

FIRE STATION #1 REPLACEMENT QUICK FACTS

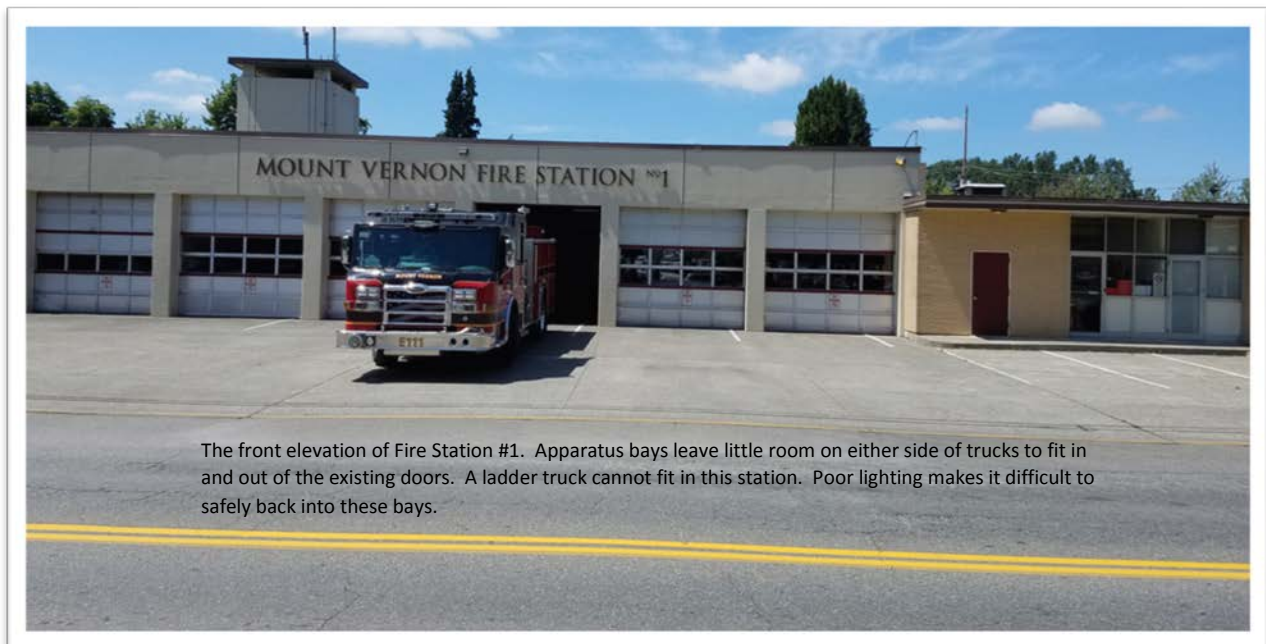
EXISTING STATION:

Fire Station #1 was constructed in 1964 and has served the city well but has passed its useful/normal service life. With the exception of minor changes, the station has only had routine maintenance in the 53 years since it was built. The station is functionally obsolete and does not meet the modern standards for energy, efficiency, and fire safety. In addition, it provides no security for crews that work in the station over a 24-hour period.

When the station was constructed the call volume for the city was approximately 500 calls for service per year. This past year our call volume was 4992, with station 1 responsible for 2025 calls for service. Additionally, the city has transitioned from a primary volunteer agency to a career department. The change in staffing and call volume increase was not factored into the design and construction of the original station.

This station serves the critical and high risk downtown area. With the many businesses, visitors, residents, commuters, and risky infrastructure (railway and water treatment facility), it is important that the right apparatus service the area. A key piece to the safety of the community is the placement of a ladder truck in the adjacency of the downtown area to service the taller buildings including a residential building that is lacking fire protection systems.

The new station will allow the administrative staff to relocate closer to city hall. This will improve the efficiency for the Fire Chief, Fire Marshal, and administrative staff by eliminating commuting time from station 2. Furthermore, it provides a convenient means for the public to access the fire department during permitting, new construction or other city business.



The front elevation of Fire Station #1. Apparatus bays leave little room on either side of trucks to fit in and out of the existing doors. A ladder truck cannot fit in this station. Poor lighting makes it difficult to safely back into these bays.

