

CITY COUNCIL

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Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: //

Date: July 21, 2010

TO: Honorable Mayor and Members of the City Council

FROM: Michael Lowry, Fire Chief

SUBJECT: Fire Station 4 reconstruction, remodel, expansion

RECOMMENDATION:

It is requested that Council approve Fire Department Staff to move forward on Option 3 in the hiring of an architect and general contractor to start a major remodel and expansion of Fire Station 4 located at 3301 Bear Valley Parkway in Kit Carson Park.

FISCAL ANALYSIS:

The approximate cost for Option 3 is \$2 – \$2.5 million dollars. Possible funding sources could be:

- Public Safety Facility Fees
- The sale of old Fire Station 3 located at 2165 Village Road
- San Diego County Fire Mitigation Fees (Requires Rincon Water Board and DPLU approval)

PREVIOUS ACTION:

None

BACKGROUND:

In early May 2010 mold was discovered in Fire Station 4. Fire personnel working from Fire Station 4 were reporting medical issues. On May 10, 2010, H2 Environmental Consulting Services Inc. conducted a mold assessment of the facility. On May 12, 2010, the test results came back positive for extensive mold throughout the fire station. On May 20, 2010, Fire Station 4 personnel were temporarily relocated 3.5 miles down the road to Fire Station 5 located at 2319 Felicita Road. Fire Station 4 was closed down for the health and safety of fire department personnel. Currently, Fire Station 4 personnel have moved to Aegis, a retirement assisted living community one-third of a mile north of Fire Station 4 located at 3012 Bear Valley Parkway. The mold has been remediated and the building has been certified to be re-occupied once again. Reconstruction has not been initiated at this time due to desire to obtain council direction.

The mold occurred at Fire Station 4 due to water intrusion issues from a variety of sources. The major sources identified were the roof, heating, ventilation, air conditioning system (HVAC) and the dirt berm built around and up against the lower half of the building. The following options have been considered by Fire Department Staff.

Option 1: Approximately \$300,000

Remediate mold; stop all water intrusion issues, minimally modernize station.

This does not address the inadequate size of the station's office areas, fitness room, maintenance-shop area, general storage or apparatus bay. This also does not address the gender issues for the sleeping and restroom areas. In addition, the fitness room would remain within the single room dormitory next to the beds. In order to remove the dirt berm away from the exterior of the station the laundry room/turnout storage room will have to be demolished and rebuilt.

This option would eventually require a large rectangular out-building to be built behind the station to address one additional apparatus bay, work out room, wash room, turnout storage, maintenance shop, restroom. Additional costs for this out-building are not reflected in the Option 1 cost.

Funding sources have not been identified at this time. The use of Public Safety Facility Fees and San Diego County Mitigation Fees could not be used with this option.

Option 2: Approximately 1 million

Remediate mold; stop all water intrusion issues, create 3 individual dorms, 2 individual bathrooms and minimally modernize the remainder of the station.

This option, like option 1 would require a large rectangular out-building to be built behind the station to address one additional apparatus bay, work out room, wash room, turnout storage, maintenance shop, restroom.

Funding sources have not been identified at this time. The use of Public Safety Facility Fees and San Diego County Mitigation Fees could not be used with this option.

Option 3: Approximately 2.0 - 2.5 million

Remediate mold; stop all water intrusion issues by hiring an architect and general contractor to perform a major remodel and expansion. Expand the living areas to provide 5 individual dorms and 3 individual bathrooms, expand office space, workout room, turnout storage, wash room, maintenance shop and build a 3 bay wide apparatus bay.

This option provides the necessary dormitories, restrooms and apparatus bays to add additional resources and personnel when the need arises over the next 30-40 years.

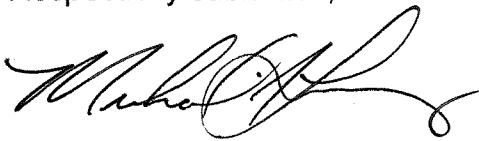
Funding sources with this option potentially would be the Public Safety Facility Fees and San Diego County Fire Mitigation Fees and if needed the proceeds from the sale of the old Fire Station 3.

Option 4: 4.0 – 4.5 million

Remediate mold; stop all water intrusion issues by hiring WLC architecture and utilize existing plans from Fire Station 3 and 7. Hire a general contractor to demolish the current station and replace it with the Fire Station 3 / 7 model.

Funding sources with this option potentially would be the Public Safety Facility Fees, San Diego County Fire Mitigation Fees and the proceeds of the sale of the old Fire Station 3. Additional funding sources however would have to be identified to reach the total cost of this option.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Lowry", with a stylized flourish at the end.

Michael Lowry, Fire Chief