

September 12, 2017
Item No. 26

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



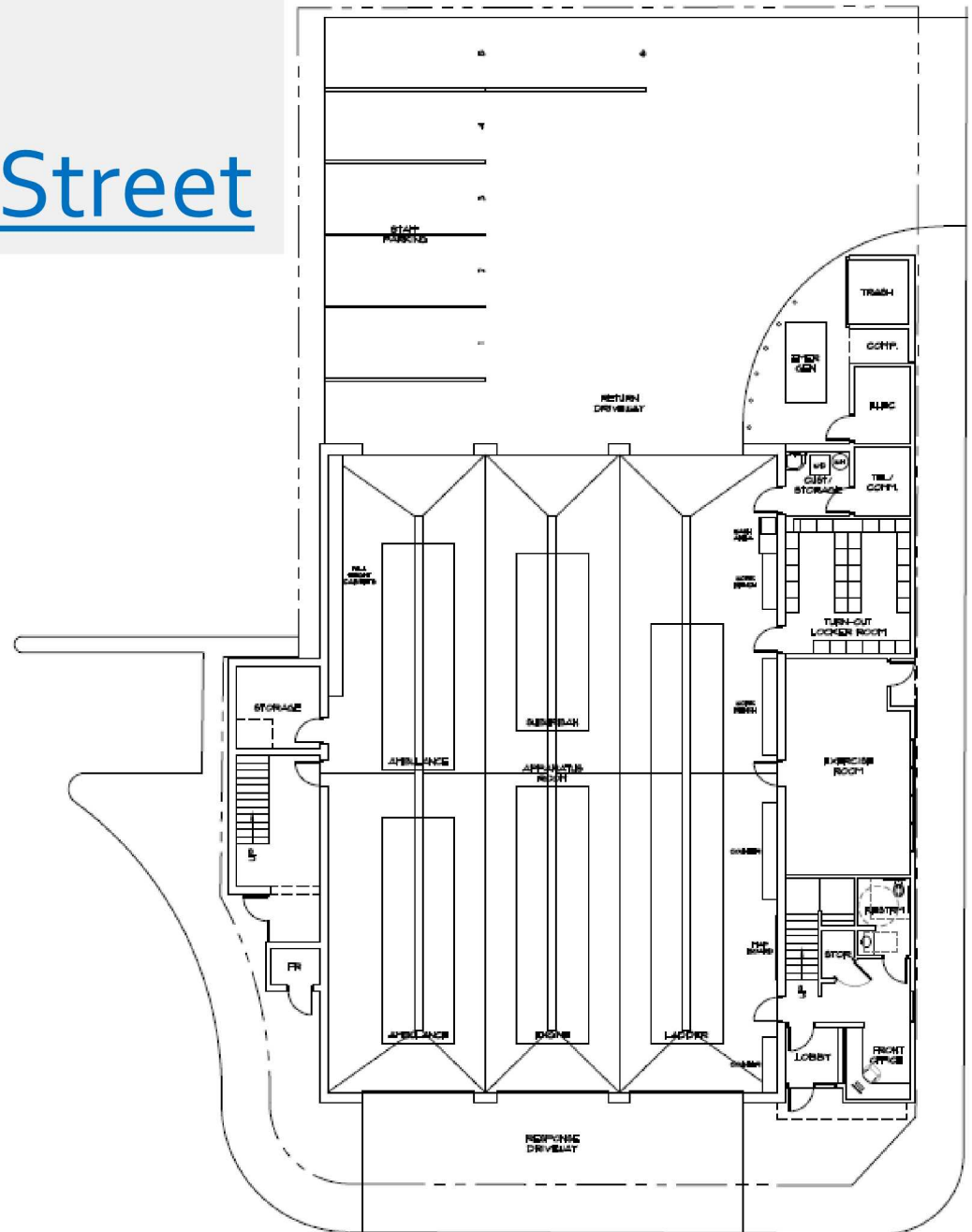
Existing Site – 475 32nd Street



Redevelopment of Existing Site – 475 32nd Street

Proposed Layout

- Building 11,273 sf
- Ladder truck still required to back-in from 32nd Street [58' 1.5" long]



