



Agenda Report

May 9, 2011

TO: Honorable Mayor and City Council
FROM: Department of Public Works
THROUGH: FINANCE COMMITTEE
SUBJECT: AMENDMENT OF THE FY 2011 CAPITAL IMPROVEMENT PROGRAM TO ADD TWO NEW PROJECTS - RENOVATION AND/OR REPLACEMENT OF FIRE STATION 32 AND REPLACEMENT OF FIRE STATION 39; AND APPROVAL OF JOURNAL VOUCHERS RECOGNIZING AND APPROPRIATING \$1,000,000 OF GENERAL FUND TO THE PROJECTS

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction);
2. Amend the FY 2011 Capital Improvement Program to add two new projects – Renovation and/or Replacement of Fire Station 32 (71806) and Replacement of Fire Station 39 (71807);
3. Approve a journal voucher recognizing and appropriating \$500,000 of General Fund to the Renovation and/or Replacement of Fire Station 32 (71806) project; and
4. Approve a journal Voucher recognizing and appropriating \$500,000 of General Fund to the Replacement of Fire Station 39 (71807) project.

PLANNING COMMISSION RECOMMENDATION:

On March 23, 2011 the Planning Commission found the two new projects listed above consistent with the General Plan.

BACKGROUND:

In 2010 WLC Architects, Inc. performed a city-wide Fire Station Needs Assessment for all of the City's fire stations. The assessment included analysis of code, essential facilities requirements, program and structural issues for each station and made recommendations for station upgrade and/or replacement. In addition, comprehensive structural analysis was conducted on Stations 32 (2424 E. Villa Street) and 39 (50 Avenue 64) which revealed that the buildings pose significant seismic risk and require immediate corrective actions. The report, generated by Consulting Structural Engineers R.M. Byrd and Associates, also identified mitigation options for structural repairs. This report was subject to peer review by local engineering firm TMAD Taylor and Gaines and the City Building Official, who agreed with its findings.

Based on the existing building and site constraints, permanent structural retrofit of these stations is not an option. Therefore, staff recommends the following:

- Station 32 - A partial retrofit of Station 32 at the existing site with some relocation of Fire Department staff and equipment. Public Works will immediately pursue preparation of construction documents for the temporary structural repairs and select both a design consultant and a contractor without competitive selection based on Pasadena Municipal Code Section 4.08.049 which provides for exemption from the Competitive Selection process for "Contract for labor, material, or supplies for actual emergency work." Should either of the contract amounts exceed \$75,000, staff will return to City Council for approval.
- Station 39 - Immediately vacate Station 39 and initiate the design and entitlement process for a replacement station. The facility was closed on April 27th.

COUNCIL POLICY CONSIDERATION:

The recommendations are consistent with the City Council's three year strategic plan goals to "Improve, maintain and enhance public facilities and infrastructure" and "Ensure public safety".

The permanent closure of Station 39 would be inconsistent with the City Council policy to "ensure public safety" which is why staff is recommending in this report to undertake the immediate process to design the replacement facility. Mutual aid agreements are in place to "ensure public safety" during the temporary closure.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act exempts from environmental review the replacement or reconstruction of existing structures and facilities when the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced, and particularly envisions application of this

exemption when facilities are replaced or reconstructed to provide earthquake resistant structures which do not increase capacity more than 50 percent. (State CEQA Guidelines Section 15302.) The reconstruction proposed herein is specifically to provide earthquake resistant facilities, and the stations will operate at substantially the same capacity as before, and therefore falls within this exemption.

FISCAL IMPACT:

The \$1 million funding requirement will be addressed from funding available from a capital reserve created in 2008 which resulted from savings achieved from the City Hall Seismic Retrofit project. These one-time funds have been dedicated for municipal capital improvements. The current balance in the capital reserve is approximately \$5.5 million.

