

Agenda Report

December 12, 2011

TO: Honorable Mayor and City Council

THROUGH: Finance Committee

FROM: Public Works Department

SUBJECT: AMENDMENT OF THE FY 2012 CAPITAL IMPROVEMENT PROGRAM TO REVISE THE *REPLACEMENT OF FIRE STATION #39* PROJECT NAME AND SCOPE TO *SEISMIC RETROFIT AND REHABILITATION OF FIRE STATION #39*; AND APPROPRIATE \$1,900,000 TO THIS REVISED PROJECT (CIP PROJECT 71807)

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 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation); and
2. Amend the FY 2012 Capital Improvement Program (CIP) *Replacement of Fire Station #39* (71807) to rename the project to *Seismic Retrofit and Rehabilitation of Fire Station #39* and modify the description; and
3. Appropriate \$1,656,599 to CIP project 71807, *Seismic Retrofit and Rehabilitation of Fire Station #39* from the Charter Capital Fund and authorize staff to make necessary adjustments to the budget, and
4. Approve a Journal Voucher to transfer \$243,401 of Unallocated Charter Capital fund balance to the Seismic Retrofit and Rehabilitation of Fire Station #39 (71807), and
5. Adopt a Resolution authorizing reimbursement of costs spent on this project from bond proceeds if a bond is issued to pay for various types of public improvements for which this project would be eligible.

PUBLIC SAFETY COMMITTEE RECOMMENDATION:

On November 21, 2011, this item was presented for information only to the Public Safety Committee. The Committee did not make a formal recommendation, but provided a

statement of support for Retrofit of the Station and recommended the item be forwarded to the City Council for full discussion.

BACKGROUND:

In 2010, the City commissioned WLC Architects, Inc. to conduct an existing evaluation and needs assessment for all city fire stations. The assessment included analysis of code, essential facilities requirements, program and structural issues for the fire stations, and made recommendations for the upgrade and/or replacement needed at any of the stations. Fire Station #39 was identified as requiring seismic upgrade. As a result, a comprehensive structural analysis was conducted on Fire Stations #32 and #39 which revealed that the buildings posed significant seismic and safety risk to the fire fighters working and living in the building and required immediate corrective action. The report, generated by Consulting Structural Engineers A.M. Byrd and Associates, also identified mitigation options for structural repairs. The document was subject to peer review by local engineering firm TMAD Taylor and Gaines and the City Building Official, who agreed with its findings. As a result of the recommendations documented in this study, the City elected to close the facility, and on April 27, 2011, Fire Station #39 was vacated.

On May 9, 2011, City Council amended the FY 2011 Capital Improvement Program to include the replacement of Fire Station #39 and appropriated \$500,000 of General Fund to the project, for the planning and design of a replacement building for Fire Station #39. Staff was also directed to select a consultant to design the replacement station.

Following a competitive selection process, on September 19, 2011, the City engaged the services of WLC Architects to design a new fire station to replace the vacated, closed Fire Station #39. As part of the initial design process, City Planning staff conducted a Historical Evaluation of Extant Fire Stations in October 2011, which determined the Fire Station #39 building to be eligible for designation as a landmark building pursuant to the National Register of Historic Places (NHRP Status Code 5S1). Fire Station #9 (now #39) at 50 Avenue 64 qualifies for designation as a landmark under criterion "C" as an intact example of Mid-Century Modern architecture applied to a fire station building and as an important representation of the work of architect Frederick Kennedy, Jr. partnered with Cecil Rhodes Curtis.

In light of the historic preservation determination noted above, coupled with the construction costs and the timing for building replacement vs. rehabilitation, and the challenge of identifying a suitable temporary station location, staff is recommending that the seismic retrofit and rehabilitation option be undertaken for the existing Fire Station #39 facility.

