

TO: GCSB Board of Directors

FROM: Peter Kampa, General Manager

DATE: November 14, 2023

SUBJECT: Agenda Item 6B: Adoption of a Resolution Accepting and Approving a Preliminary Design and Cost Estimate for Future Expansion of the Groveland Fire Station to Accommodate Additional Staffing and Equipment

RECOMMENDED ACTION:

Staff recommends the following action:

I move to adopt Resolution 48-2023 Accepting and Approving a Preliminary Design and Cost Estimate for Future Expansion of the Groveland Fire Station to Accommodate Additional Staffing and Equipment.

BACKGROUND:

This agenda item is being presented to the Board for preliminary consideration in order to establish a long term capital improvement and financing plan for the District's fire department. This capital plan must consider not only replacement of our existing facilities and equipment, but also the addition of new equipment to meet new and more stringent regulations and safety standards, as well as to improve our fire and emergency response capacities. In the plan, we identify the future increase in fire department personnel to achieve the current minimum staffing recommendations in our Fire Master Plan, as well as to meet our response time standards as call volumes increase with new commercial and residential land development.

The District's fire station located on Main Street/Hwy 120 in downtown Groveland was constructed in the 1980s and designed to house up to four apparatus and sleep up to six personnel. The current District Calfire Schedule A contract provides for two full time personnel on an engine; five persons in the rotation. With the staffed County Engine collocated in our fire station, there are currently five to seven personnel residing in the common areas and dorm facilities. Per Calfire standards next year there will be six in the rotation and three on the GCSB engine, resulting in six to eight residing in the fire station while on shift. The station's sleeping quarters are adequate for current staffing levels, but there is a lack of storage and locker space, restrooms are barely adequate and common areas cramped. There is no room in the current building configuration for expansion of staff in the future.

Understanding the need to eventually enlarge the fire station, in 2009 several configuration options were considered by Department staff and preliminary drawings prepared. The station expansion was never formally included in a capital improvement plan, or any financial or budget plan. Using the 2009 plans, District staff engaged an architect to provide initial construction cost estimates, totaling \$4.7 million as shown below.

The action requested of the Board is to adopt the resolution accepting and approving the preliminary station expansion plans. This action allows the District to formally include the station expansion and its cost estimate in development impact fee reports and other financial analysis related to new development projects. This action does not approve a final design or authorize staff to prepare a final design or construction documents for the station expansion.

FINANCIAL IMPACT:

There is no direct cost or fiscal impact related to including the fire station expansion in a capital improvement plan, however the adoption of the resolution will allow the estimated cost of the expansion in future financial forecasting related to new development impacts, to ensure that such development pays a proportional share of the cost of station expansion in the future.

Groveland Fire Dept. Addition					
	Plans need full review for ADA and appropriate circulation				
	Need elevator access if different stories for ADA				
	Assumption: Out for bid 2023				
			\$/SF	Cost	
	SF Dorm Addition	3000	1000	\$3,000,000.00	
	(E) Remodel	4200	350	\$1,470,000.00	
	Site Work (assumed minor):			\$300,000.00	
			Subtotal Construction	\$4,770,000.00	

ATTACHMENTS:

1. Preliminary Design Plan
2. Engineers Estimated Cost
3. Resolution 48-2023

EXHIBIT 1

NOTES: (FUTURE ADDITIONS)

1. AIR AND HEATING UNITS TO BE ADDED TO PROPOSED ADDITIONS.
2. OPTIONAL "HARDIE BOARD" SIDING TO BE INSTALLED ON EXISTING AND PROPOSED BUILDING.
3. SOLAR HEATING UNITS TO BE ADDED TO ROOF AREA IF COST FEASIBLE.
4. 30x30' GARAGE ON BACK LOT

LEGEND:

1. 4'W X 18"D X 5'H DIVIDED LOCKER. (OPT. SIZE/STYLE)
 2. FURNITURE IS SHOWN FOR REFERENCE ONLY.
- = BUNK ROOM

RELOCATE EXIST. GENERATOR

ENLARGE DECK AREA

REMOVE EXIST. DECK THIS AREA

EXISTING EQUIPMENT ROOM TOOL & LAUNDRY AREA

(45) 24"x24" TURNOUT STORAGE LOCKERS REMOVE EXISTING KITCHEN AND LOUNGE AREA

EXISTING MEETING ROOM AND KITCHEN

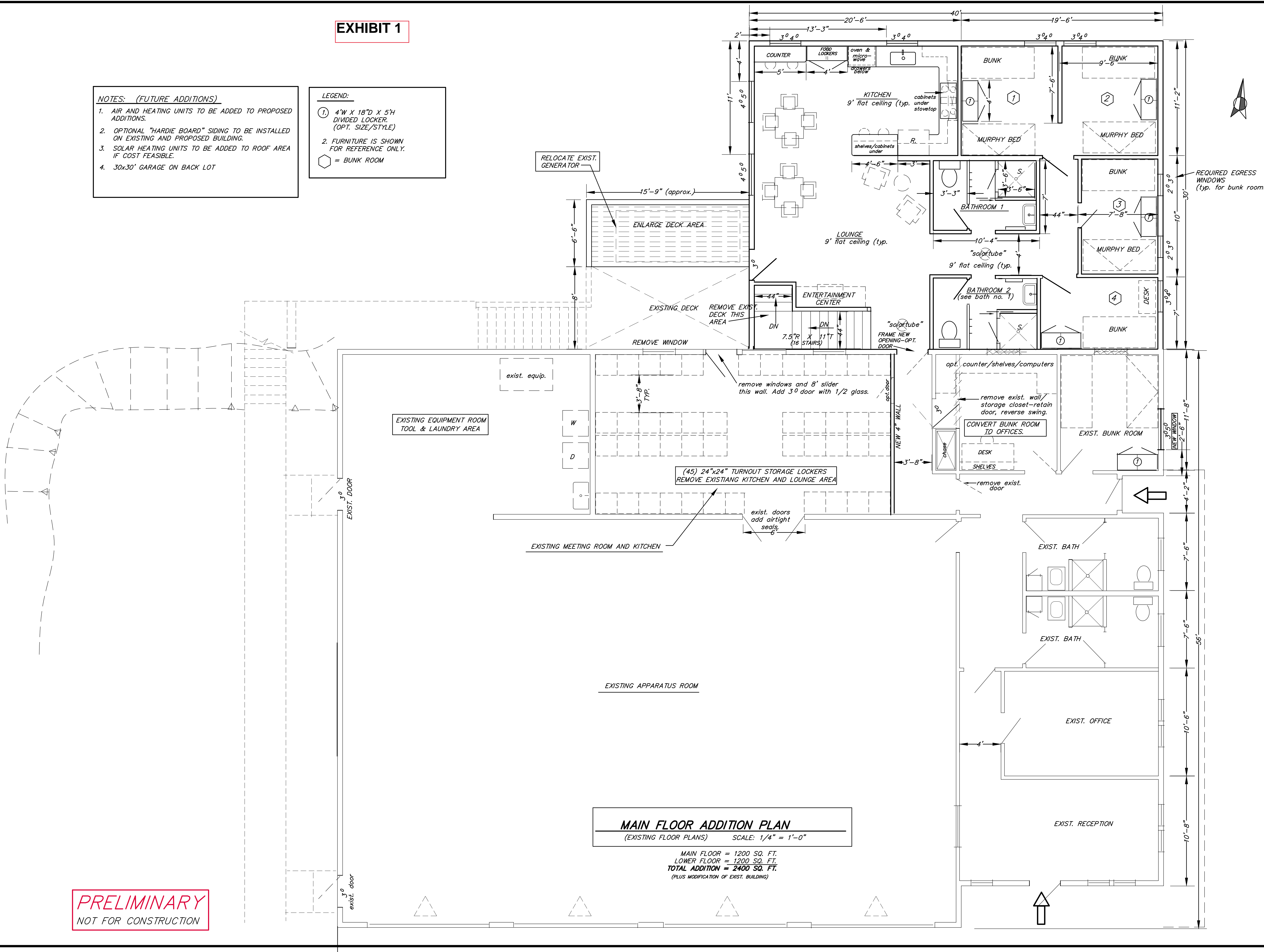
EXISTING APPARATUS ROOM

MAIN FLOOR ADDITION PLAN

(EXISTING FLOOR PLANS) SCALE: 1/4" = 1'-0"

MAIN FLOOR = 1200 SQ. FT.
LOWER FLOOR = 1200 SQ. FT.
TOTAL ADDITION = 2400 SQ. FT.
(PLUS MODIFICATION OF EXIST. BUILDING)

PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS	BY

MAIN FLOOR PLAN
EXISTING PLAN

FIRE STATION ADDITIONS
GROVELAND FIRE DEPARTMENT
18930 HIGHWAY 120
Groveland, CA 95321
Phone: (209) 962-7891

DATE: 06/09
SCALE:
DESIGN/DRAWN: MJH
JOB:
SHEET 1 of 2

RESOLUTION 48-2023

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GROVELAND COMMUNITY SERVICES DISTRICT APPROVING A PRELIMINARY DESIGN AND COST ESTIMATE FOR FUTURE EXPANSION OF THE GROVELAND FIRE STATION TO ACCOMMODATE ADDITIONAL STAFFING AND EQUIPMENT

WHEREAS, the Groveland Community Services District (herein referred to as District) is a local government agency formed and operating in accordance with Section §61000 et seq. of the California Government Code; and

WHEREAS, the district routinely prepares master plans and capital improvement plans for its services, to ensure that the desired levels of services can be continued as the community grows and service demands increase in the future; and

WHEREAS, the district has adopted response time and staffing standards for its fire and emergency response services, which will require expansion of the fire station and staffing in the future; and

WHEREAS, the district has prepared preliminary plans for the renovation and expansion of its Groveland fire station, to accommodate the anticipated future full time staffing levels and their housing needs within the station; and

WHEREAS, based on the improvement plans attached hereto and included herein as Exhibit 1, the estimated cost for renovation and expansion of the Groveland Fire Station is shown in the table below:

Groveland Fire Dept. Addition			
		\$/SF	Cost
Plans need full review for ADA and appropriate circulation			
Need elevator access if different stories for ADA			
Assumption: Out for bid 2023			
SF Dorm Addition	3000	1000	\$3,000,000.00
(E) Remodel	4200	350	\$1,470,000.00
Site Work (assumed minor):			\$300,000.00
		Subtotal Construction	\$4,770,000.00

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE GROVELAND COMMUNITY SERVICES DISTRICT DOES HEREBY:

1. Accept the preliminary fire station improvement plans contained in Exhibit 1
2. Accept the preliminary engineer’s cost estimate
3. Authorize the General Manager to include the fire station improvement cost estimates contained herein, in capital improvement and financial planning for the fire department

WHEREFORE, this Resolution 48-2023 is passed and adopted by the Board of Directors of the Groveland Community Services District on November 14, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT

APPROVE:

Nancy Mora, Board President

ATTEST:

Rachel Pearlman, Board Secretary

CERTIFICATE OF SECRETARY

I, Rachel Pearlman, the duly appointed and acting Secretary of the Board of Directors of the Groveland Community Services District, do hereby declare that the foregoing Resolution was duly passed and adopted at a Regular Meeting of the Board of Directors of the Groveland Community Services District, duly called and held on November 14, 2023.

DATED: _____