City Council – September 12, 2017

Purchase of Real Property
2807 Newport Boulevard
History Fire Station #2

- 1946 – Property at 475 32nd Street deeded to City
- 1952 – Contract to build fire station approved by Council
- 1953 – Fire Station No. 2 constructed
- 1980 – Major rehabilitation of station
- 2000 – Restroom remodel to meet ADA requirements
- 2017 – CIP Funding approved to replace station
**Existing Site – 475 32nd Street**

- Site – 10,198 sf + 1,414 sf = 11,612 sf
- No pull-through access for fire engine, ladder truck, paramedic ambulance, surge ambulance, or other fire equipment
- Surge ambulance parked outside
- Limited on-site fire personnel parking
Existing Site – 475 32nd Street
Redevelopment of Existing Site – 475 32\textsuperscript{nd} Street

Proposed Layout
- Building 11,273 sf
- Ladder truck still required to back-in from 32\textsuperscript{nd} Street [58’ 1.5” long]
Proposed Site - 2807 Newport Boulevard

- Site – 17,693 sf
- Pull-through access for all fire equipment
- On-site fire personnel parking
Proposed Site – 2807 Newport Boulevard
Proposed Site – 2807 Newport Boulevard
Distance Between Sites

0.3 miles

CURRENT SITE

PROPOSED SITE
Distance to Residential – Existing FS 2 Site
Distance to Residential – Proposed Site
Distance to Residential – Fire Station No. 1

Residential

55 ft

10 ft

100 ft

Residential

Residential
Distance to Residential – Fire Station No. 4
Distance to Residential – Fire Station No. 5
Distance to Residential — Fire Station No. 6

164 ft

135 ft
Distance to Residential – Fire Station No. 8

- 5 ft Residential
- 85 ft Residential
- 15 ft Residential
## Site Comparison

<table>
<thead>
<tr>
<th></th>
<th>Existing Site 475 32nd Street</th>
<th>New Site 2807 Newport Boulevard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Size</strong></td>
<td>11,612 sf</td>
<td>17,693 sf</td>
</tr>
<tr>
<td><strong>Access Street(s)</strong></td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td><strong>Response Time</strong></td>
<td>Acceptable</td>
<td>Acceptable</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>$2,325,000</td>
<td>$3,553,200</td>
</tr>
<tr>
<td><strong>Purchase Price</strong></td>
<td>N/A</td>
<td>$4,000,000</td>
</tr>
</tbody>
</table>
## Estimated Cost of Moving vs. Staying

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<tr>
<th></th>
<th>Existing Site 475 32nd Street</th>
<th>New Site 2807 Newport Boulevard</th>
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<tbody>
<tr>
<td>Land Purchase</td>
<td>$0</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Land Maintenance</td>
<td>$0</td>
<td>$20,000</td>
</tr>
<tr>
<td>Demo and Construction</td>
<td>$7,187,500</td>
<td>$7,187,500</td>
</tr>
<tr>
<td>FFE, Utilities, Moving Expense</td>
<td>$400,000</td>
<td>$400,000</td>
</tr>
<tr>
<td>Temporary Station (during construction)</td>
<td>$500,000</td>
<td>$0</td>
</tr>
<tr>
<td>Temporary Land (during construction)</td>
<td>$500,000</td>
<td>$0</td>
</tr>
<tr>
<td>Sale of Existing Site</td>
<td>$0</td>
<td>($2,325,000)</td>
</tr>
<tr>
<td>Parking Revenue – 18 mos.</td>
<td>($100,000)</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$8,587,500</strong></td>
<td><strong>$9,182,500</strong></td>
</tr>
</tbody>
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Cost to build at new site is 7% more than existing site.
Why Purchase?

- Improved site access and circulation
- Pull-through access to garages
- On-site parking for fire personnel
- Fire personnel safety
- Property is 52% Larger
- Response times are acceptable
- Purchase can be offset by sale of existing site OR income from parking revenue
Questions ?
Estimated Timeline - Moving vs. Staying

- **Land Purchase**: 60 days, November 2017
- **Design & Entitlements**: 18 months, March 2019
- **Relocation, Demo, Construction**: 12-14 months, May 2020
- **Move-In**: 1 month, June 2020
- **Design & Entitlements**: 18 months, May 2019
- **Demo & Construction**: 14 months, July 2020
- **Move-In**: 1 month, August 2020