Distance Between Sites

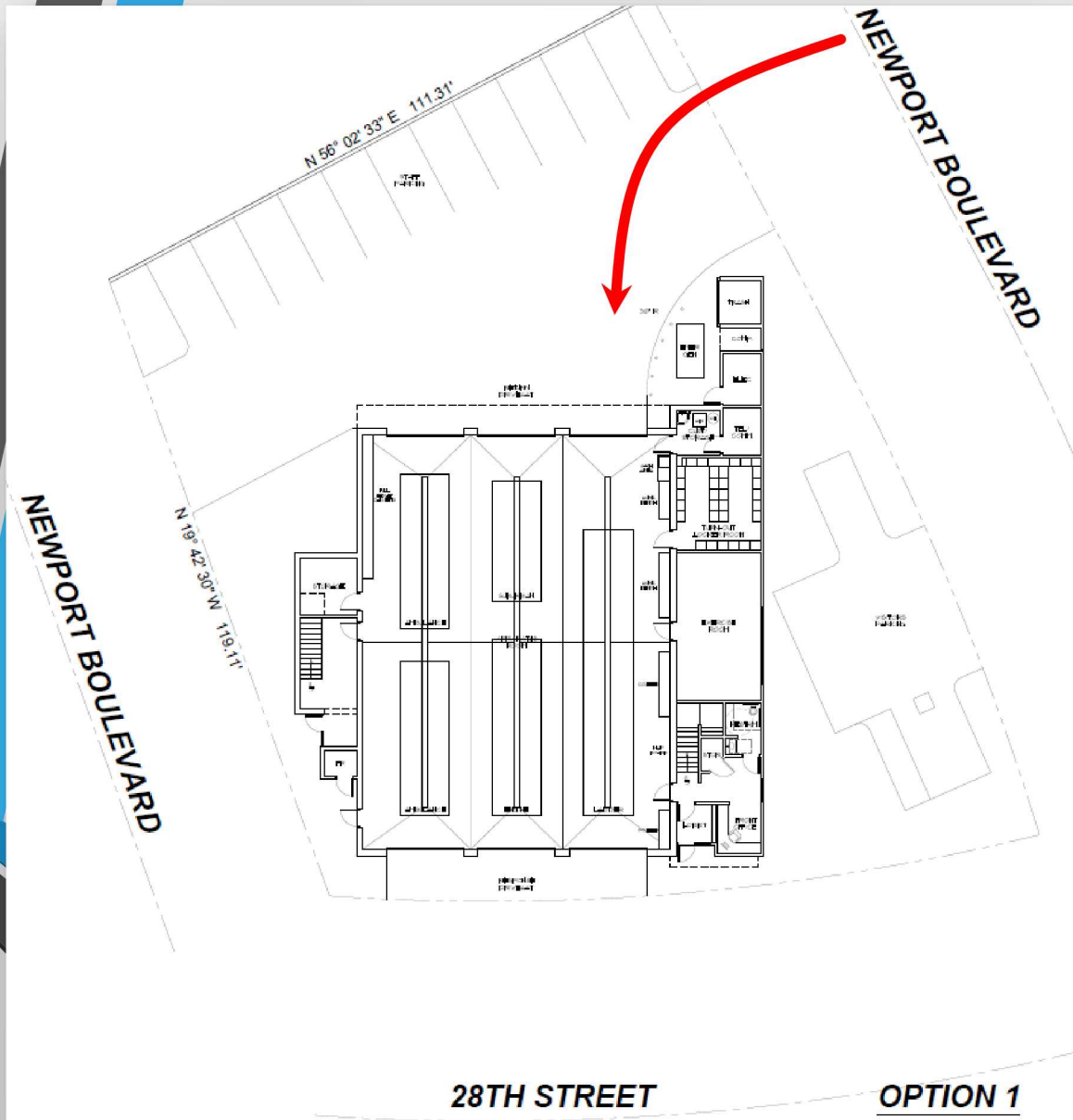


Proposed Site - 2807 Newport Boulevard

