

Item 3
File 12-0045

Department:
Real Estate Division, Department of Public Works (DPW),
Office of Workforce Development (OEWD).
San Francisco Fire Department (SFFD)

EXECUTIVE SUMMARY

Legislative Objectives

- Ordinance amending Ordinance 218-10, previously approved by the Board of Supervisors, to revise the Conditional Land Disposition and Acquisition Agreement between the City and the San Francisco Museum of Modern Art (MOMA) for the design and construction of a new fire station to be located at 935 Folsom Street. The proposed ordinance would authorize the City to pay up to an additional \$400,000 for improvements not included in the original ordinance and agreement.

Key Points

- The Board of Supervisors approved Ordinance 218-10 on August 3, 2010 authorizing the City to execute a Conditional Land Disposition and Acquisition Agreement (“Agreement”) between the City and the San Francisco Museum of Modern Art (MOMA) (Ordinance 218-10). Under the Agreement, the City transfers title to 676 Howard Street, which is the existing site of Fire Station 1, to MOMA. In exchange, MOMA transfers title to property located at 935 Folsom Street to the City. Under the Agreement, previously approved by the Board of Supervisors, MOMA was required to construct a new Fire Station at 935 Folsom Street at no cost to the City to replace the City’s Fire Station 1, currently located at 676 Howard Street.
- According to SFFD Assistant Deputy Chief Stevens, the Fire Department reviewed the list of items contained in Exhibit G of the original Agreement before the Agreement was executed on October 15, 2010. After the draft Construction Program design documents were submitted to SFFD and the Department of Public Works (DPW) for approval on October 3, 2011, SFFD realized that there were additional improvements necessary for the new Fire Station with total estimated costs of approximately \$395,253.

Fiscal Impact

- According to Ken Rich, Project Director at the Office of Economic and Workforce Development (OEWD), of the total estimated costs of \$395,253 for the additional needed improvements to the new Fire Station, MOMA agreed to pay costs totaling \$44,318, as shown in the Table below. According to Assistant Deputy Chief Stevens, the balance of \$350,935 is to be paid by SFFD from unexpended SFFD Fire Protection System capital funds previously appropriated by the Board of Supervisors.

Policy Issue

- According to Assistant Deputy Chief Stevens, SFFD and DPW did not actively participate in the design for the new Fire Station, conducted by the architectural firm, Leddy Maytum Stacy, retained by MOMA. Assistant Deputy Chief Stevens states that SFFD and DPW did not identify the need for the additional improvements to the new Fire Station, to be authorized under the proposed ordinance, until the draft Construction Program design documents were submitted to SFFD and DPW for approval on October 3, 2011.

Recommendation

- Approve the proposed ordinance

MANDATE STATEMENT / BACKGROUND

Mandate Statement

According to the City's Charter, Section 2.105, the Board of Supervisors approves all ordinances.

Background

The Board of Supervisors approved an ordinance on August 3, 2010 authorizing the City to execute a Conditional Land Disposition and Acquisition Agreement ("Agreement") between the City and the San Francisco Museum of Modern Art (MOMA) (Ordinance 218-10). Under the Agreement, the City transfers the title to 676 Howard Street, the existing site of the City's Fire Station 1, to MOMA. In exchange, MOMA transfers the title to the property located at 935 Folsom Street to the City. Under the Agreement, as previously approved by the Board of Supervisors, MOMA was required to construct a new Fire Station at 935 Folsom Street at no cost to the City to replace the City's Fire Station 1, currently located at 676 Howard Street.

MOMA's property at 935 Folsom Street has an appraised land value of \$2,350,000 and the City's property at 676 Howard Street has an appraised land value of \$2,040,000, \$310,000 less in value than the 935 Folsom Street property to be conveyed to the City. The difference of \$310,000 was deemed to be a gift to the City by MOMA.

