

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
COVER PAGE (REV 06/15)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2016-17

BUSINESS UNIT: 3540 COBCP NO. 1 PRIORITY: 2 PROJECT ID: 0000186

DEPARTMENT: Department of Forestry and Fire Protection

PROJECT TITLE: Potrero Forest Fire Station: Relocate Facility

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$400 MAJOR/MINOR: Major

PHASE(S) TO BE FUNDED: A PROJ CAT: CRI CCCI/EPI: 6062

SUMMARY OF PROPOSAL:

Acquire a suitable site and construct a standard 2-engine fire station consisting of a 14-bed barracks/messhall, 3-bay apparatus building, and a generator/pump storage building with generator. Project also includes a fuel dispensing system and fuel vault, vehicle wash rack, hose wash rack and flammable storage building. Potential demolition and removal of existing buildings on site, depending on the site required. Site work will vary depending on the site acquired, but generally includes clearing, grading, drainage, paving, walkways, curbs, well drilling and domestic water system with tank storage, septic system, electrical, telephone, irrigation, lighting, fencing, landscaping and all utilities.

HAS A BUDGET PACKAGE BEEN COMPLETED? (Existing/Needed/Not Needed): Existing

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: _____

REQUIRES PROVISIONAL LANGUAGE (Y/N) N

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): N

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH

COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

<u>Stem Tread</u>	<u>12/30/2015</u>	<u>[Signature]</u>	<u>1/4/16</u>
PREPARED BY	DATE	REVIEWED BY	DATE
<u>[Signature]</u>	<u>1/7/16</u>	<u>[Signature]</u>	<u>1/7/16</u>
DEPARTMENT DIRECTOR	DATE	AGENCY SECRETARY	DATE

DOF ANALYST USE

DOF ISSUE # _____ PROGRAM CAT: _____ PROJECT CAT: _____ BUDG PACK STATUS: _____
ADDED REVIEW: SUPPORT: _____ OCIO: _____ FSCU/ITCU: _____ OSAE: _____ CALSTARS: _____

Original Signed by:
PPBA Stephen Benson

DATE SUBMITTED TO LEGISLATURE: 1/7/16

A. PURPOSE OF THE PROJECT:

Facility Background/History:

Originally constructed in 1952, the station is no bigger than a small two-bedroom single family dwelling. Although existing structures have been maintained, weathering, age and obsolescence make this facility inadequate for use as an Essential Services Facility.

The original scope of work did not include an acquisition phase as the existing site was going to be used for the replacement of the facility. However, in the process of completing the Due Diligence, the conducted hydrologic-hydraulic study identified the site as a flood hazard zone. The existing site could potentially be approved by the Federal Emergency Management Agency (FEMA) if the site were built up with fill to elevate the structures out of the floodplain. However, this process is very lengthy and would be more costly than acquiring another property.

Problem:

Construction: The buildings were constructed with un-reinforced concrete block and wood frame. The blocks are separating from each other, and the walls could fall in the event of an earthquake. They are substandard according to Seismic Safety Codes and Uniform Building Code Chapter 21. The foundation of the station is also made of un-reinforced rock and concrete, and does not meet the standards of Section 1809 of the Uniform Building Code. Since the building was constructed prior to the Americans with Disabilities Act (ADA) regulations, it is substandard in virtually all ADA and Title 24 regulations. Many doorways are less than 32 inches wide; there are no disabled accessible walks or sidewalks; public access is over rock curbs, rock landings, and rock steps, and public parking is at a distance across deteriorating asphalt with an uneven and cumbersome footing. In addition, because of the stations age, floor tiles and possibly other construction materials included asbestos.

Plumbing/Electrical: Plumbing and wiring are antiquated and must be repaired often. Repairs are more difficult because access to the plumbing and wiring can be made only through the interior by dismantling walls, floors, and cabinets. The cost of repairs is higher due to the specialized materials required. There are also not enough circuits to handle all the modern electrical devices now in use. Much of the station wiring is substandard to today's electrical codes. These ungrounded utilities are deficient according to National Electric Code section 250-5 and State Building Codes. Insulation on the wiring has deteriorated which increases the risk of accidental fire or electrocution. The current state of the electrical utilities at this location poses a threat to the health and safety of station personnel.

Code Updates Required: The current building has not allowed for systematic upgrades to meet current codes, which severely hampers repairs and increases costs. The facility is out of compliance with ADA; no access to the disabled is available. Staff have remodeled and upgraded specific areas of the facility on a critical-need basis partially addressing issues, one area at a time. These efforts do not resolve the basic problems inherent in the age and size of these structures. Thus far, the bathrooms and office have been remodeled, including upgraded wiring, fixtures and plumbing to today's standards in those areas.