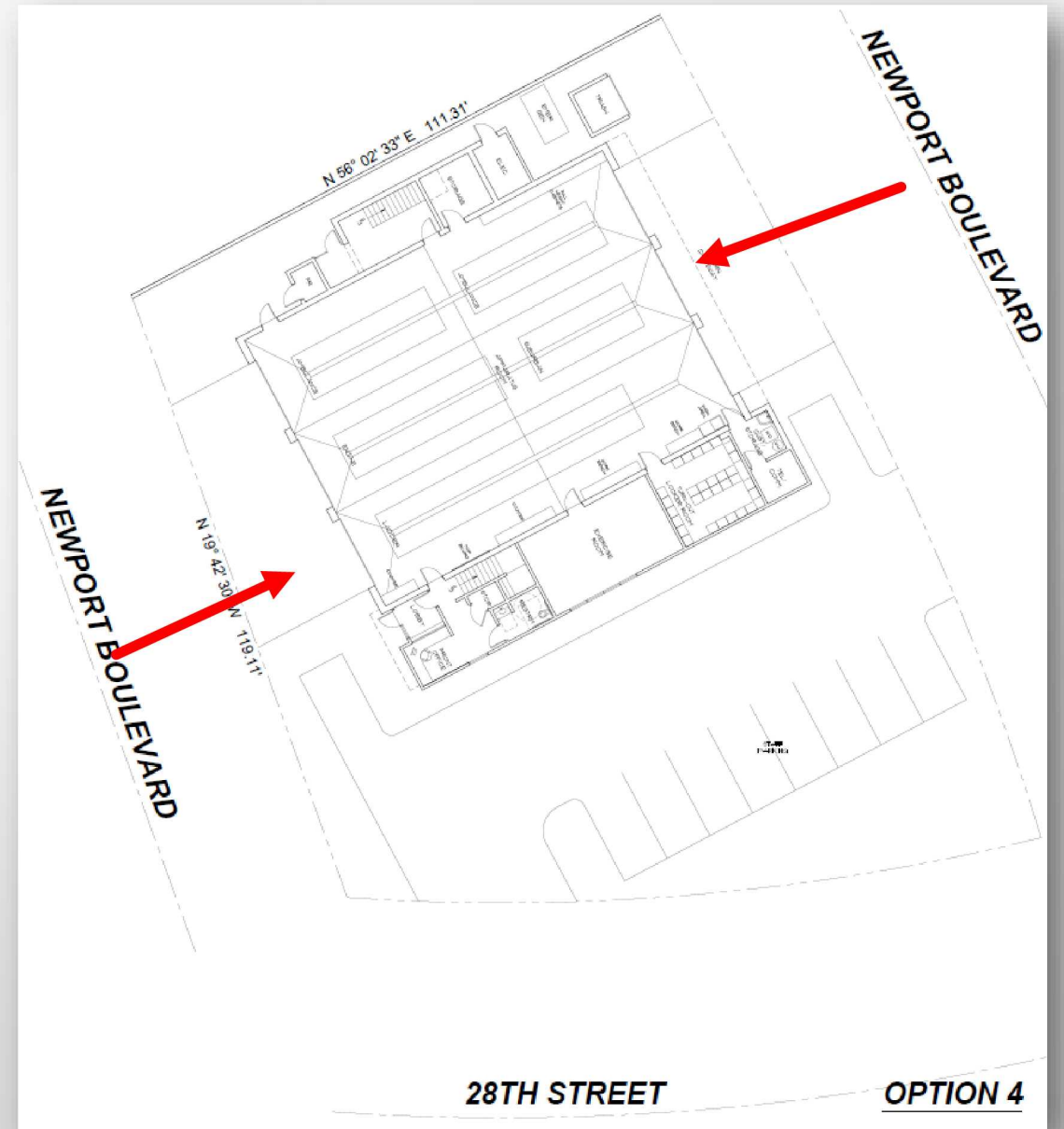
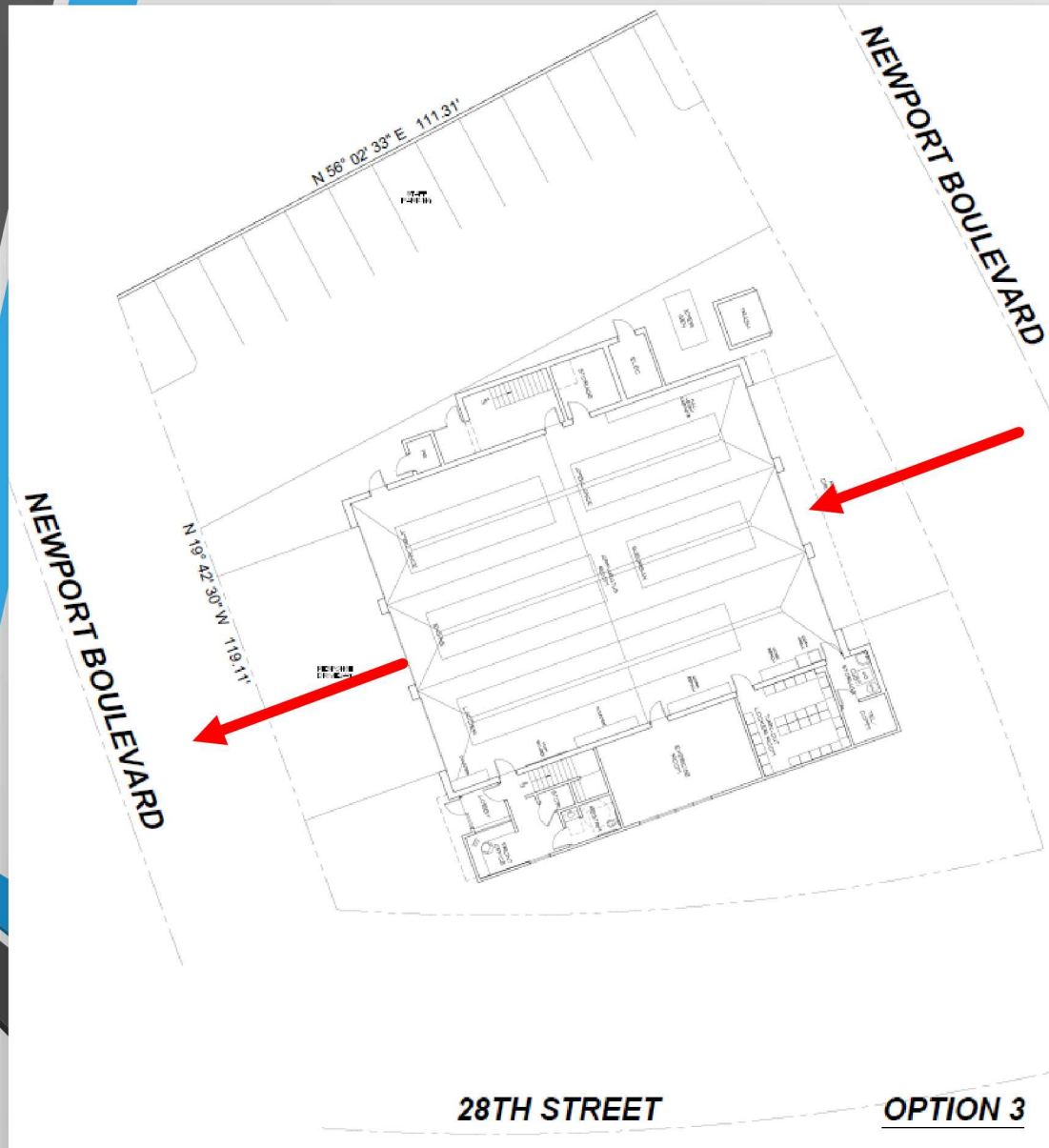
- Site – 17,693 sf
- Pull-through access for all fire equipment
- On-site fire personnel parking



