

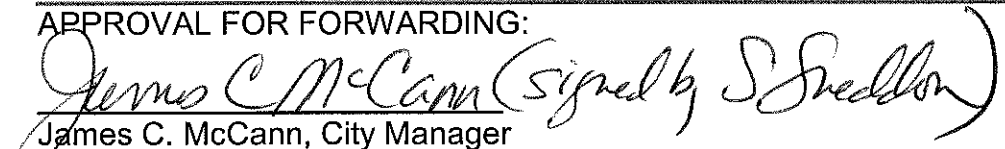
# City of Calistoga

## 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

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**APPROVAL FOR FORWARDING:**

  
James C. McCann, City Manager

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**ISSUE:**

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**RECOMMENDATION:**

Adopt the Resolution.

**BACKGROUND/DISCUSSION:**

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

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

33  
34 Within the project's scope and budget was the need to establish an interim Fire Station  
35 facility. Staff explored numerous options which involved tradeoffs of size, location, cost,  
36 needed improvements, and availability. The best option for an Interim Fire Station now  
37 appears to be the under-utilized Cal Mart warehouse on First Street. Minor  
38 improvements are needed on this warehouse facility and once made the facility will  
39 meet our City's Fire Chief's satisfaction for the duration of construction. An  
40 administrative use permit will be processed for this interim/temporary Fire Station. Staff  
41 seeks Council authorization to enter into a lease agreement for interim facilities.

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

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47 **GENERAL PLAN CONFORMANCE:**

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

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

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56 **ENVIRONMENTAL REVIEW:**

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

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

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64 **FISCAL IMPACT:**

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

71

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

78

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

86

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

93

94 Below is a summary of the budgetary sources and uses of this combined Fire Station  
95 seismic retrofit and rehabilitation project (includes prior FY 07-08 actual and FY 08-09  
96 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
<b>Total Sources</b>	<b>707,100</b>	<b>1,190,807</b>	<b>1,897,907</b>
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
<b>Total Uses</b>	<b>707,100</b>	<b>1,190,807</b>	<b>1,897,907</b>

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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)