Respectfully submitted,



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Approved by:


ca MICHAEL J. BECK
City Manager

Concurrence:


DENNIS DOWNS
Fire Chief

Attachment A
Attachment B

FY 2012 - 2016 Capital Improvement Program
Municipal Buildings and Facilities
Renovation and/or Replacement of Fire Station #32
71806

ATTACHMENT A

Priority	Project No.	Description	Total Estimated Costs	Appropriated Through FY 2011	Recommended FY 2012	Proposed FY 2013	Proposed FY 2014	Proposed FY 2015	Proposed FY 2016
3	71806	Renovation and/or Replacement of Fire Station #32	6,450,000	0	0	0	0	0	0
		General Fund Unfunded	6,950,000	500,000	0	0	0	0	0

DESCRIPTION: This project provides for the renovation and/or replacement of Fire Station #32, located at 2424 E. Villa Street to make the structure compliant with essential facility standard requirements and building codes, improve fire fighting operations, and increase the useful life of the building. This work will include demolition of the existing building, relocation of fire personnel and equipment and construction of a new fire station. The new structure will be designed to the City's Leadership in Energy and Environmental Design silver standard level.

JUSTIFICATION: Based on the Fire Station Needs Assessment conducted by a consultant, this project will address safety, structural, operational, and code-related deficiencies for this fire station.

SCHEDULE: Seismic shoring will begin in FY 2011 and be completed in FY 2012.

RELATIONSHIP TO THE GENERAL PLAN: The project is consistent with Land Use Element Objective 13 by providing adequate support for institutions that serve the needs of Pasadena's diverse residents and families. In addition, the project is consistent with Objective 2 of the Public Facilities Element of the General Plan by encouraging more efficient development and utilization of public facilities, and Objective 5 by encouraging a high level of maintenance of existing facilities. The project is also consistent with Safety Element Policy S-4 by ensuring to the fullest extent possible that, in the event of a major disaster, essential structures and facilities remain safe and functional, as required by current law. Essential facilities include hospitals, police stations, fire stations, emergency operation centers, communication centers, generators and substations, and reservoirs.

HISTORY: This project was created and initially funded in FY 2011.

FY 2012 - 2016 Capital Improvement Program
Municipal Buildings and Facilities
Replacement of Fire Station #39

ATTACHMENT B

71807

Priority	Project No.	Description	Total Estimated Costs	Appropriated Through FY 2011	Recommended FY 2012	Proposed FY 2013	Proposed FY 2014	Proposed FY 2015	Proposed FY 2016
4	71807	Replacement of Fire Station #39	500,000 5,670,000	500,000 0	0 0	0 0	0 0	0 0	0 5,670,000
		General Fund Unfunded	6,170,000	500,000	0	0	0	0	5,670,000

DESCRIPTION: This project provides for the replacement of Fire Station #39, located at 50 Avenue 64, to make the structure compliant with essential facility standard requirements and building codes, improve fire fighting operations, and increase the useful life of the building. This work will include demolition of the existing building, relocation of fire personnel and equipment and construction of a new fire station. The new structure will be designed to the City's Leadership in Energy and Environmental Design silver standard level.

JUSTIFICATION: Based on the Fire Station Needs Assessment conducted by a consultant, this project will address safety, structural, operational, and code-related deficiencies for this fire station.

SCHEDULE: Design will begin in FY 2011 and will continue in FY 2012.

RELATIONSHIP TO THE GENERAL PLAN: The project is consistent with Land Use Element Objective 13 by providing adequate support for institutions that serve the needs of Pasadena's diverse residents and families. In addition, the project is consistent with Objective 2 of the Public Facilities Element of the General Plan by encouraging more efficient development and utilization of public facilities, and Objective 5 by encouraging a high level of maintenance of existing facilities. The project is also consistent with Safety Element Policy S-4 by ensuring to the fullest extent possible that, in the event of a major disaster, essential structures and facilities remain safe and functional, as required by current law. Essential facilities include hospitals, police stations, fire stations, emergency operation centers, communication centers, generators and substations, and reservoirs.

SPECIAL CONSIDERATIONS: Total estimated project cost does not include land acquisition.

HISTORY: This project was created and received initial funding in FY 2011.