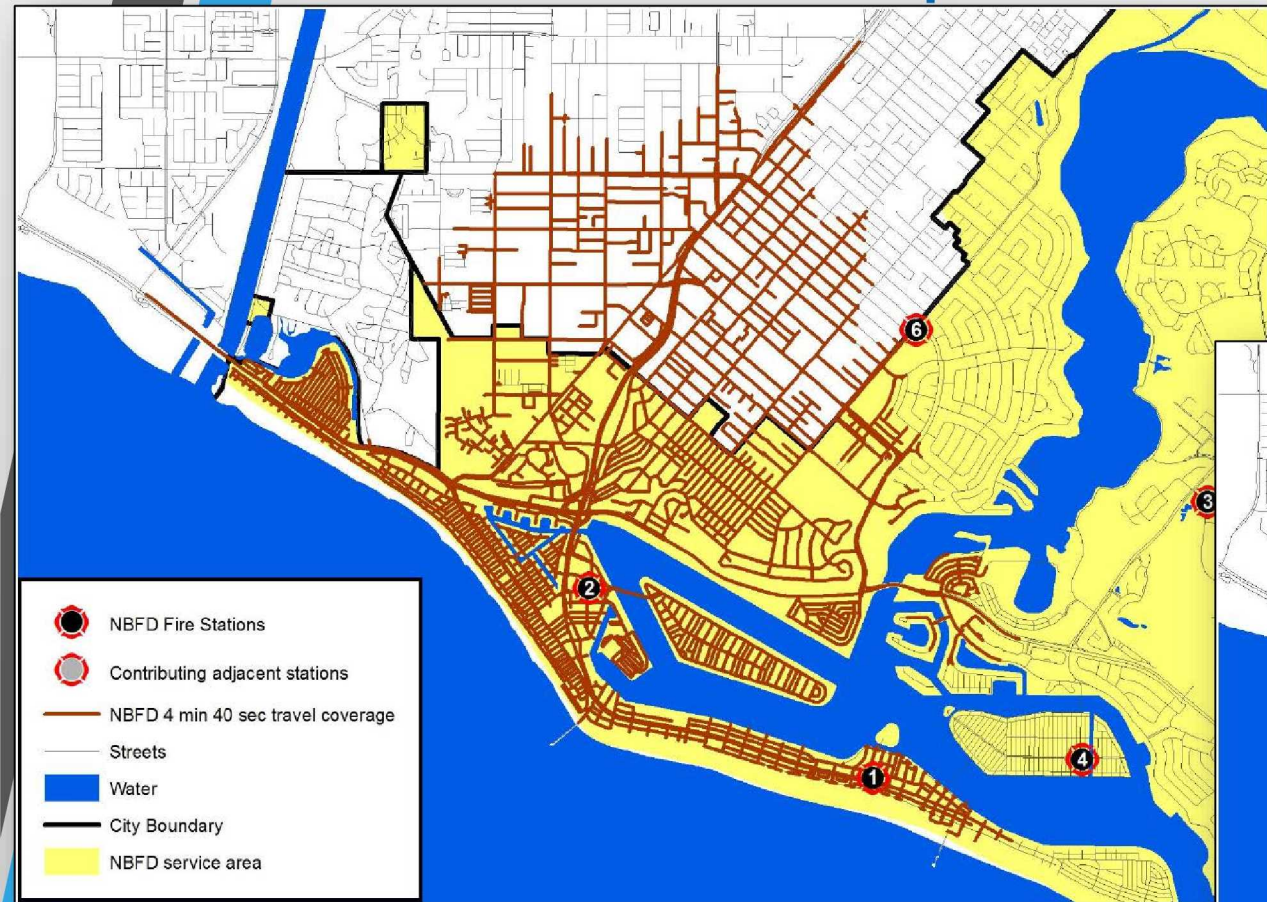
Proposed Site – 2807 Newport Boulevard



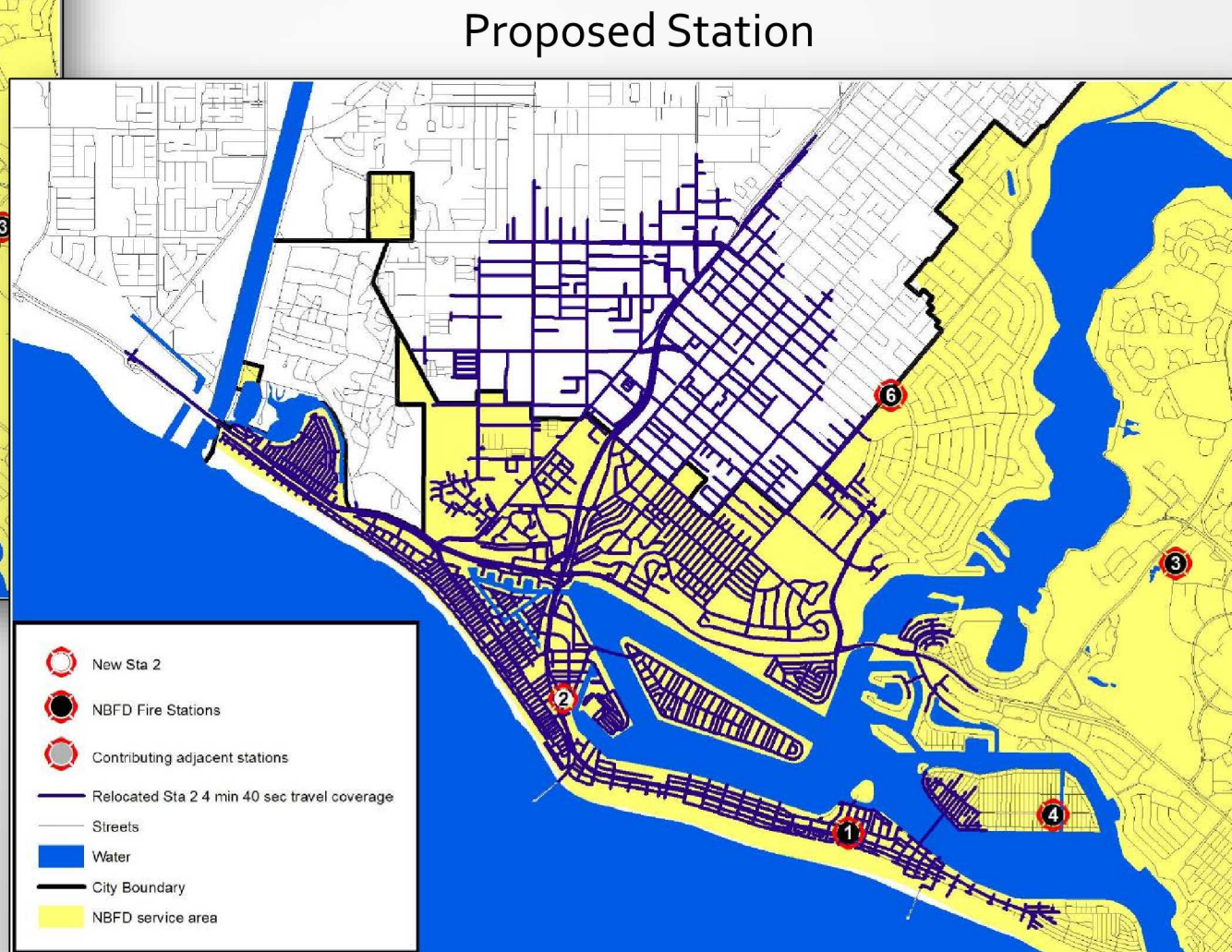