Under the original Agreement, MOMA is to construct the new Fire Station at 935 Folsom Street to replace the City's Fire Station 1, which was expected to exceed \$6,000,000 when the Board of Supervisors approved Ordinance 218-10 on August 3, 2010.

The Agreement between MOMA and the City specified that the "Museum shall complete construction of the new Fire Station shell, the paving and striping of the Parking Easement, and certain fire station fixtures in a manner that will fulfill the program specifications for the new Fire Station construction program all as set forth in Exhibit G (the Construction Program)...the Museum shall have no obligation to construct elements or features of the new Fire Station in excess of or in addition to those specified in the Construction Program." The Attachment to this report, "Exhibit G" of the original Agreement, details the Proposed Construction Program for the Replacement Fire Station including the Furnishings, Fixtures and Equipment List.

According to SFFD Assistant Deputy Chief Stevens, the Fire Department reviewed the list of items contained in Exhibit G before the Agreement was executed on October 15, 2010. After the draft Construction Program design documents were submitted to SFFD and the Department of Public Works (DPW) for approval on October 3, 2011, SFFD realized that there were additional improvements necessary for the new Fire Station having additional estimated costs of \$395,253 as shown in the Table below under the Fiscal Impact Section of the report. Some of the improvements, including (a) telecommunications/data, fire alert, and public announcement infrastructure, (b) air compressors and piping, and (c) interior furnishings and equipment, were necessary for a fully functioning fire station. Other improvements were health and safety upgrades, or to save long term costs by increasing the usable life of the fire station such as (a) fiberglass reinforced floors, (b) glass shower doors instead of curtains, and (c) rubberized floor in the Fitness Room.

DETAILS OF PROPOSED LEGISLATION

Ordinance 218-10 contained the Board of Supervisors' findings that (1) no City funds will be used to pay any amounts to be expended pursuant to any contract entered into by MOMA for the construction of the new Fire Station; and (2) construction by MOMA of the new Fire Station does not constitute a public work project.

The proposed ordinance would amend Ordinance 218-10 to allow the City to expend an additional not-to-exceed amount of \$400,000 for additional needed improvements to the new Fire Station to be located at 935 Folsom Street replacing the City's existing Fire Station 1 at 676 Howard Street. The proposed ordinance states that:

“The Board understands that City funds otherwise allocated to the Fire Department as part of the City's annual appropriations process in an amount not to exceed \$400,000 may be expended to enhance the architectural design and functionality of the Replacement Fire Station beyond that which the Museum is obligated to provide pursuant to the Agreement and that it may be most expeditious and cost effective for the City to have such architectural enhancements constructed by Museum's contractors as part of the initial construction of the Replacement Fire Station.”

FISCAL IMPACTS

The total estimated additional costs for the additional improvements to the new Fire Station, to be located at 935 Folsom Street, replacing the City's existing Fire Station 1 at 676 Howard Street, are \$395,253, as shown in the Table below.

According to Ken Rich, Project Director at the Office of Economic and Workforce Development (OEWD), after discussing the additional needs of the Fire Department with MOMA, MOMA agreed to pay for costs totaling \$44,318, as shown in the Table below. According to Assistant Deputy Chief Stevens, the balance of \$350,935 (\$395,253 less \$44,318), is to be paid by SFFD from unexpended SFFD Fire Protection System capital funds, previously appropriated by the Board of Supervisors.

The Table below describes the additional improvements that SFFD determined to be necessary for a fully operational fire station at 935 Folsom Street, including the estimated costs to SFFD and MOMA for such improvements.

