

# City of Chehalis

## Temporary Emergency Fire Station: Request for Additional Authority for Site Preparation Work and Temporary Apparatus Bay

Presentation for: Council Meeting of July 13, 2020

# Issue:

- ▶ The City is in the process of site preparation for the temporary emergency fire station location at 710 Arkansas Way due to the decision of Lewis County Fire District #6 to terminate the station use agreement with the City.
- ▶ Currently, no protection is available for fire apparatus. Due to the value of the apparatus and weather impacts, a temporary apparatus bay is needed to protect and secure the equipment.

# Background:

- ▶ The City is preparing a temporary fire station site located at 710 Arkansas Way after site approval was granted at the June 8, 2020 City Council meeting.
- ▶ At that meeting, the City Council assigned the City Manager emergency contracting authority of up to \$150,000 for Temporary Emergency Fire Station preparation, which was intended to pay for all costs associated with the Temporary Fire Station, not including a temporary apparatus bay building.
- ▶ The costs associated with the work to date have exceeded estimates, and additional financial authority is needed to pay for the temporary emergency fire station site work and add a temporary apparatus bay to the project scope.

# Cost Summary:

## ▶ *Site Preparation Work*

- ▶ The Site Preparation costs are being paid for based on “Time and Material” by the Airport Fund as the improvements will increase the future rent of improved property. Site Preparation work includes:
  - ▶ Filling/grading
  - ▶ Stormwater conveyance
  - ▶ Paving
  - ▶ Striping of parking areas and installation of concrete parking stops in a portion of the paved area
  - ▶ Concrete driveway approaches
  - ▶ Power and auxiliary conduits for power and communication utility installation
  - ▶ Water and Sewer connections to serve the site

# Cost Summary (cont.):

## ▶ *Site Preparation Work (Cont.)*

- ▶ Contractor was required to over-excavate unsuitable soils at the northwest corner of the property and install filter fabric with an additional 12” of crushed rock in order to prevent damage to the pavement when fire apparatus enter the site at this location.
- ▶ Contractor was required by LCPUD to install all power conduits from the transformer adjacent to the Electric Vehicle Charging Stations to the temporary transformer location and the electrical panels (previously anticipated to be completed as part of the LCPUD service request).
- ▶ Based on a “Time & Materials” Contract, the anticipated Site Preparation costs are \$199,700. These costs will be paid by the Airport Fund, allowing the property to be leased in the future as “improved property.”

# Photo of Site Preparation Work:



# Cost Summary (cont.):

## ▶ *Temporary Emergency Fire Station Set-Up*

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- ▶ Contractor was required by LCPUD to install all power conduits from the transformer adjacent to the Electric Vehicle Charging Stations to the temporary transformer location and the electrical panels (previously anticipated to be completed as part of the LCPUD service request).
- ▶ Based on a “Time & Materials” Contract, the anticipated Site Preparation costs are \$199,700. These costs will be paid by the Airport Fund, allowing the property to be leased in the future as “improved property.”

# Cost Summary:

## ▶ *Temporary Fire Station Set-Up*

### ▶ Temporary Fire Station Set-Up includes:

- ▶ Delivery and set-up of the structures
  - ▶ Installation of radio equipment
  - ▶ Temporary fencing for protection of apparatus until an apparatus building is erected
  - ▶ Garbage service
  - ▶ Internet service
  - ▶ Water and Sewer service lines extended to mobile structure (including yard hydrant for vehicle washing extended to the apparatus building location)
  - ▶ Temporary power installation including transformer, service set, and generator transfer switches for the temporary apparatus structure and mobile units with service lines to each
- ▶ The total cost of the Fire Station preparation work to date is approximately \$27,000



# Photo of Temporary Fire Station:



# Temporary Apparatus Bay:

- ▶ Temporary Apparatus Bay includes:
  - ▶ 60' x 68' engineered steel structure
  - ▶ 8 each, 12'x14' bay doors with automatic openers
  - ▶ 1 each, man door
  - ▶ 8 each, high bay lights
  - ▶ 3 each, outdoor flood lights
  - ▶ 2 each, 24" exhaust fans
  - ▶ Estimated Cost (Bid Received) = \$170,700 (incl. sales tax)

# Fiscal Impact:

## ▶ Airport Fund:

- ▶ The total anticipated costs associated with Site Preparation work is \$199,100 and is substantially complete. Staff is requesting signing authority of \$205,000 for this work in case additional unforeseen work is necessary.

## ▶ General Fund:

- ▶ The total anticipated costs associated with the Temporary Emergency Fire Station and Temporary Apparatus Building is \$201,000.
- ▶ In addition, we are in the process of identifying a tent-like cover for the engine for the short term, which is expected to be as much as \$6,500, in order to provide as much coverage as possible, as soon as possible.
- ▶ Signing authority of \$220,000 is requested for this work, which would cover the estimated expenditures of \$207,500 plus a contingency of 12,500 (5.6%) in case additional unforeseen work is necessary.

# Recommendation:

- ▶ It is recommended that the City Council authorize the City Manager to:
  - ▶ 1) Approve an increase in signing authority for the Temporary Fire Station with \$70,000 of additional spending authority, increasing the “Not-to-Exceed” amount from \$150,000 to \$220,000, which would be General Fund Expenditures; and
  - ▶ 2) Establish signing authority for Site Preparation in a “Not-to-Exceed” amount of \$205,000, which would be Airport Fund expenditures; and
  - ▶ 3) Acknowledge that this work is being done under the emergency authority granted by City Council by adoption of Resolution 7-2020 on June 8, 2020, which expires on September 6, 2020.
- ▶ Staff plans to return to the City Council at a future meeting to request authority to purchase a mobile home. This would be a one-time purchase and be less expensive than paying the monthly rental fees for the mobile structures over the next several years while the permanent fire station is designed, funded, and constructed. Estimated Cost = \$150,000

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Questions?

Thank you!