Proposed Site – 2807 Newport Boulevard



Site Comparison – Response Times



Existing Station



Distance Between Sites



Distance to Residential – Existing FS 2 Site



Distance to Residential – Proposed Site



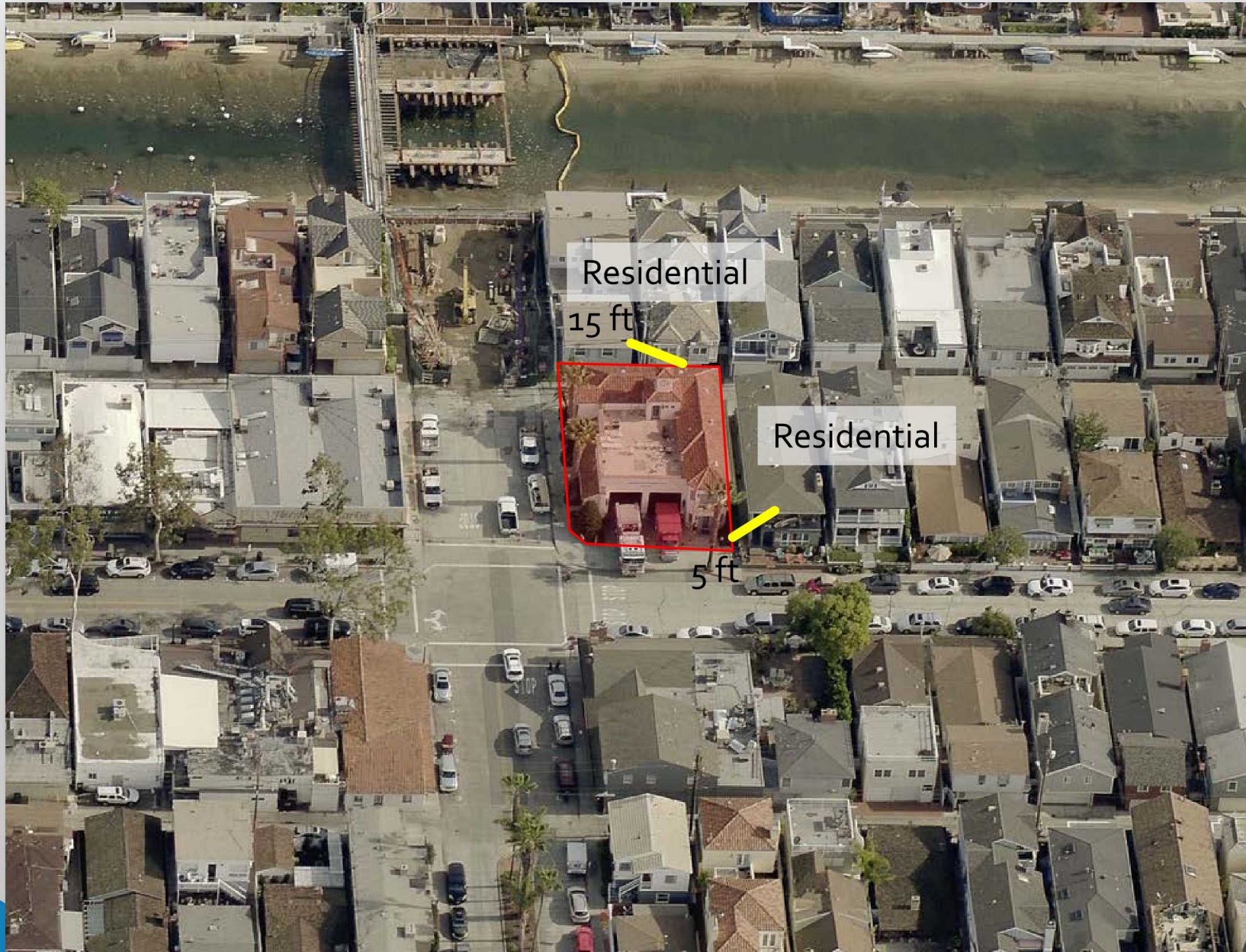
Distance to Residential – Fire Station No. 1