Item	Total Additional Costs	SFFD Share	MOMA Share
Polished concrete slab with fiberglass reinforcing	\$134,375	\$134,375	\$0
Air compressor to be 30 gallon fixed tank	12,750	12,750	
Air compressor to be piped to 2 locations	28,300	28,300	
Kick button to unlock doors at 1st floor, and related	6,650		6,650
Revise layout of vehicle exhaust system	9,700		9,700
Pair of doors into Storage Room	3,050		3,050
Combine Storage and Shop Rooms	8,550		8,550
Rubberized floor at Fitness Room	4,660	4,660	
Glass shower doors	8,200	4,100	4,100
Interior furnishings and equipment	48,550	48,550	
Window treatment	32,200	32,200	
Telecom/Data, Fire Alert, PA infrastructure	86,000	86,000	
Added Lockers	4,768		4,768
Janitor's Closet	7,500		7,500
Subtotal	\$395,253	\$350,935	\$44,318

POLICY ISSUE

The Conditional Land Disposition and Acquisition Agreement between the City and MOMA was signed on October 15, 2010 prior to the approval of the completed Construction Program design documents for the new Fire Station. As noted above, the Agreement specified that MOMA would construct the new Fire Station improvements in Exhibit G (See Attachment to this report), which was approved by SFFD. Draft architectural designs for the new Fire Station were not completed until October 3, 2011, or approximately one year after the City entered into the Agreement with MOMA for the new Fire Station improvements identified in Exhibit G.

According to Assistant Deputy Chief Stevens, SFFD and DPW did not actively participate in the design for the new Fire Station, conducted by the architectural firm, Leddy Maytum Stacy, retained by MOMA. Assistant Deputy Chief Stevens states that SFFD and DPW did not identify the need for the additional improvements to the new Fire Station, to be authorized under the proposed ordinance, until the draft Construction Program design documents were submitted to SFFD and DPW for approval on October 3, 2011.

RECOMENDATIONS

- Approve the proposed ordinance.

EXHIBIT G**PROPOSED CONSTRUCTION PROGRAM FOR REPLACEMENT FIRE STATION**

1. Minimum of 13,000 gross square feet; maximum of 15,000 gross square feet.
2. Hazardous materials present on the Museum Transfer Property will be remediated, mitigated, or contained in a manner sufficient to render the Replacement Fire Station to be suitable for residential use as determined by City and its Department of Public Health, at their respective sole and absolute discretion.
3. Furniture, Fixtures and Equipment List, dated June 22, 2010, attached.

APPARATUS BAY

1. 3 bays.
2. Fire truck size: 8'-2" width x 57'-0" length
3. Each bay: minimum 12'-0" width for vehicle + 3'-0" width access and 60'-0" length
4. Each door: 12'-0" width x 12'-0" height
5. Height clearance: minimum 15'-0"
6. Storage (Rescue Squad Hazardous Dive Bags + Oxygen Tanks + Air Compressor)
7. Work Bench

APPARATUS SUPPORT / EQUIPMENT AREA

1. CLEAN UP ROOM
 - A. De-Contamination Room
 - B. Medical Supply Closet
 - C. Bio-Hazard Storage Closet
 - D. Laundry
2. VERTICAL CIRCULATION
 - A. Fire poles - 3
 - B. Stairs
 - C. Elevator
3. COMMUNICATION ROOM/ RESPONSE STATION
4. SAFETY GEAR STORAGE
5. SHOP TOOL ROOM
6. LOBBY + CIRCULATION
7. 1 ACCESSIBLE PUBLIC RESTROOM

CREW / LIVING QUARTERS

1. DINING AREA
2. KITCHEN
3. LIVING ROOM
4. FITNESS ROOM
5. JANITOR CLOSET
6. SLEEPING ROOMS
 - A. Dorm Room (gender neutral) for 40
 - B. 3 private officer rooms
7. MALE AND FEMALE RESTROOMS/SHOWERS/LOCKER ROOMS
 - A. Female vs. Male ratio 1:3
 - B. Lockers for 40

