



Council Communication

Office of the City Manager

Date

September 22, 2008

Agenda Item No. 13

Roll Call No. 08-

Communication No. 08-575

Submitted by: **Jeb E. Brewer, P.E., City Engineer and Phillip Vorlander, Fire Chief**

AGENDA HEADING:

Authorization to proceed with acquisition of property located at 2715 Dean Avenue for the Fire Department Logistics and Training Facility Project.

SYNOPSIS:

Recommend authorization to proceed with acquisition of property located at 2715 Dean Avenue. This action approves acquisition of property for the Des Moines Fire Department Logistics and Training Facility Project. State law requires this action before the City can proceed with an offer to purchase the property under the threat of eminent domain. The Des Moines Fire Department needs to replace its current maintenance shop located to the rear of Fire Station 1 at 900 Mulberry Street. Both the shop and the fire station, which also currently serves as the Administration offices, were built in 1933 and have far outlived their useful life and no longer adequately accommodate fire department requirements. The Department also does not have a training facility and the Department plans to capitalize on the efficiencies and synergies created by the collocation these critical functions at this location.

FISCAL IMPACT:

Amount: To be determined by independent appraisal

Funding Source: 2008-09 CIP, Page Fire Protection Improvements - 8, FIR038, Maintenance/Logistics & Training Campus, G.O. Bonds

ADDITIONAL INFORMATION:

On May 22, 2006, by Roll Call No. 06-1052, the City Council approved a Professional Services Agreement with RDG IA, Inc. Architects, William M. Dikis, Principal, 301 Grand Avenue, Des Moines, Iowa, 50309, to provide professional services for a programming and feasibility study for a Fire Department Training and Maintenance Campus. The Des Moines Fire Department does not currently have a training campus, and such a facility would provide for this critical function.

The Des Moines Fire Department Training Section is responsible for all aspects of recruit training, the development of curricula for in-service training and continuing education, the presentation of specialized training, the coordination of company training activities, and research into new tools and techniques. The lack of a training facility seriously handicaps these critical functions. The structure would include offices, classrooms, rest room/shower/locker facilities, storage and support spaces, and heated apparatus parking to allow for year around training. The major classroom and supporting breakout rooms could be equipped to serve as the City's Emergency Operations Center (EOC). This

project also would include a replacement maintenance facility to be located on the same site as the training facility. The existing Fire Department maintenance facility is located at Fire Station No. 1, which is scheduled for replacement and abandonment.

An extensive site selection process was conducted over the past two years by the Fire Department and the Engineering Department's Real Estate Division. Several sites were identified for potential acquisition, but only one of the sites, located at 2715 Dean Avenue, meets all of the project needs and is currently listed for sale. Andrew J. and Ruth A. Holt are the owners of property located at 2715 Dean Avenue. The City is proposing to acquire this 5.2 acre parcel for construction of a new logistics and training facility for the Des Moines Fire Department. The City's Engineering Department performed a Limited Phase II Environmental Site Assessment Study of the above property, which was submitted to the Iowa Department of Natural Resources (IDNR). On August 28, 2008, the City received a letter from the IDNR Contaminated Sites Section stating that they are not requiring any further investigation of the site based on the Phase II results.

PREVIOUS COUNCIL ACTION(S):

Date: 5/22/2006

Roll Call Number: 06-1052

Action: Professional Services Agreement with RDG IA, Inc. for a programming and feasibility study for a Fire Department Training and Maintenance Campus, not to exceed \$69,550. (Council Communication No. 06-297

) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on consultant services for design and construction administration are anticipated. For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.