



## Agenda Item Summary

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**File ID:** 19-0302

**Meeting Date:** 2/12/2019

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**PLACEMENT:** Departmental

**TITLE:**

**REQUEST BOARD APPROVAL OF LOCATIONS OF FIRE RESCUE STATIONS, TRAINING FACILITY, RELOCATION OF PUBLIC WORKS AND GENERAL SERVICES BUILDINGS FROM AIRPORT PROPERTY, AND RELATED REVISIONS TO CAPITAL IMPROVEMENT PROJECT SHEETS INCLUDING CONSOLIDATION OF DEBT FUNDING**

**EXECUTIVE SUMMARY:**

Staff is requesting Board of County Commissioners' (Board) approval for the location and construction of the new Training Facility, replacement Fire Rescue Stations in Hobe Sound and on Hutchinson Island and the relocation of the Public Works and General Services' buildings from the airport property. Updated Capital Improvement Project (CIP) sheets and budgets have been prepared to reflect the current data.

**DEPARTMENT:** General Services

**PREPARED BY:** **Name:** Jeff Dougherty  
**Title:** General Services Director

**REQUESTED BY:** Taryn Kryzda, County Administrator

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

The Board has been working on plans to replace outdated Fire Rescue Stations and build a new Training Facility for more than a decade. When the stations were initially built (early 1980's and 1990's) the operations for fire rescue and the apparatuses were completely different than the services that are provided today. Tax reform imposed by the State and the 2008 recession required the temporary suspension of many projects that were funded with ad-valorem taxes, including fire stations, and the training facility, among others. As the economy improved the projects became a priority and were resurrected. However, the failure of the sales tax referendum created another delay. The Board requested the projects be considered during the 2018 Capital Improvement Plan (CIP). The projects were included and approved in the CIP with a funding source of debt service and included in the FY19 adopted budget.

Staff is providing updated information on the status of these projects including location, budget, and funding for the Board's approval.

**Fire Station 14 (Hutchinson Island)**

Station 14 is located at Stuart Beach on the east side of A1A just south of the Elliott Museum and across the road from the Florida Oceanographic complex. There are two options for the replacement plan for this station: Build at the County owed former utility site adjacent to River Cove or build on the existing site. Please see Exhibit 1 for detailed estimate, map, and revised CIP sheet.

River Cove site: **Estimated cost of \$5.7M - \$5.9M**

Pros

- No disruption to existing Fire Rescue service
- Less equipment/building deterioration due to salt air influence
- Closer to main servicing area
- Additional space available for use of Stuart Beach
- Future marine access

Cons

- More costly
- Longer design/permit process
- New FDOT traffic light approval
- Further away from Ocean Rescue functions

Stuart Beach site:

Pros

- Less costly
- Existing traffic signal in place
- Closer to Ocean Rescue functions

Cons

- More equipment/building deterioration due to salt air influence
- Further from main servicing area
- No additional space for Stuart Beach
- Relocate Fire Rescue staff to temporary facilities

**Estimated cost of \$5M**

**Fire Station 33 (Ridgeway)**

Station 33 is located on a 2/3 acre lot on the SE corner of US #1 and SE Ridgeway Terrace in Hobe Sound. The site is undersized and the decades old building in need of immediate replacement. The existing site is too small for reconstruction. There is a vacant County owned site available for construction of a new station one mile north of the current location. The 12-acre parcel is at the intersection of US #1 and SE Heritage Blvd. Please see Exhibit 2 for detailed estimate, map, and revised CIP sheet.

Recommendation: Heritage Ridge Blvd. provides the best rebuild site based upon the following:

- County owned property - no loss of property tax revenue
- Within existing service range
- US#1 frontage
- Existing traffic signal
- No disruption to Fire Rescue service during construction
- Potential offsetting revenue due to sale of existing property
- Design process could proceed immediately
- Community room for public use
- Provide restroom facilities for existing driving range leasee

**Estimated cost of \$5.5M - \$5.8M**

Alternative: Rebuilding at existing location would require:

- Acquisition of additional property from abutting land owner (\$1,100,000)

- Loss of property tax revenue

- Prolonged contractual negotiation with Seller

- Unknown start of design process

- Joint development application with abutting land owner

- Shared use and maintenance of infrastructure

- Possible disruption of Fire Rescue service during construction

**Estimated cost of \$6.1M**

### **Fire Station 36 (County Line Road)**

Station 36 is a decades old building located on state owned property just south of Jonathon Dickinson State Park and needs immediate repair and expansion. The existing facility is not a hardened structure, has only one sleeping room shared by all staff and must be vacated during a storm event.

A long-term lease with the state is in place and a site plan for the project is currently being processed by the Growth Management Department. The architectural plans are in progress and construction documents should be completed in a few months. Please see Exhibit 3 for detailed estimate, map, and revised CIP sheet.

**Estimated cost of \$2.7M - \$3M**

### **Britt Road (Station 18)**

Station 18 is an older facility located in Jensen Beach on the west side of US#1. It is not a hardened structure and must be evacuated during a storm event. The station needs repair and improvement, which will require temporary relocation of Fire Rescue personnel during construction. Please see Exhibit 4 for map and revised CIP sheet.