FURNISHINGS, FIXTURES and EQUIPMENTS LIST, June 22, 2010

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
Ground Level					
Apparatus Room	Fire Poles	4	X		
	Work Bench	1		X	
	Oxygen Tanks			X	
	Air Compressor	1	X		
Communication Room	Intercom System			X	
	Telephone System			X	
	Computers			X	
	Desks	3		X	
	Chairs	3		X	
	Task Light Fixtures	3		X	
	Filing Cabinets			X	
Night Watch	Desk	1		X	
	Chair	1		X	
	Filing Cabinets			X	
	Metal Lockers (2'x1')	60	X		
Safety Gear Storage Shop	Utility Sink	1	X		
	Air Compressor	1		X	
	Storage Shelving			X	
	Work Bench			X	
De-Contamination Room	Shower Enclosure		X		
	Towel Bar		X		
	Robe Hook		X		
	Hose for Equipment Cleaning			X	

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
	Medical Supply Closet			X	
	Bio-Hazard Storage Closet			X	
Utility Closet	Utility Sink at Janitorial Space	1	X		
Laundry Room	Clothes Washers	2		X	
	Clothes Dryers	2		X	
Accessible Toilet	Accessible Toilet	1	X		
	Accessible Sink	1	X		
	Grab Bars	2	X		
	Toilet Tissue Dispenser	1	X		
	Seat Cover Dispenser	1	X		
	Soap Dispenser	1	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
Parking Lot	Emergency Generator	1	X		
Mezzanine Level					
Living Room	Window Treatment			X	
	Sofa			X	
	Coffee Table			X	
	End Table			X	
Dining Room	Dining Table			X	
	Dining Chairs			X	
Kitchen	Sink	1	X		
	Range	1		X	From 676 Howard
	Range Hood	1	X		
	Oven	1	X		
	Refrigerator	1		X	From 676 Howard

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
Pantry	Microwave	1		X	
	Dishwasher	2	X		
	Storage Shelving			X	
Toilet *	Toilet	1	X		* Bathrooms are pending discussion with DBI
	Sink	1	X		
	Toilet Tissue Dispenser	1	X		
	Seat Cover Dispenser	1	X		
	Soap Dispenser	1	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
	Fitness Equipments			X	
Second Level					
Officers' Rooms	Lockers (Mill Work)	4	X		
	Partitions at Beds		X		
	Platform Bed Frames	3		X	
	Night Stand			X	
	Task Light Fixtures	4		X	
	Desk	1		X	
	Chair			X	
	Window Treatment			X	
	Vanity Counter top		X		
	Sink	1	X		** Fixture Count is per officer's bathroom
	Toilet	1	X		
	Mirror	1	X		
	Toilet Tissue Dispenser	1	X		
Towel Bar		X			
Robe Hook		X			
Officers' Bath **					

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
Dorm Rooms	Soap Dish		X		
	Partitions at Beds		X		
	Platform Bed Frames	40		X	
	Night Stand			X	
	Task Light Fixture			X	
Men's Lockers	Window Treatment			X	
	Lockers (Mill Work)	30	X		
	Benches	2		X	
	Towel Bar	4	X		
	Robe Hook	4	X		
	Toilet	4	X		
	Toilet Compartments	4	X		
	Toilet Tissue Dispenser	4	X		
	Vanity Counter Top	1	X		
	Sink	4	X		
	Mirror	1	X		
	Seat Cover Dispenser	4	X		
	Soap Dispenser	4	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
Storage Women's Lockers	Storage Shelving			X	
	Lockers (Mill Work)	10	X		
	Benches	1		X	
	Towel Bar	2	X		
	Robe Hook	2	X		
	Toilet	2	X		
	Toilet Compartments	2	X		
	Toilet Tissue Dispenser	2	X		

G-5

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
	Vanity Counter Top	1	X		
	Sink	2	X		
	Mirror	1	X		
	Soap Dispenser	2	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
	Seat Cover Dispenser	2	X		
	Sanitary Napkin Disposal	1	X		
	Sanitary Napkin Vendor	1	X		
Janitor's Closet	Utility Sink	1	X		
	Storage Shelving			X	
Other	Specialty signage (non code related)			X	

G-6