

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	February 23, 2009
	<b>Agenda Item No.</b> <b>66</b> <b>Roll Call No.</b> <b><u>09-</u></b> <b>Communication No.</b> <b><u>09-099</u></b> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer, and Phillip Vorlander, Fire Chief</b>	

**AGENDA HEADING:**

Resolution establishing fair market value of property located at 2715 Dean Avenue for the Fire Department Logistics and Training Facility Project.

**SYNOPSIS:**

Recommend approval of fair market value. This action establishes fair market value 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 co-location of these critical functions at the Dean Avenue location.

**FISCAL IMPACT:**

Amount: \$313,000 (plus closing costs)

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

**ADDITIONAL INFORMATION:**

On September 22, 2008, by Roll Call 08-1649, the City Council of the City of Des Moines authorized acquisition of property located at 2715 Dean Avenue for the Fire Department Logistics and Training Facility Project.

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 includes a replacement maintenance facility to be located on the same site as the training facility. The Des Moines Fire Department's current maintenance shop was constructed in 1933 and shares the site of Fire Station 1 that was constructed in the same year. Both buildings do not accommodate the requirements of today's fire service, and both have structural deficiencies.

The Des Moines Fire Department Maintenance and Logistics Section is responsible for the preventive and emergency maintenance of all DMFD major and support apparatus and vehicles (75+); all Fire Department buildings including HVAC, plumbing, appliances and so forth; construction management (with the Superintendent of Technical Services), small equipment including station items such as mowers and snow blowers as well as operational equipment such as hydraulic extrication power units and appliances, gasoline and electrical powered ventilation fans, saws, and generators; specialized firefighting equipment; fire hose testing and repair, medical devices maintenance, and self contained breathing apparatus (SCBA) testing and maintenance. The Maintenance and Logistics Section is also responsible for DMFD quartermaster services that orders, inventories, warehouses, and distributes personal protective equipment (PPE), uniform items, pharmaceuticals, and supplies for all personnel and facilities. Opportunities for collaboration, for example, by 28E Intergovernmental Agreement or by long-term contract for service are being explored under the auspices of the Metro Advisory Council (MAC).

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.

The Federal Government has recently enacted an economic stimulus program that is anticipated to provide funds for fire stations and possibly fire maintenance and training facilities. In order to access these stimulus funds the design of the project must be initiated now. The proposed joint maintenance and training facility will be approximately 52,000 square feet including maintenance bays, welding booth, shop areas, part storage and areas associated with training activities.

Andrew J. and Ruth A. Holt, 2659 Boyd Street, Des Moines, Iowa, 50317, are the titleholders 2715 Dean Avenue. This property has been appraised at \$313,000 for a total fee acquisition. This acquisition will not require relocation assistance.

### **PREVIOUS COUNCIL ACTION(S):**

Date: September 22, 2008

Roll Call Number: 08-1649

Action: Authorization to proceed with acquisition of property at 2715 Dean Avenue for the Fire Department Logistics and Training Facility Project. (Council Communication No. 08-575) Moved by Mahaffey to adopt; refer to the City Manager to review collaboration efforts. Motion Carried 7-0.

Date: May 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](mailto:cityclerk@dmgov.org).