CITYWIDE INFRASTRUCTURE

- Fire & Rescue Station Maintenance & Upgrade

Fire & Rescue Station 1

Fire & Rescue Station 31

Fire & Rescue Station 16

Fire & Rescue Station 8

1998 General Obligation Bond
Facility Improvement Program

- In November 1998, voters authorized the sale of $53.8 million in general obligation (GO) bonds for fire & rescue station renovations

- The goals of the GO Bond Facility Improvement Program:
  - To seismically upgrade all fire & rescue stations
  - To relocate 3 existing and build 3 new fire & rescue stations to improve emergency response coverage as recommended by the 1997 TriData Study
  - To enhance station design to meet the operational needs of all-hazards emergency response
  - To improve accommodations for an integrated workforce

- All Fire & Rescue Stations included in the 1998 General Obligation (GO) Bond have been seismically upgraded

Fire & Rescue Station 21

- Fire & Rescue Station 21 was not included in the 1998 GO bond program
- The station was reactivated in 2008 to meet the increasing demand for emergency response on the Willamette River in the downtown core area
- In November 2010, voters approved a GO bond measure that earmarked $7.9 million for the construction of Fire & Rescue Station 21
- Planned features of the new Station 21 include:
  - Community meeting room
  - Boathouse sheltering 1 fireboat and 1 rescue boat
  - ADA accessibility
  - LEED Gold Status
  - Photo voltaic solar panels
- Projected completion date: November 2014

2010 General Obligation Bond
- Fire & Rescue Station 21

Fire & Rescue Station 21 Model

PF&R Building Maintenance & Upgrade

- Fire & rescue stations are classified as essential facilities by ORS 455.447
- PF&R's 30 fire & rescue stations are seismically sound and in good general condition as a result of the 1998 GO bond
- However, ongoing building repairs/replacement are necessary to extend building life and value
- PF&R developed a preliminary asset management tool to estimate PF&R's long-term financial needs for major building elements repairs/replacement, totaling approximately $1 million per year
- PF&R's current budget for building elements repair/replacement is approximately $350,000 a year

Preliminary Building Elements Maintenance/Replacement Plan

			Assumptions			
	Item	Inventory	Replacement Average Unit Cost	Useful Life (years)	Replacements per year	Annual Replacement Costs
Roofs						
	Stations	31	$60,000	20	1.55	$93,000
	Training & Logistics	2	$100,000	20	0.10	$10,000
	Prevention Office	1	$90,000	20	0.05	$4,500
Parking Lots						
	Stations	31	$20,000	10	3.10	$62,000
	Training & Logistics	2	$200,000	15	0.13	$26,667
Sidewalks		35	$20,000	25	1.40	$28,000
Flooring		35	$50,000	12	2.92	$145,833
Overhead Doors		75	$7,000	15	5.00	$35,000
HVAC		128	$5,000	15	8.53	$42,667
Water Heaters		35	$6,000	15	2.33	$14,000
Generators		32	$55,000	20	1.60	$88,000
Exterior Painting		35	$15,000	10	3.50	$52,500
Cabinetry		35	$40,000	12	2.92	$116,667
Appliances						
	Washer / Dryer	40	$1,500	5	8.00	$12,000
	Dishwasher	35	$700	3	11.67	$8,167
	Cook Top	30	$3,000	15	2.00	$6,000
	Oven	40	$3,000	10	4.00	$12,000
	Refrigerator	60	$1,300	10	6.00	$7,800

Preliminary Building Elements Maintenance/Replacement Plan

			Assumptions			
	Item	**Inventory**	**Replacement Average Unit Cost**	**Useful Life (years)**	**Replacements per year**	**Annual Replacement Costs**
Electric Work/Lighting Fixtures		35	$30,000	50	0.70	$21,000
Windows						
	Stations	31	$100,000	40	0.78	$77,500
	Training & Logistics	2	$200,000	40	0.05	$10,000
	Prevention Office	1	$120,000	40	0.03	$3,600
Backflow valves						
	All Facilities	121	$6,000	25	4.84	$29,040
Elevators						
	All Facilities	6	$100,000	40	0.15	$15,000
	ADA lifts	3	$40,000	40	0.08	$3,000
Fire Alarm systems		32	$20,000	25	1.28	$25,600
Boathouse						
	Station 21	1	$1,000,000	50	0.02	$20,000
	Station 6	2	$500,000	50	0.04	$20,000
Total Annual Costs						**989,540**

Decision Package:
Building Elements Repair/Replacement

- Roof repairs or replacement for Fire & Rescue Stations 4, 7, and 22
- HVAC replacements at Fire & Rescue Stations 4, 7, and 22
- Water heater replacement at 9 fire & rescue stations and the training facility
- Propane adapters for natural gas generators
  - Needed during power outages
  - Improves emergency preparedness for catastrophic events