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Examples of concerns include:

- No security area (fencing, or buffer zone) shielding the firefighters from disgruntled members of the public
- There is inadequate housing space for any additional personnel
- There is no ability to co-locate a unit from Central Valley Ambulance improving response of EMS personnel
- Inadequate facilities to provide training for crew
- Insufficient facilities for technology improvements
- Lacking of space for crew to perform daily work associated with fire prevention or education
- No ability to host community events, meetings or training
- Interior doors do not close or seal to prevent exhaust from entering working and living area
- Apparatus bay doors are narrow and not tall enough to accommodate modern fire apparatus
- The length of the station apparatus bay cannot accommodate needed fire apparatus to serve the downtown community, the interstate or the railway.
- There is no exhaust system to remove diesel exhaust from apparatus
- The facility lacks a ventilation system to remove warm/hot air that accumulates in the apparatus bay.
- Apparatus must back into the station increasing the risk of an accident



Evidence of diesel soot is shown in this picture



Strategically placed buckets and containers catch water dripping from roof leaks so firefighters don't slip in puddles

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FUTURE DOWNTOWN DEVELOPMENT:

The City's vision for its historic downtown, waterfront, and surrounding areas includes new four (4) to five (5) story multi-use buildings and redevelopment of other structures. However, to build and repurpose these structures necessitates emergency responders being able to quickly access these buildings.

To accomplish this a 100-foot ladder truck is needed. Unfortunately, Fire Station #1 is not able to house a ladder truck big enough to respond to the Downtown and surrounding areas.

WHAT IS NEEDED?

A new Fire Station meeting the needs and demands of today's emergency responders will need to be a minimum of 15,000 square feet with five (5) apparatus bays, a maintenance bay, kitchen, and sleeping quarters.

The site size and configuration will vary depending on a number of site attributes. To meet the minimum station requirements a roughly rectangular, relatively flat property approximately one (1.5) ± acre in size will be necessary.

Other site considerations to be carefully weighted include: proximity to arterial roadways, ease of unrestricted access, sight distances, and land use compatibilities.

PLANNING THE LOCATION:

The quicker fire fighters are able to arrive at a scene to provide fire, rescue or emergency medical services the greater the chance of saving life and property. The time between fire ignition and the start of fire suppression and/or medical rescue has a direct relationship to fire loss and survival.

For planning purposes we can start with an assumption that we desire a four (4) minute arrival time for emergency responders. From this assumption an approximate service area can be determined. Assuming a 30 mph speed a four (4) minute arrive time means that a new station needs to be located within two (2) miles of the area to be served.

The following maps identify different physical features of the City that affect response times.

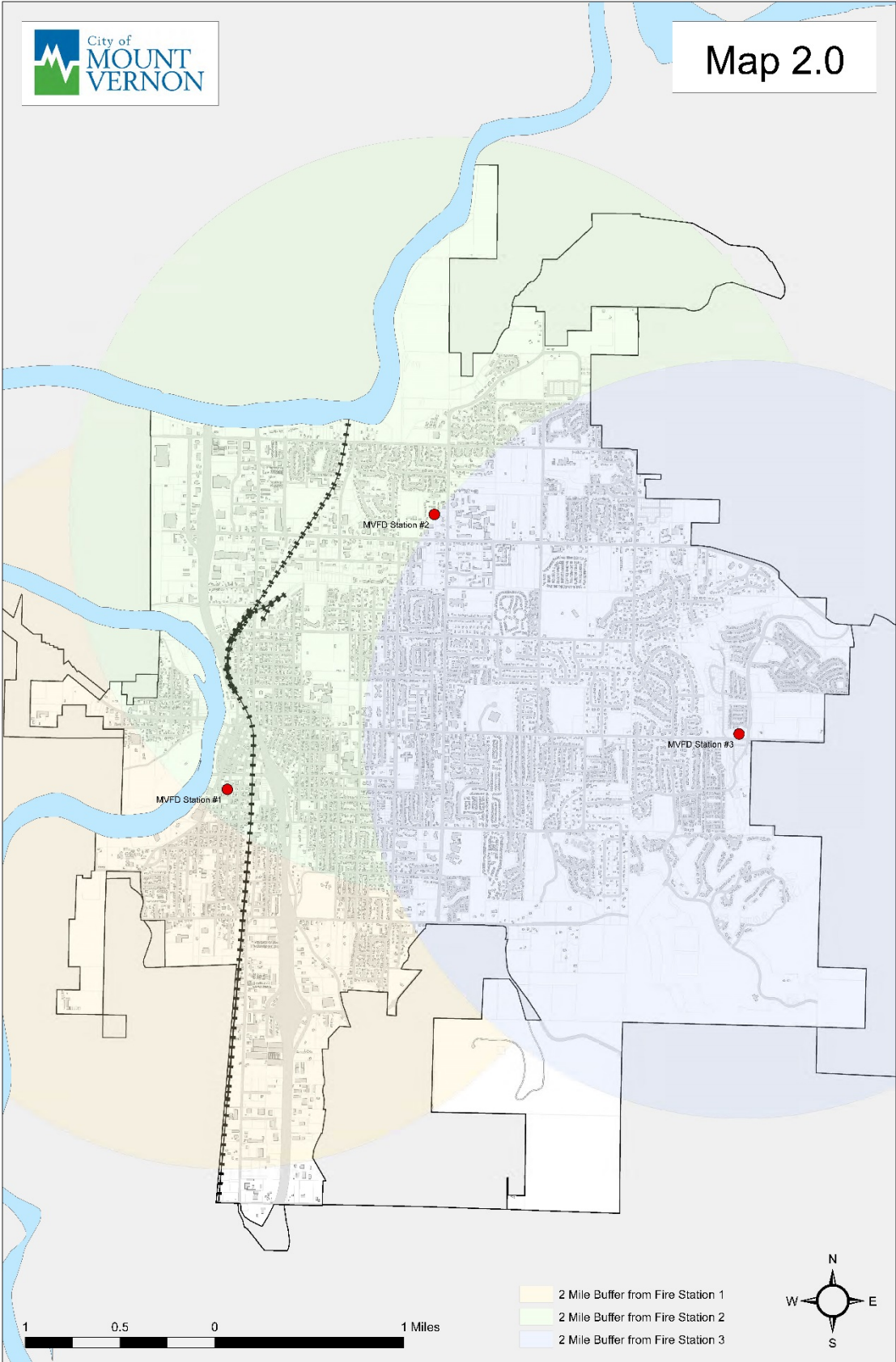
Map 1.0 identifies the City limits, the location of existing fire stations, and the Burlington-Northern Santa Fe (BNSF) Railroad line. The BNSF location is important because it bisects the City north/south and dramatically impacts response times when access across the railroad tracks is blocked by trains. Noteworthy is the fact that the Fire Stations #2 and #3 are both located on the east side of the railroad tracks, leaving Fire Station #1 by itself on the west side of the railroad tracks.

