

Submitted By: Fire Department
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Project Classification: Social Well-Being
Project Focus: Public Safety
Project Type: Facility, New (Building or Park)

Previously Submitted and Rejected: No
Continuation Project: No

Project Total Cost: \$ 6,444,000

Total Operating Cost: \$ 17,400

Project Description: Construction of a replacement Fire Station #5 located at 1090 Whit Davis Road. This project includes land acquisition, design, construction, fueling station, station equipment, and other related costs to meet facility standards for a one-story suburban design. Design will be comparable to the recent station constructed on Cleveland Road, a new 12,000 square foot three bay fire department facility. The prototype design provides adequate space for current and future expansion. An expected life-cycle of 50 was indicated at that time, however this is proving overly optimistic. The new facility could be built with solar energy systems to reduce operating cost of the facility.

Project Mission Statement/Goals & Objectives: Mission Statement:
To build a safe, environmentally friendly, operationally effective facility to house firefighters in the area of the current fire station by 2023.

Goals:

- Meet or exceed local/state/national safety codes/standards
- Meet or exceed LEED standards
- Design to meet current and future use
- Maintain or improve response times on the East side by appropriate site selection
- Design for use by male and female firefighters
- Design to meet ADA requirements that are not being met in current facility
- Address firefighter fitness & cancer prevention best practices in design and use
- Include a community/training room for consistent service delivery
- Provide fueling station for ACCGOV vehicles on the East side of the community

Projected Useful Life of Project: The projected useful life of the facility is between 40 and 50 years .

To meet the Project Goals & Objectives, when should this project be completed? The sooner the better, because of age and related inefficiency of the facility. My recommendation for the project is in 2023. By the end of the 2020 program the existing station will be 56 years old.

The Leadership in Energy and Environmental Design (LEED) Green Building System compliance: The facility will meet LEED specifications in compliance with ACCGOV policy.

How will this project help meet the Public Safety, Basic Facilities/Infrastructure, and/or Quality of Life needs in Athens-Clarke County? This project will help provide continued Fire & Life Safety Protection to the area by accomplishing the following:

- Saving lives, residences, and businesses
- Minimizing the impact of emergencies on community environment
- Protecting jobs and disposable income of citizens saved
- Maintain ISO rating and keep related fire insurance cost down for citizens and businesses
- Provide a new community meeting space; it is one of only two remaining fire stations without a community room
- Operational cost savings due to updated design/systems

The current fire station is a 7,036 square foot facility located at 1090 Whit Davis Road that was constructed in 1974 (44 years old, used 24 hours a day every day). The allocation of current space is inadequate for the number of personnel assigned and there is currently no community/training room at the fire station. There is no exercise room and gear storage space is inadequate. The facility needs to be replaced due to inefficient facility systems (energy use), lack of space, lack of male/female living design, safety related to a lack of fire safety protection systems and bay door safety sensors, and the slide pole opening is a risk. The facility is also not in compliance with ADA due to the age.

How is this Project recommended/included in any approved ACCGOV Land Use Plan, Master Plan, Study, Service Delivery Plan, Envision Athens, etc.? Unsure

Triple Bottom Line Impacts

Positive Benefits for the Prosperity of Athens-Clarke County:

- Minimizing the financial impact of emergencies and disasters on the community environment
- Protecting the community economy through saving jobs and disposable income of citizens saved by responses
- Maintaining the ISO rating which has a positive effect on the cost of fire insurance for citizens and businesses
- New facility could be built with alternative energy, solar, sources to reduce the impact of utility costs to ACCGOV.

Detrimental Impacts to the Prosperity of Athens-Clarke County: None

Positive Benefits for our Citizens and Visitors: Continued Fire & Life Safety Protection to area with the following positive benefits for citizens and visitors: better availability of community meeting space, opportunity to enhance the station location to improve response times.

Detrimental Impacts for our Citizens and Visitors: None

Environmental Benefits, including but not limited to Positive impacts on existing Infrastructure/Systems:

The new facility will be constructed with more energy efficient systems and design minimizing the environmental impact on the community. Additionally, a new site would contain stormwater management features that are not present in the current site. These improvements will minimize flooding and protect water quality. The new facility will also house firefighters to respond to minimize the impact of natural (storms, flooding, etc.) and man-made (fires, vehicle crashes, etc.) emergencies and disasters.

Detrimental Impacts for the Environment, including but not limited to Negative impacts on existing Infrastructure/Systems: This site may require the development of currently undeveloped land.

