



Mount Vernon Fire Department

Fire Facilities Bond

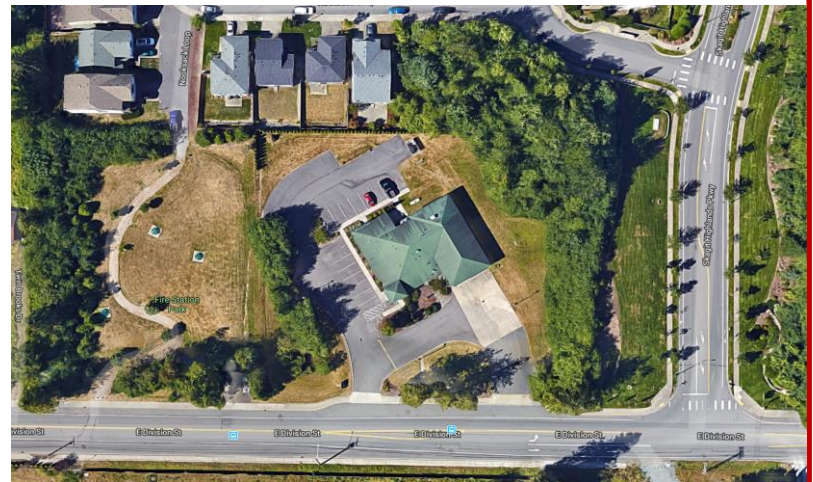
December 12, 2018

Background



Background

- 1994 – Voters approved a bond for stations 2 & 3
- 2000 – Station 3's needed additions were added to the city's CIP
- 2002 – Replacement of station 1 was placed in the CIP



Fire Station 1 Background



- 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 54 years since it was built
- 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 5,534

What's Been Done

- Stations 3 needs placed in the CIP 2000 Planning for a site.
- Station 1 replacement in CIP 2002
- September 2017 a downtown charrette to gather stakeholder location input.
- Rough room dimensions and needs drafted.
- Meetings with Public Safety Chair to gather input, concerns, and helpful information.
- Attended fire station design conference May 2018
- Retain Mackenzie Architects to perform needs assessment for fire facilities
- Council brief on designs and needs October 10, 2018
- Public open house October 13, 2018
- Council brief on costs November 28, 2018
- Public open house December 4, 2018

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THE NEED

Fire Station 1

Complete Station Replacement - \$22.5 million

Outdated Facility for call volume/staffing

Constructed in 1964
No security for the crew
Call volume has increased ten times
City has transitioned from a primarily volunteer agency to a Career Department
Not adequate housing space for personnel
Need for a city emergency operations center for large scale incidents

Safety Concerns

Current placement of a ladder truck in the adjacency of downtown to service taller buildings that lack fire protection systems
Apparatus bay doors are narrow and not tall enough to accommodate modern fire apparatus
No exhaust system to remove diesel exhaust from apparatus
Interior doors do not close or seal to prevent from entering working and living area

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THE NEED

Fire Station 2

Safety Improvements/Addition - \$1.7 million

Outdated Facility for staffing

Fire Station was constructed in 1998

Does not have the needed space capacity for existing crew (office space, living space for 24 hour shift, sleeping quarters, storage of emergency equipment)

Safety

Need a modern exhaust capturing System for the apparatus bay

Does not meet the modern standards for decontamination and storage of bunker gear

Seismic upgrade needed

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THE NEED

Fire Station 3

Safety Improvements/Addition – \$3.8 million

Outdated Facility for staffing

Fire Station was constructed in 1997

The City has transitioned to provide EMS services. This station needs expanded infrastructure for an Ambulance bay.