Apparatus Building: The new Department of Forestry and Fire Protection standard fire engines are too large for the apparatus bays. The apparatus building measures 29' wide by 32' deep with the height of the door opening at 9' 3". Current fire engines only clear by 2 inches at the entrance into the apparatus garage after modifications to the building. However, when the engines are parked in the garage, there is no room to safely move around them. The instability of the un-reinforced block wall construction will not permit any structural modifications to remedy this problem. The work space is too small to provide a safe, efficient, and comfortable environment. The work bench and storage shelves take up the majority of the space leaving a work area of only 3' by 10'. This makes for a cramped, unsafe tool sharpening/work area. All repair and maintenance supplies must be kept on the apparatus floor or in the loft above the garage. Moving supplies to and from the loft can be unsafe because all materials must be carried up or down a steep ladder. On-site parking is also inadequate to meet current staffing needs. Due to inadequate space, parking is utilized behind the station, but this provides little security and a vehicle was stolen from this location in 1996.

Barracks/Mess Hall: The living and sleeping space in the facility is only 989± sf, about 25% of the current standard for a 2-engine station. The kitchen is 11' by 14' and is too small for more than two persons to work in at a time. There isn't enough room in the kitchen for the pantry, so the cabinets in the hallway serve as the pantry and frozen foods are stored in a freezer in the garage. The office is 6' by 22' and only has enough room for the desk, file cabinet, and a computer desk. The majority of the state manuals must be kept in a bookshelf in the office above the desk, which presents a falling hazard and additional files are stored in a file in the garage loft. There is little room in the office for public contacts; sometimes these must be handled in the front room. The front is 13' by 18'; this room is too small for to use for training and office storage. If the doors are open, it provides a direct line of sight to the barracks area, providing no reasonable accommodations for sleeping or changing for physical fitness activities.

Space (Equipment/Living/Working): A new CAL FIRE engine purchased for this station will not fit in the apparatus bay and living/working areas do not meet current safety and operational standards. At only 469± sf, the bedroom/bath areas present the greatest inconvenience and lack of privacy. There are only two small bathrooms, and because they must serve both male and female firefighters, they do not meet Uniform Building Code section 2902 standards. The small size makes it possible for use by only one person at a time. This creates extended waiting periods on a daily basis. In addition, due to the small area of the sleeping area bunk beds are used for sleeping. Both male and female firefighters are required to sleep above/below each other in these beds. The beds can't be secured to the walls and provide no safety in case of a seismic event nor do they provide proper male/female privacy while sleeping.

B. RELATIONSHIP TO THE STRATEGIC PLAN:

This project relates to the following goals in the California Department of Forestry and Fire Protection's 2012 Strategic Plan:

Goal: Seek to improve operational efficiency and effectiveness by shaping, enhancing, and adapting to changing circumstances.

Objective: Develop and implement a strategy to reduce CAL FIRE's \$2.4 billion Capital Outlay replacement backlog of facilities that have an average age in excess of 45 years by 40% by 2022.

C. ALTERNATIVES:

1. Acquire a suitable new site in order to relocate this fire station.

Advantages:

The acquisition will allow CAL FIRE to move to the next phase of the project.

Disadvantages:

This alternative has no disadvantages.

2. Do not appropriate the acquisition phase.

Advantages:

Other projects could be prioritized and funds could be used for other purposes.

Disadvantages:

CAL FIRE will continue to use a severely inadequate fire station.

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

Alternative #1 is the preferred choice. The appropriation will allow CAL FIRE to acquire a new site for the new fire station project.

2. Detail scope description:

Acquire a suitable site and construct a standard 2-engine fire station consisting of a 14-bed barracks/messhall, 3-bay apparatus building, and a generator/pump storage building with generator. Project also includes a fuel dispensing system and fuel vault, vehicle wash rack, hose wash rack and flammable storage building. Potential demolition and removal of existing buildings on site, depending on the site required. Site work will vary depending on the site acquired, but generally includes clearing, grading, drainage, paving, walkways, curbs, well drilling and domestic water system with tank storage, septic system, electrical, telephone, irrigation, lighting, fencing, landscaping and all utilities.

3. Basis for cost information:

Attached project cost estimate prepared by CAL FIRE.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended solution is driven by the need to effectively deliver reliable critical emergency response resources to the state. Failure to implement the facility improvements outlined in this submittal will impact the operation of this mission critical facility.

5. Complete description of impact on support budget.

The current level of maintenance and repair costs will be avoided for the new facility.

6. Identify and explain any project risks.

There are no risks with the continuation of this project.