Distance to Residential – Fire Station No. 3



Distance to Residential – Fire Station No. 4



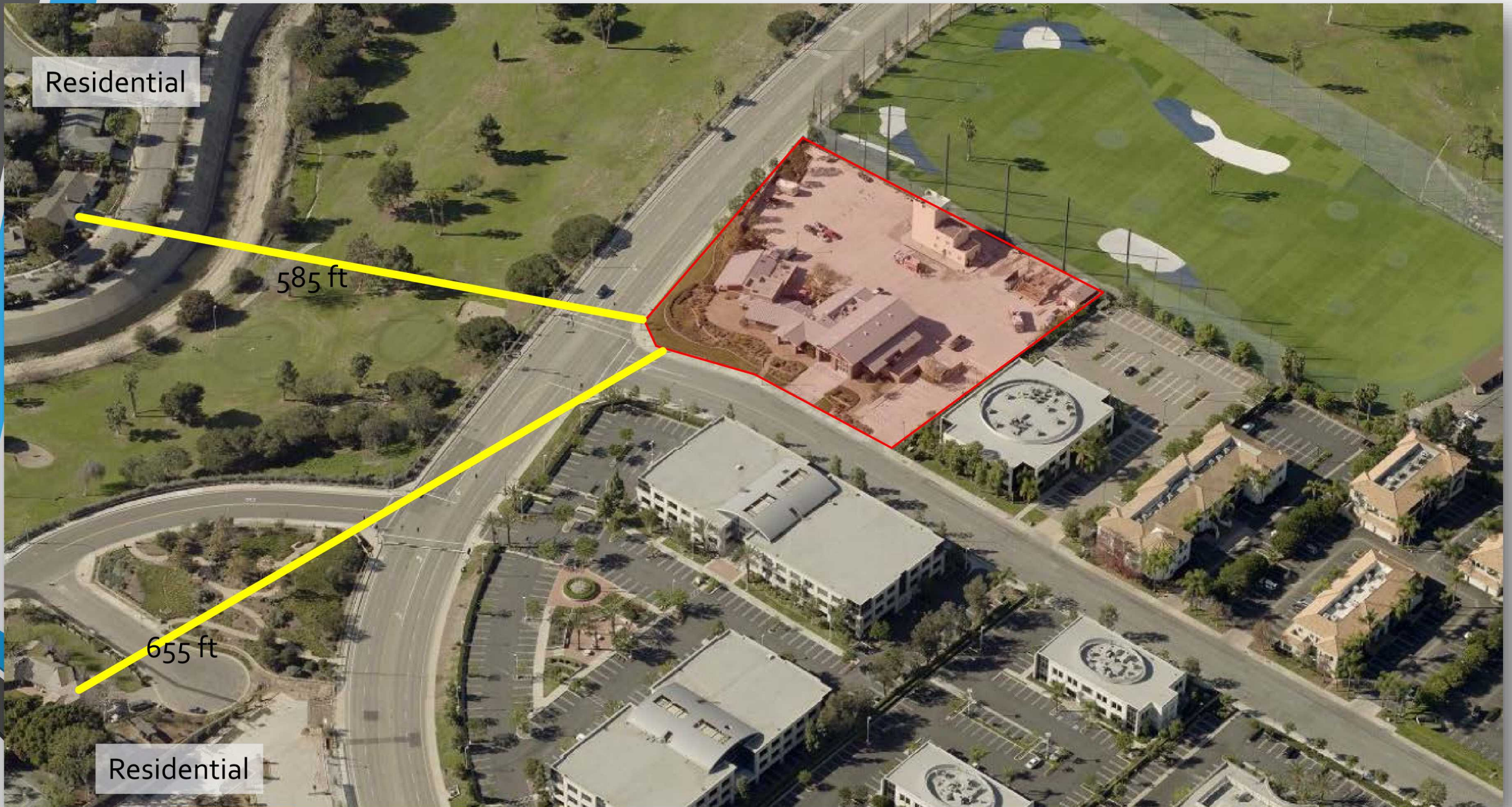
Distance to Residential – Fire Station No. 5



Distance to Residential – Fire Station No. 6



Distance to Residential – Fire Station No. 7



Distance to Residential – Fire Station No. 8



Site Comparison

	Existing Site 475 32nd Street	New Site 2807 Newport Boulevard
Land Size	11,612 sf	17,693 sf
Access Street(s)	1	3
Response Time	Acceptable	Acceptable
Appraised Value	\$2,325,000	\$3,553,200
Purchase Price	N/A	\$4,000,000

Estimated Cost of Moving vs. Staying

	Existing Site 475 32 nd Street	New Site 2807 Newport Boulevard
Land Purchase	\$0	\$4,000,000
Land Maintenance	\$0	\$20,000
Demo and Construction	\$7,187,500	\$7,187,500
FFE, Utilities, Moving Expense	\$400,000	\$400,000
Temporary Station (during construction)	\$500,000	\$0
Temporary Land (during construction)	\$500,000	\$0
Sale of Existing Site	\$0	(\$2,325,000)
Parking Revenue – 18 mos.		(\$100,000)
Total	\$8,587,500	\$9,182,500

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