Does not have the needed space capacity for existing crew (office space, living space for 24 hour shift, storage of emergency equipment

Safety Concerns

Does not meet modern standards for decontamination of storage of bunker gear

Seismic upgrades needed

Need a modern exhaust capturing system for the apparatus bay

Project Cost Summary

STATION 1

TOTAL CONSTRUCTION COST OF FACILITY	\$19,336,804 (\$805.70/SF)
TOTAL CONSULTANTS COSTS	\$1,910,018
TOTAL OWNER COSTS	\$921,074
TOTAL INDIVIDUAL PROJECT COST	\$22,167,896

STATION 2

TOTAL CONSTRUCTION COST OF FACILITY	\$2,316,117 (\$165.44/SF)
TOTAL CONSULTANTS COSTS	\$387,954
TOTAL OWNER COSTS	\$321,409
TOTAL INDIVIDUAL PROJECT COST	\$3,025,480

STATION 3

TOTAL CONSTRUCTION COST OF FACILITY	\$3,762,843 (\$370.36/SF)
TOTAL CONSULTANTS COSTS	\$573,370
TOTAL OWNER COSTS	\$284,468
TOTAL INDIVIDUAL PROJECT COST	\$4,620,682

COMBINED TOTAL PROJECT COST	\$29,814,057.53
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ESTIMATION HIGHLIGHTS

- Estimator estimates the average bid
- Escalation Compounding at 4.0% / Year
- Anticipated Construction Start of Q2 2020
- Design / Bid / Build
- Single Phase Construction of Stations
- 14 Month Construction Window

CONSTRUCTION COST OF FACILITY

BUILDING HARDCOST

SITE HARDCOST

OWNER'S CONTINGENCY

SALES TAX

TOTAL CONSULTANTS COSTS

A / E DESIGN AND CONSTRUCTION - BASE

REIMBURSABLES

OWNER'S PROJECT MANAGER

SPECIAL INSPECTIONS

GEOTECHNICAL FIELD INSPECTIONS

HAZARDOUS MATERIAL SURVEY / TESTING / MITIGATION SPECS

CONSULTANTS CONTINGENCY

TOTAL OWNER COSTS

FIXTURES, FURNITURE, & EQUIPMENT (FF&E)