Fire Station 39 is a single engine-company station staffed with four personnel; one Captain, one Engineer, and two Firefighters. Engine 39 is classified as an Assessment Engine, whereby one of the Firefighters is a licensed paramedic. Assessment Engines are capable of delivering Advanced life Support (ALS) care and therapy to the sick and injured

as long as the responding transport unit is a paramedic rescue ambulance. Currently the City's transport service is a Paramedic Rescue Ambulances (RA) configuration, so all eight Assessment Engines and two Assessment Trucks operate at an ALS capacity. It is worth noting, the City has eight fire stations, but only five Paramedic Rescue Ambulances (RA), each located at Station 31, 32, 33, 34, and 36. The remaining districts, 37, 38, and 39 are covered by the closest available unit, so although a RA responds to every call for medical services, it does not mean it came from the local station. Once the retrofit and restoration has been completed the intent is restore the identical services at Fire Station 39.

With the closure of Fire Station 39, the district is primarily covered by other Pasadena Fire Stations; Station 31 on South Fair Oaks, Station 38 on Linda Vista, Station 36 on North Fair Oaks, and Station 33 on Lake Ave. The Southern portion of District 39 is covered by South Pasadena E81, which part our Unified Response Program with the Area C agencies. Additionally, District 39 has support coverage provided the Los Angeles Fire Department as part of our Mutual Aid Agreement. Fire Station 42 to the West and Fire Station 12 to the South respond on structure and brush responses.

The seismic retrofit and rehabilitation of Fire Station #39 is the recommended approach of staff because it provides a definitive approach having the least number of obstacles, with benefits to include modern building upgrades, including ADA, elevator, new mechanical, electrical and plumbing systems and complete redesign of all building interior spaces; and funding is likely without the need to wait for a Public Safety Facility Bond. This preferred design approach, however, will not address the continued operational deficiencies of Fire Department staff at this location, in that the renovated station may remain a single bay station; will provide inadequate floor space for fire department personnel; and will continue to require fire apparatus to back into the station garage from the street. The City evaluated over 400 commercial and residential properties to serve as temporary sites for the fire station, however these properties were ruled out because they did not meet the Fire Department's operational needs or involved cost or time constraint issues.

PROJECT FUNDING:

The total estimated cost for this project is \$2.4 million and will be funded through General Fund (\$500,000); Charter Capital funds in the amount of \$1,900,000. The funding from the Charter Capital Fund results from the fund balance (\$243,401) and the reallocation of funding from the Kinneloa Avenue - Walnut Street Extensions and Improvements and the resurfacing Jackie Robinson Center Parking Lot projects (\$1,656,599), which have been completed and no longer requires the currently designated funding.

There is an offsetting impact by allocating the \$1.6 million from the Kinneloa and Walnut project to the Fire Station #39 project. It was anticipated that as part of the Recommended Fiscal Year 2013 Capital Improvement Program budget process, staff would recommend that the Charter Capital funds in the amount of \$1,656,599 be re-appropriated to one of the following projects:

1) La Loma Bridge Rehabilitation Project Match Funds (\$1,500,000); 2) Improvements to Green Street from Los Robles Avenue to Hill Street (\$1,500,000); or 3) Mountain Street Chokers (\$297,000); Bungalow Heaven Chokers (\$765,000); Bulb-out at Sunnyslope/Eaton (\$160,000); and Repair of Various Concrete Streets (\$300,000) totaling \$1,522,000. These future projects are currently unfunded and will be put on hold until the future bond is approved or other funding can be identified.

Unfunded Future Projects FY2012-2016	Potential Funding Amount
1. La Loma Bridge Project Matching Funds (or)	\$ 1,500,000
2. Improvements to Green St. from Los Robles to Hill (or)	\$ 1,500,000
3. Future CIP FY2012-2016 Unfunded Projects:	\$ 1,522,000
a. Mountain Street Chokers \$ 297,000	
b. Bungalow Heaven Chokers \$ 765,000	
c. Bulb-out at Sunnyslope/Eaton \$ 160,000	
d. Repair of Various Concrete Streets \$ 300,000	

If the city were to proceed and be successful in obtaining a public safety facility bond for the Fire Stations, such bond could reimburse the Charter Capital Fund so that the funding would be made available to other priority projects. To accomplish this, requires the City to adopt a Resolution authorizing reimbursement of costs spent on this project from bond proceeds to pay for various types of public improvements for which this project would be eligible.

