

Agenda Report

February 6, 2012

TO: Honorable Mayor and City Council

FROM: Public Works Department
Fire Department

SUBJECT: FIRE STATION NO. 39 REHABILITATION UPDATE

RECOMMENDATION:

This report is for information only.

BACKGROUND:

In 2010 WLC Architects, Inc. performed a city-wide Fire Station Needs Assessment for Pasadena's fire stations. The assessment included analysis of code, essential facilities requirements, program and structural issues for each station. Based on preliminary review of all the stations' structural systems, it was determined that additional, comprehensive structural analysis was advisable for Fire Station No. 39 (50 Avenue 64) and 32 (2424 East Villa Street). This analysis revealed that the two buildings posed significant seismic risk. Due to safety concerns, Fire Station No. 39 was closed on April 27, 2011. In May of 2011, the City Council appropriated \$500,000 toward the replacement of the fire station.

Following a Request for Proposal (RFP) process to solicit architectural and engineering services, WLC Architects, Inc. was selected in September of 2011 to design a project which included demolition of the existing station and construction of a new station at the same location. In October of 2011, the Planning Department issued an evaluation of existing Pasadena fire stations focusing on the historical significance of each building. Fire Station No. 39 was determined to be eligible for designation as a landmark (NRHP Status Code 5S1), and therefore may not be demolished.

The project scope was revised to include a complete renovation of the building interior, seismic retrofit of the building's structure, accessibility upgrades and new mechanical, electrical and plumbing systems. The architect has completed the needs assessment and information gathering phase of the project and started design. It is anticipated the renovated station will have a move-in date of August 2013.

Since the closure of Fire Station No. 39, residents have voiced concern regarding access to emergency services. A four-person engine company centrally located within the district is the optimal solution; however, available property could not accommodate such apparatus. Statistically, the district's requests for services are overwhelmingly medical in nature; therefore, temporarily housing a two-person ambulance crew is desirable during the construction period.

Staff conducted a thorough search throughout the Fire Station No. 39 service district for properties meeting the needs of the Fire Department including wide, straight and level streets and driveways sufficient to accommodate a 9-foot wide ambulance with doors open and the ability to respond within five minutes of an emergency call. Several hundred properties were evaluated including improved and unimproved commercially, industrial and residentially zoned properties. City, Pasadena Unified School District and other publicly owned properties were also considered. The Fire and Public Works Departments and City Manager's office worked together to inspect these properties and confirm viability for the proposed use.

There is no ideal location to house a temporary Fire Station No. 39. This is due to the Fire Department's strict requirements of accessibility within a predominantly hilly neighborhood, community preferences, timeframes in which to pull permits and comply with CEQA, the lack of favorable lease terms and purchase prices. After a diligent investigation, 159 Glen Summer Road was determined to be the most viable location and lease terms are under negotiation. After three months in service, the City will hold a neighborhood meeting to get feedback regarding the operation and impacts of the temporary station.

COUNCIL POLICY CONSIDERATION:

This project supports the City Council's Three Year Goals to Improve, Maintain and Enhance Public Facilities and Infrastructure and Ensure Public Safety. This project is also consistent with and in furtherance of the General Plan's Safety, Public Facilities and Land Use Elements.

ENVIRONMENTAL ANALYSIS:

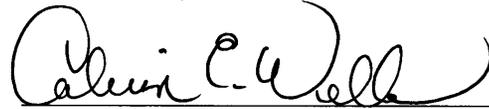
The California Environmental Quality Act exempts from environmental review the replacement or reconstruction of existing structures and facilities when the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced, and particularly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

A six-month term qualifies the lease of a pre-existing house located at 159 Glen Summer for the Category 4 exemption under CEQA Guidelines Section 15304.

FISCAL IMPACT:

Total Fire Station No. 39 project cost is estimated at \$2,400,000. Sufficient funds are available in Capital Improvement Program budget account number 71807, Replacement of Fire Station 39, to cover the costs of the project. Rent for the initial six-month lease of 159 Glen Summer will cost \$22,800. Sufficient funds are available in Fire Department account number 101-8105-363000.

Respectfully submitted,



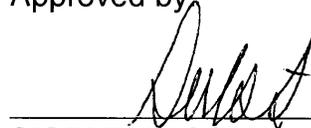
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