TELEPHONE / DATA / AV / SECURITY EQUIPMENT

PERMIT FEES

OWNER CONTINGENCY

SALES TAX

SUMMARY

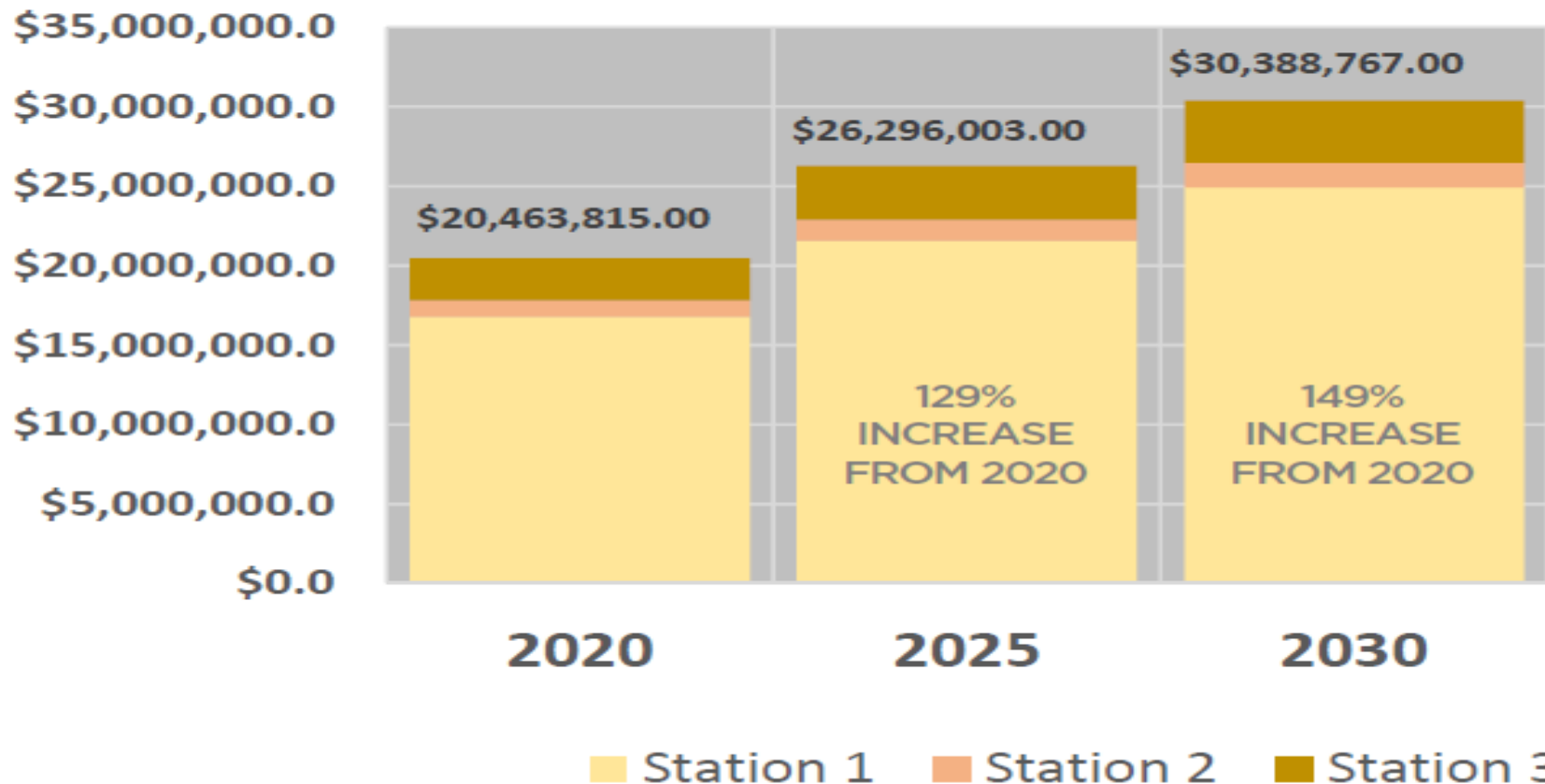
Element	Area	Cost / SF	Total
Fire Station #1	24,000	\$689.50	\$16,548,045
Fire Station #2	4,289	\$462.13	\$1,982,086
Fire Station #3	5,634	\$571.56	\$3,220,165
Total Estimated Construction Cost	33,923	\$641.17	\$21,750,296

Breakouts

Fire Station #1			
Building			\$13,869,478
Sitework			\$1,547,526
Offsite Work			\$1,131,041
Fire Station #1			
Special Foundations	<i>Includes piles, some dewatering, stormwater vault</i>		\$1,544,157
Snoqualmie Street Work	<i>Includes streetwork, but does not include site improvements</i>		\$752,439
Snoqualmie Plaza	<i>Includes flatwork, landscape, lighting, fence, and flagpole</i>		\$171,967
Fire Station #2			
Building			\$1,824,196
Sitework			\$157,890
Fire Station #3			
Building			\$3,011,730
Sitework			\$208,435

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BUILDING AND SITE COSTS - ESCALATION



NOTE: This chart includes the building and site construction costs only. Project soft costs are not shown. Construction costs do not include owner's contingency or sales tax.

Summary

MVFD FEBRUARY 2019 BOND

Total Bond - \$29.8 million

- This accounts for \$2 million in site prep for station 1 relocation
- Cost per home on median assessed value of \$279,450 is \$15.38 per month = \$190.03 annually

Benefits to Residents

- Enhanced Community Services and Improved Staffing for increased call volume
- Ensure stations are structurally sound and functional to with stand earthquakes
- Optimized efficiencies for emergency management
- Positions MVFD to be able to provide quality service to the community for the next 50 years
- Increased safety for Fire Department personnel

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Questions