Positive/Negative Impacts on ACCGOV Departments, Agencies, or other Organizations, if not covered in one of the above questions:

- The facility will provide a fueling station for other ACCGOV Departments
- There will be an additional meeting room that can be used by other ACCGOV Departments in the area

Project Costs

Detailed project capital budget costs (to be funded from SPLOST 2020 only):

Project Costs (round to thousand)	Amount
1. Land Acquisition / ROW / Easement:	\$ 461,000
2. Design Fees: (Min.12% of New Const.; 14% of reno.; 16% for LEED proj.)	\$ 425,000
3. Miscellaneous Fees: (Min. Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.)	\$ 40,000
4. Fixtures, Furniture, and Equipment (for a facility): A detailed estimate is preferred – but dependent upon the specific project, utilize at a minimum \$15 to \$20 per square foot.	\$ 250,000
5. Construction: (based on \$300/SF)	\$ 3,600,000
6. Construction Contingency: (10% of the Construction line item)	\$ 360,000
7. Acquisition of Capital Equipment:	\$ 250,000
8. Testing:	\$ 50,000
9. Project Management: (4% of the total budget line items above)	\$ 218,000
10. Project Contingency: (10% of the total budget line items above)	\$ 566,000
11. Public Art: Calculated at 1% of the Construction line item.	\$ 36,000
12. Other 1: Fueling Station with diesel & unleaded fuel	\$ 200,000
13. Other 2:	\$ -
Project Subtotal:	\$ 6,256,000
14. Program Management (3% of Project Subtotal):	\$ 188,000
SPLOST 2020 Project Total:	\$ 6,444,000

Operating Cost

Total Annual Net Operating Costs when Project is complete:

Only identify additional or net operating costs to be paid by ACCGOV. Identify the additional or net costs needed above ACCGOV's current operating budget to operate the requested project and any additional project related revenues that would be generated. Provide budget costs for each identified category below.

Operating Costs (round to thousand)	Estimated Impact for Annual Operating Expenditures
TOTAL PROJECTED REVENUES FROM PROJECT	-
PROJECTED EXPENDITURES	
1. Personnel Costs: from Appendix A	-
2. Annual Utilities:	
• Gas:	1,900 -
• Electrical:	7,600 -
• Water:	500 -
• Sewer:	200 -
• Phone:	-
• Solid Waste Collection:	-
• Other:	-
3. Operating Supplies:	-
4. Equipment Maintenance:	-
5. Facility Maintenance:	7,200 -
6. Fuel:	-
7. Other:	-
8. Other:	-
9. Other:	-
TOTAL EXPENDITURES	17,400 -
NET OPERATING COSTS OF PROJECT:	\$ 17,400

Project Financing

Is the proposed Project to receive funding from source(s) other than SPLOST 2020? No

Project Site

Will the proposed Project require any land, whether existing sites, new site, easements, or Rights of Way? Most likely. Depending on available shared land.

Will the proposed Project be on a site currently owned by ACCGOV? If possible but most likely will require additional land

Approximately how many acres is available or will be needed for the new facility or Park? A minimum 2.5 acres if site is level, less if stormwater features already exist. Most likely a minimum of 4 acres.

Project Location/Address (Existing or Proposed): Must be in about the same general location as the existing station #5 but could potentially be relocated, slightly, to improve overall response times.

Will the Project require fee simple additional land acquisition? Yes, most likely

Will the Project require Rights-of-Way or Easement acquisition? No

Site Criteria and Standards

Current Property Owner (if applicable): Potential sites have not been identified.

Minimum acreage necessary for Project. A minimum 2.5 acres if site is level, less if stormwater features already exist. Most likely a minimum of 4 acres.

Topography: 2 to 4 percent grade from street level

Estimated cost per acre: Potential sites have not been identified therefore costs estimates have not been considered.

Location/Accessibility

Define location relative to the Project's service area that best meets the Goals and Objectives.

The location should meet the following criteria:

- Ready access to public utilities
- Should not have a negative impact on emergency response districts
- Provide service to meet current plan use planned density
- Provide 28 parking spaces
- Station building located no more than 100 feet from street right of way
- Meet zoning standards

If necessary to meet the Goals and Objectives, describe what types of vehicular access will be required.

The location should meet the following criteria:

- Sufficient frontage to accommodate apron space to allow apparatus to back in off street safely

- Direct access to major arterial street or highway to support response time goals

Vehicular access to accommodate a tractor drawn vehicle, and other tandem axel heavy apparatus weighing up to 70,000 lbs. Prefer that responding apparatus not exit directly to a major highway, and that the access provided be traffic signal controlled.

If necessary to meet the Goals and Objectives, describe what types of pedestrian access will be required.

None required but pedestrian access via sidewalk would be preferred.

If necessary to meet the Goals and Objectives, describe what types of Bicycle access will be required.

None required.