



CITY of NOVI CITY COUNCIL

www.cityofnovi.org

Presentation
August 27, 2007

SUBJECT:

Consider authorizing: 1. Staff to proceed with architectural and construction/remodeling services for Fire Station Two (estimated to cost \$761,310.00); 2. Staff to outline process to conduct real estate analysis of potential sale and re-locations of Fire Station Three; and discuss 3. Alternatives and provide policy direction to evaluate Fire Station One alternatives and cost estimates including real estate sale and purchase (consulting/study could be combined with recommendation number 2 above).

SUBMITTING DEPARTMENT: Fire

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	N/A
AMOUNT BUDGETED	\$ 1,304,834
APPROPRIATION REQUIRED	N/A
LINE ITEM NUMBER	101-337.00-976.000

BACKGROUND INFORMATION:

City Council previously received a memo from Fire Chief Smith (attached) on August 15, 2007 highlighting the findings of the Fire station architectural study conducted by CDPA Architects. After careful consideration the following three sequenced recommendations are being made:

Fire Station 2 (Thirteen Mile Road)

City staff recommends proceeding now with the architectural and construction/remodeling bid process to begin at Fire Station 2. The current budget specifically denotes renovation of Fire Station 2 and CDPA Architects have studied existing building accommodations and proposed realistic solutions that will easily achieve the mid-term goals of the Fire department. FY 2007- 08 Budget funding will satisfy and complete the needs of Fire Station 2. The architectural work can be packaged with the Police Station critical needs to provide economy of scale.

Fire Station 3 (Nine Mile Road)

Staff recommends the City Council request staff develop a plan and recommendation on how to study the response districts of the City and determine the need and alternatives for Fire Station #3 in light of the City's combination fire service, contracted EMS, and distribution of other stations/coverage based on population, geography, historical need for services and availability. The architectural study has determined that the current station 3 will not fulfill projected needs of the Fire Department and new sites should be reviewed for suitability. The balance of FY 2007- 08 budgeted funds could be used for consultant fees and property acquisition (after real estate study is complete if authorized by Council). The review can incorporate service and real estate decisions with station 1 below.

Fire Station 1 (Headquarters on Grand River Avenue at Main Street.)

The main Fire Station is currently landlocked but does have some additional area available for remodeling and addition. While the current budget does not have funding for Station 1 renovation, it is an anticipated Capital Improvement for FY 2008- 09. Before committing to the remodeling of Fire Station 1, Council must decide if the City wants to continue the existing municipal use or pursue sale of the property. This option would require concurrent study of future sites for a new Fire Station 1 including the current DPW municipal complex.

RECOMMENDED ACTION:

Consider authorizing: 1. Staff to proceed with architectural and construction/remodeling services for Fire Station Two (estimated to cost \$761,310.00); 2. Staff to outline process to conduct real estate analysis of potential sale and re-locations of Fire Station Three; and discuss 3. Alternatives and provide policy direction to evaluate Fire Station One alternatives and cost estimates including real estate sale and purchase (consulting/study could be combined with recommendation number 2 above).

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Gatt				
Council Member Margolis				

	1	2	Y	N
Council Member Mutch				
Council Member Nagy				
Council Member Paul				



city of novi
FIRE DEPARTMENT

Date: August 8, 2007
To: Clay Pearson, City Manager
From: Frank A. Smith, Fire Chief *FAS*
Re: Fire Station Architectural Evaluation

8-15-07
To: Mayor and City Council Members
For discussion at upcoming City Council meeting.
FAS

The City of Novi Fire Department provides emergency services from four strategically located Fire stations. Stations #1 and #2 are 27 years old and Station #3 is 30 years old. Station #4 was built 3 years ago.

When originally constructed in 1981 and 1978, Stations #1, #2, and #3 provided adequate facilities for the basic level of fire service that was the norm in Southeast Michigan. In 1980, the City of Novi had 22,528 citizens who called upon the Fire Department 510 times during the year. The City SEV was \$ 345,489,100.

Times have changed. The Fire Department now serves 52,231 people and run volume will surpass the level of 4,000 incidents annually. The City SEV is \$ 3,946,241,780.

The City of Novi predicts 72,000 residents by 2030. The professional evaluation of the Fire Department facilities is complete. The review is much more than an appraisal of bricks and mortar. The buildings suitability, usability and function during the Fire Department demands of 2007 have been studied in a holistic view. I urge action to bring the Fire Department into the 21st century. The two outlying satellite stations and Fire Headquarters require attention. The City has → budgeted \$1,304,834 in Fiscal Year 2007/2008 to renovate the two similar Stations #2 and #3.

I believe that the City should solicit bids for architectural plans for Fire Station #2 on Thirteen Mile Road for major remodeling and renovation. The architect's estimation of \$761,310 would satisfy the current and future 10 year needs of the Fire Department. *

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Date: August 8, 2007

To: Clay Pearson, City Manager

From: Frank A. Smith, Fire Chief

Re: Fire Station Architectural Evaluation

Fire Station #3 on Nine Mile Road poses a much different problem. The location of the Station on the lot donated in 1981 simply has no available room to expand. The four sides of the site are 9 Mile Road, the CSX railroad tracks, Roethel Drive and an industrial building driveway only two feet away from the south lot line. Even though Station #2 and #3 are almost identical, there is simply no room for the same expansion that is proposed for Station #2.

The combination style Fire Department demands not only personal vehicle access and parking but primarily emergency vehicle driveways and access. The cost of a second story is estimated at \$1.0 million and might solve some interior flaws but would leave existing private and emergency vehicle access problems without a safe and feasible remedy. The lack of potential space for renovation deems the building as nearing an unusable status.

I would recommend that the City Council discuss other potential properties to construct a new Fire Station #3 and also to sell the existing building and property on the southwest corner of 9 Mile and Roethel. It would be unwise to spend any funds at Station #3. The building has outlived its usefulness and Fiscal Year 2007/2008 renovation funding would be better used towards a long-term 25 year solution. Fiscal Year 2007/2008 funds remaining after the Station #2 remodeling should be used for property acquisition along the 9 Mile corridor. *

Last but certainly not least is the current Station #1, Fire Headquarters. There is some space available to expand and remodel Fire Headquarters but the solution would be a short-lived one. The emergency vehicle access onto Grand River will never improve from what it is today. Grand River traffic will only become more difficult and less safe to maneuver. The current building, even after the projected \$2.08 million remodeling, would only provide an additional 8 to 10 years satisfactory service.

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Re: Fire Station Architectural Evaluation

I believe that the value of the land and building should be assessed in relation to the location of downtown Novi and the imminent expansion of the Main Street complex. The permanency of a City building requires the affirmation of Council to spend the necessary funds. I believe that the sale of the property would be best invested in a new Fire Headquarters building. A minimum of 15,000 sq. ft. on 3 to 4 acres would serve this community 30 years into the future. The proximity of the DPW property with Eleven Mile Road access presents itself as a potential solution to the inherent problems of the current Station# 1.

The projected building cost of \$4 million is substantial but it would solve the Fire Department space problem for thirty years. With careful lot acquisition and cohesive building design, the needs of the Fire Department and even some community meeting rooms would provide the City of Novi with the best solution for today and the future. *

Cc: File