Map 2.0 identifies the three existing fire stations and indicates the distance that emergency responders could travel within 4 minutes from these stations (2 miles).

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WHAT IS THE COST?

The projected cost for a new Fire Station is estimated at \$9 to \$10 million.

HOW CAN THIS BE PAID FOR AND TIMING?

A general obligation (GO) bond is the most common way these types of projects are paid for. This type of bond requires voter approval to obtain a construction loan to be paid over 30 years.

If the city pays for the fire station in ways other than a bond, current residents of the city will have paid for the entire project. This means that new residents moving into the city will not have paid for the project but will receive the benefit of the project. A bond issue matches the useful life of the project and requires that newcomers also pay their part.

Mount Vernon's allowed debt capacity is over \$66 million±. A new fire station bond would comprise just 18% of this. Utilizing some debt capacity can be a good use of fiscal resources.

The City hopes to have this bond measure on the **August 7, 2018** ballot.

Architectural site plan for the Police Station & City Hall and Fire Station. The plan shows the layout of the buildings, parking areas, and surrounding streets. Key features include:

- Police Station & City Hall:** Finish Floor Elev. +22.05' (Datum). The plan shows the existing building and the proposed new building. The new building is to be constructed on the site of the existing building, with the existing building to be removed. The new building is to be a 3-story building, with the existing building being a 2-story building. The new building is to be constructed on the site of the existing building, with the existing building to be removed.
- Fire Station:** Finish Floor Elev. +22.0' Datum. The plan shows the existing building and the proposed new building. The new building is to be constructed on the site of the existing building, with the existing building to be removed. The new building is to be a 2-story building, with the existing building being a 1-story building. The new building is to be constructed on the site of the existing building, with the existing building to be removed.
- Parking Areas:** The plan shows several parking areas, including a 10-car parking area and a 14-car parking area. The parking areas are to be constructed on the site of the existing parking areas, with the existing parking areas to be removed.
- Streets:** The plan shows the layout of the streets, including Broadway, Second Street, and Alley. The streets are to be constructed on the site of the existing streets, with the existing streets to be removed.
- Other Features:** The plan includes various other features, such as a fire tower foundation, a new fire station building, and a new fire station building. The plan also indicates the removal of existing structures and the addition of new elements like a fire tower foundation and a new fire station building.

The plan is dated 1964 and includes a north arrow.

Fire Station #1 Replacement
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