COUNCIL POLICY CONSIDERATION:

The recommendation to modify the CIP to provide for the seismic retrofit and renovation of Fire Station #39 and the appropriation of additional funds for the project address the City Council's goals to "Maintain fiscal responsibility and stability", "Improve, maintain and enhance public facilities and infrastructure", and "Ensure public safety".

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act categorically exempts from environmental review the repair, maintenance or alteration of existing structures and facilities, involving negligible or no expansion of use beyond that existing (CEQA Guidelines, Section 15301). As the project will also include the repair, stabilization and rehabilitation of Fire Station #39, a structure eligible for listing as a landmark building pursuant to the National Register of Historic Places, these improvements will be undertaken pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties, in compliance with CEQA Guidelines Section 15331. Accordingly, the project will not cause a substantially adverse change in the significance of an historic resource and may be determined exempt from further CEQA review.

FISCAL IMPACT:

The cost of this action will bring the total estimated cost of the *Seismic Retrofit and Rehabilitation of Fire Station #39* account # 301-71807 and CIP Project Number 71807 to \$2,400,000. Funding will be addressed through an increase in appropriations consisting of designated fund balance account # 101-5091 (General Fund) in the amount of \$500,000 which has already been designated for this project, and an additional \$243,401 of unallocated Charter Capital fund balance per the recommended journal voucher to transfer these funds project to this project. A transfer will be taken from the designated fund balance account # 302-5025 (Charter Capital Fund) in the amount of \$1,656,599.

It is anticipated that the funds to design this project will be spent during the current fiscal year. The remainder of the costs will be spent in FY 2013. Indirect and support costs such as maintenance and IT support are anticipated to be minimal on an on-going basis and will be addressed by utilization of existing budgeted appropriations in various services and supply accounts in the Fire Department.

The following table presents a summary of the sources of funds that will be used.

General Fund (101-5091)	\$500,000
Charter Capital Fund (302-5025)	\$1,656,599
Unallocated Charter Capital Fund balance	\$243,401
Total Sources	\$2,400,000

The anticipated impact to other operational programs or capital projects as a result of this action will be minimal.

The adoption of the reimbursement resolution will allow the city to reimburse itself from the proceeds of a bond issue that will be completed if a funding source to support the bond issue is approved by the voters.

Respectfully submitted,



SIOBHAN FOSTER
Director of Public Works

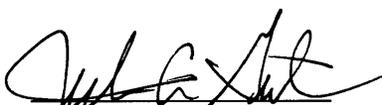
Prepared by:


Daniel A. Rix
City Engineer

Concurred by:


CALVIN E. WELLS
Fire Chief
Pasadena Fire Department

Approved by:


For MICHAEL J. BECK
City Manager

Attachments: (A) Revised CIP project sheet for the *Seismic Retrofit and Rehabilitation of Fire Station #39* project.
(B) Reimbursement Resolution

FY 2012 - 2016 Capital Improvement Program
Municipal Buildings and Facilities
Seismic Retrofit and Rehabilitation of Fire Station #39
71807

ATTACHMENT A

Priority	Project No.	Description	Total Estimated Costs	Appropriated Through FY 2011	Adopted FY 2012	Proposed FY 2013	Proposed FY 2014	Proposed FY 2015	Proposed FY 2016
4	71807	Seismic Retrofit and Rehabilitation of Fire Station #39	1,900,000	0	1,900,000	0	0	0	0
		General Fund	500,000	500,000	0	0	0	0	0
		To Be Determined	1,900,000	0	1,900,000	0	0	0	0
		Total	2,400,000	500,000	1,900,000	0	0	0	0

