retrofit and rehabilitation project (includes prior FY 07-08 actual and FY 08-09 revised budgeted amounts).

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Fire Station Improvements

_	Seismic Retrofit	Rehabilitation	Total
Public Safety Fund	176,800	249,007	425,807
Lease Financing		796,800	796,800
FEMA PDM Grant	530,300		530,300
Fire Association Donation		145,000	145,000
Total Sources	707,100	1,190,807	1,897,907
Administration/Construction Mgmt/Inspection	8,000	12,000	20,000
Planning/Design/Environmental	51,300	100,745	152,045
Improvements	561,162	945,038	1,506,200
Contingency	62,466	105,196	167,662
Interim Fire Station - Cal Mart	24,172	15,828	40,000
Plymovent Removal/Reinstall _	0	12,000	12,000
Total Uses	707,100	1,190,807	1,897,907

The plans and specifications proposed for bidding include two additive-alternate bid items. These additive-alternate bid items are for interior finishes and fixtures in the public restrooms and an option to use a more durable stucco-covered CMU fence/wall around the patio area. The City will obtain firm bid prices for these additive-alternate items, and in the event that the overall bid pricing is favorable, the City can consider including one or more of these added features to the contract at the time of contract award. Additionally, there are desired new furnishings that are not included in the project budget. Those furnishings will be considered for purchase if bid pricing is favorable. The City's ability to consider adding these elements to the project is not assured.

ATTACHMENTS

- 1. Resolution
- 2. Drawings and Specifications (may be reviewed at the City Clerk's office)

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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE FIRE STATION SEISMIC RETROFIT AND REHABILITATION PROJECT, UTHORIZING THE ADVERTISING FOR BIDS, DIRECTING THE CITY MANAGER O NEGOTIATE A LEASE AGREEMENT FOR USE OF PROPERTY AS A TEMPORARY FACILITY DURING RENOVATION EFFORTS, AND AUTHORIZING BUDGET ADJUSTMENT OF \$249,007 FROM PUBLIC SAFETY FUNDS

WHEREAS, the City of Calistoga's Fire Station at 1113 Washington Street was built in 1969;

2	and
3 4 5	WHEREAS, the Fire Station needs improvement to better address current codes and regulations for seismic safety, disabled access, Occupational Health and Safety Act and issues concerning energy efficiency; and
6 7	WHEREAS, a schematic design for the Fire Station retrofit and renovation was provided by C3 Design Alliance in 2005 to support several grant applications for the seismic retrofit; and
8 9	WHEREAS, the City received formal approval for a \$530,316 Pre-Disaster Mitigation Grant from the State Office of Emergency Services in August 2007; and
10 11	WHEREAS, the City and surrounding areas depend upon a reliable Fire Department during routine incidents and natural disasters; and
12 13 14	WHEREAS, A study by Summit Engineering of the Fire Station's earthquake resistance was prepared in February 1998, which indicated that in the event of an earthquake, the Fire Station would sustain significant damage and may not be functional after such a natural disaster; and
15 16 17	WHEREAS, this action has been reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant to Section 15301 of the CEQA guidelines; and
18 19	WHEREAS, the City Council entered into a Professional Services Agreement with C3 Design Alliance in November 2007 for design of the water tank project; and
20 21	WHEREAS, the design of the project is essentially complete, and the City Engineer has approved said plans.
22 23 24	NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Calistoga approves the plans and specifications prepared by C3 Design Alliance and authorizes the Public Works Department to advertise for bids; and
25 26	BE IT FURTHER RESOLVED that the City Council directs the City Manager to negotiate a lease agreement for Interim Fire Station facilities; and
27 28 29	BE IT FURTHER RESOLVED that the City Council authorizes a FY 08-09 budget adjustment of \$249,007 to the Fire Station Seismic Renovation & Rehabilitation project to be funded from the Public Safety Fund.
30 31 32	PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at its regular meeting held this 17 th day of February, 2009 by the following vote:
33 34 35 36	AYES: NOES: ABSTAIN/ABSENT:
37 38	JACK GINGLES, Mayor
39 40 41	ATTEST:
42 43	SUSAN SNEDDON, City Clerk