7. List requested interdepartmental coordination and/or special project approval.

This project requires compliance with CEQA and plans for the new facility will be subject to review and approval by the State Fire Marshal, and Access (ADA) and Essential Services compliance by the Division of the State Architect.

E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

Yes. CAL FIRE promotes infill when possible by renovating or replacing existing infrastructure in areas served by existing facilities, as is the case with this project. Selection of a new project site will consider infill development to the extent possible while locating the new fire station appropriately within the State Responsibility Area and maintaining appropriate response time.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Yes. Due to the nature of the Department's mission, it can be necessary to locate facilities into areas that could have negative environmental and agricultural impacts; however, strategic placement of these facilities to provide more effective response to wild land fires will ultimately protect nearby forests, watersheds, agricultural land, and other valuable natural resources.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

Yes. CAL FIRE facilities are strategically located to meet the Department's mission. To the maximum extent possible, CAL FIRE prefers to develop close to existing roads, water, sewer, and other utilities to promote efficient development in the area and to mitigate future support costs for facility maintenance.

Attachments

1. Project Cost Estimate
2. Fiscal Impact Worksheet



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION
CAL FIRE - TECHNICAL SERVICES
ONE-PAGE ESTIMATE**



PROJECT:	Potrero Fire Station – Relocate Facility	CAL FIRE EST. #:	MA2
LOCATION:	SAN DIEGO COUNTY	EST. / PROJ. CCCI:	6062
DESIGNED BY:	DGS	ESTIMATE DATE:	12/17/2015
MANAGED BY:	Don Clark	EST. PREPARED BY:	SR/DGS
PROJECT DIRECTOR:	Debbie Wohlford	DOF PROJ. ID NO.:	0000186

DESCRIPTION

Construct a standard 2-engine fire station consisting of a 14-bed barracks/messhall, 3-bay apparatus building, and a generator/pump storage building with generator. Project also includes a fuel dispensing system and fuel vault, vehicle wash rack, hose wash rack and flammable storage building. Demolish and remove existing buildings on site. Site work includes clearing, grading, drainage, paving, walkways, curbs, well drilling and domestic water system with tank storage, septic system, electrical, telephone, irrigation, lighting, fencing, landscaping and all

ESTIMATE SUMMARY

DIRECT COST

Site work		\$3,269,500
Standard 2 Engine 3 Bay fire station	3,230 sf	\$1,056,200
Barracks/Messhall 14 Bed	3,934 sf	\$1,141,100
Generator/pump/storage building	648 sf	\$321,400
LEED Allowance 5%		\$289,400

ESTIMATED TOTAL CURRENT COSTS: \$6,077,600

Adjust CCCI from 4981 to 6062 \$1,319,000

ESTIMATED TOTAL CURRENT COSTS June 2015: \$7,396,600

Escalation to start of construction 36 Months @ 0.42%/month: \$1,088,100
Escalation to midpoint of construction 7 Months @ 0.42%/month: \$211,600

ESTIMATED TOTAL CONTRACTS \$8,696,300

Contingency at 5% \$434,800

ESTIMATED TOTAL CONSTRUCTION COST \$9,131,100

Acquisition Phase	\$400,000
Preliminary Plan Phase Indirect Costs (10% of Estimated Total Contracts):	\$865,000
Working Drawing Phase Indirect Costs (10% of Estimated Total Contracts):	\$920,000
Construction Phase Indirect Costs (17% of Estimated Total Contracts):	\$1,466,000

ESTIMATED INDIRECT COSTS: \$3,651,000

TOTAL ESTIMATED PROJECT COST \$12,782,100

STATE OF CALIFORNIA		Budget Year 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID:	0000186
SCOPE/ASSUMPTIONS WORKSHEET		BU/Entity:	3540
Department Title:	Department of Forestry and Fire Protection	Program ID	2485
Project Title:	Potrero Forest Fire Station: Replace Facility	COBCP #:	1
Program Category:	Critical Infrastructure Deficiency	Priority:	1
Program Subcategory:		MA/MI:	MA
<p>Acquire a suitable site and construct a standard 2-engine fire station consisting of a 14-bed barracks/messhall, 3-bay apparatus building, and a generator/pump storage building with generator. Project also includes a fuel dispensing system and fuel vault, vehicle wash rack, hose wash rack and flammable storage building. Potential demolition and removal of existing buildings on site, depending on the site required. Site work will vary depending on the site acquired, but generally includes clearing, grading, drainage, paving, walkways, curbs, well drilling and domestic water system with tank storage, septic system, electrical, telephone, irrigation, lighting, fencing, landscaping and all utilities.</p>			