Responsible Department:
Public Works Department

FY 2012 - 2016 Capital Improvement Program
Municipal Buildings and Facilities
Seismic Retrofit and Rehabilitation of Fire Station #39
71807

Fire Station #39 - 50 Avenue 64



DESCRIPTION: This project provides for the design, seismic retrofit and renovation of Fire Station #39, located at 50 Avenue 64, to upgrade the existing structure for compliance with building codes; facilitate ADA improvements; maintain existing firefighting operations and increase the useful life of the building. This work will include relocation of fire personnel and equipment, seismic structural upgrades, and renovation to the existing fire station. The renovated structure will be undertaken in compliance with the new Green Building code, and designed to comply with the City's ordinance and Leadership in Energy and Environmental Design (LEED) Silver Certification level of standard.

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

SCHEDULE: Design will begin in FY 2012, with construction initiated in FY 2013 and completed in FY 2014.

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 the costs for the temporary relocation of the fire station personnel to off-site facilities during the retrofit and rehabilitation of the Fire Station #39 structure.

HISTORY: This project was originally created and received initial funding in FY 2011 as the "Replacement of Fire Station #39" project. In FY 2012, the project was modified to become a seismic retrofit and rehabilitation rather than a replacement.

ATTACHMENT B

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
DECLARING ITS INTENTION TO REIMBURSE ITSELF FROM THE
PROCEEDS OF ONE OR MORE TAX-EXEMPT FINANCINGS FOR
CERTAIN EXPENDITURES MADE AND/OR TO BE MADE IN
CONNECTION WITH THE ACQUISITION, CONSTRUCTION AND
EQUIPPING OF CERTAIN CAPITAL IMPROVEMENTS**

WHEREAS, CITY OF PASADENA (the "Issuer") is a political subdivision organized and existing under the laws of the STATE OF CALIFORNIA; and

WHEREAS, the Issuer has paid, beginning no earlier than December 1, 2011, and will pay, on and after the date hereof, certain expenditures (the "Expenditures") in connection with the site acquisition, construction of certain capital improvements and the acquisition of equipment relating to Fire Station #39 located at 50 Avenue 64, Pasadena, Ca. 91105 to provide fire-related services.(the "Project"), as more fully described in Exhibit A attached hereto; and

WHEREAS, the CITY COUNCIL of the Issuer (the "Council") has determined that those moneys previously advanced no more than 60 days prior to the date hereof and to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the Issuer for the Expenditures from the proceeds of one or more issues of tax-exempt bonds (the "Bonds");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

Section 1. The Council hereby declares the Issuer's intent to reimburse the Issuer with the proceeds of the Bonds for the Expenditures with respect to the Project made on and after December 1, 2011, which date is no more than 60 days prior to the date hereof. The Issuer reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds.

Section 2. Each Expenditure was and will be either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the Issuer so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Issuer.

Section 3. The maximum principal amount of the Bonds expected to be issued for the Project is \$10,000,000

Section 4. The Issuer will make a reimbursement allocation, which is a written allocation by the Issuer that evidences the Issuer's use of proceeds of the Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The Issuer recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain *de minimis* amounts, expenditures by "small issuers" (based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least 5 years.

Section 5. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Pasadena a on the _____ day of December, 2011.

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor of the City of Pasadena

ATTEST:

Mark Jomsky
City Clerk of the City of Pasadena

APPROVED AS TO FORM:

 12/8/11

Nicholas Rodriguez
Chief Assistant City Attorney

EXHIBIT A

DESCRIPTION OF PROJECT

Site acquisition and new construction of certain capital improvements and acquisition of equipment relating to the construction of a fire station facility to replace Fire Station #39 currently located at 50 Avenue 64 Pasadena, CA. 91105 to provide fire-related services for the residents of the City of Pasadena