**Estimated cost of \$4.7M - \$5M**

### **Public Safety Training Building, Burn Building and Burn Tower**

The most efficient cost of construction and operation of the complex is to locate the three functions on one site. Several potential locations have been discussed over the years, including a portion of the former utility plant at Martin Downs, however a final site has never been determined. Please see Exhibit 5 for detailed estimate, map, and revised CIP sheet.

#### **Pros**

- A limited amount of training is currently being performed on the airport property adjacent to the abandon runway closest to Kingswood Terrace

- The area could be developed into a site that would house all three training operations.

- The site would include direct access from Kingswood Terrace, water and wastewater service and an opportunity to include training for airport emergencies.

- The airport site would not remove any property from the tax rolls.

**Estimated cost Class Room \$3.5M - \$3.8M, Burn Building and Tower \$5M Total \$8.8M**

### **Public Works and General Services Relocation**

The County is seeking to relocate the operations of the Public Works and General Services Departments that currently operate on airport property. Under rules of the Federal Aviation Administration (FAA) programs, the County is required to pay rent to the Airport Enterprise Fund for use of the of airport property by those departments. An alternative site is desired so the airport can

properly manage its growth in accordance with the FAA requirements and the County can cease the rent obligations.

The 13-acre site is home to approximately 100 employees and houses the following functions:

**Public Works**

- Field Operations field personnel
- Field Operations administration staff
- Heavy equipment storage yard
- Material storage yard
- Mosquito administration staff
- Mosquito Control Lab
- Mosquito Control materials and equipment
- Traffic Control operations center
- Traffic light shop
- Sign shop
- Survey field staff
- Survey equipment
- Transit Bus Parking

**General Services**

- General administration staff
- Building Management administration staff
- Building Trades staff
- Equipment storage
- Security and Access administration
- Fleet acquisition and maintenance
- Generator maintenance
- Main fueling station (gas and diesel)

The complex is not master planned, does not include a stormwater management system and is serviced by both septic systems and municipal waste water.

Staff recommends that a new site for the complex should be located on the west side of the railroad tracks. In addition to Public Works and General Services, the new site should include the Parks Maintenance and Recreation functions currently operating from County property on the corner of Dixie Highway and Indian Street just south of the fairgrounds.

Depending on the site-specific requirements (stormwater, wetlands, ingress/egress, preserve, etc.), it is anticipated that a 20-25 acre complex could be required. There are limited parcels of land inside the Urban Services District that would meet the County's needs.

Staff requests permission to conduct a study to master plan the consolidation and relocation of all the aforementioned operations into a single site west of the railroad tracks, identify a site for acquisition, and construct the first phase of the relocation. Please see Exhibit 6 for revised CIP.

**Estimated Budget of \$6M**

**Previously Approved CIP Projects - funded by Debt Service**

Golf Course - Clubhouse and course modification	\$5.5M
Miscellaneous - Canine, Generators, Jail POD renovation, Sheriff warehouse	\$5M

Please see Exhibit 7 for revised CIP sheets.

**RECAP - Projects Identified for Debt Consolidation**

Fire Station #14 - River Cove site	\$5.9M
Fire Station #33 - Heritage Ridge site	\$5.8M
Fire Station # 36 - County Line site	\$3M
Fire Station #18 - Britt Road	\$5M
Fire Rescue Training - airport site	\$8.8M
Public Works, GSD, Parks relocation	\$6M
Golf Course	\$5.5M
Miscellaneous	\$5M
<b>TOTAL</b>	<b>\$45M</b>

Staff recommends that all the above listed projects be included in a consolidated debt package of \$45 million.

**ISSUES:**

None

**LEGAL SUFFICIENCY REVIEW:**

No review has been completed at this time.

**RECOMMENDED ACTION:****RECOMMENDATION**

Move that the Board approves the locations, budgets, and revised CIP sheets for Fire Rescue and other projects as presented within this item.

Move that the Board approves the consolidation for Field Operations, General Services and Parks and Recreations Department, including site acquisition and first phase construction and the revised CIP sheet.

Move that the Board authorize staff to initiate a Request for Proposal (RFP) for debt service not to exceed \$45M.

**ALTERNATIVE RECOMMENDATIONS**

Provide staff with alternative direction.

**FISCAL IMPACT:****RECOMMENDATION**

As previously indicated, the FY19 adopted budget included the anticipation of debt service for all the identified projects except for Station 36, Golf Course and Public Works, GSD and Park Maintenance relocation. The monies that were included in the CIP and budget for Station 36 (\$900K) will not cover the total estimated reconstruction cost, and therefore are being included in the debt service with the other projects.

The Martin County Golf Course debt service will be planned for in the FY20 budget. For the past few years, the County has had to subsidize these operations by more than \$300K. Those monies will be

shifted to debt service. Depending upon the interest rate and term of the loan, the payments are expected to be about the same as the prior year's subsidies.

The FY19 budget included debt service for the relocation of field operations and general services but did not contemplate relocation of the park operations at Indian Street and Dixie Highway. Once a site is identified and a master plan developed, depending upon the outcome, it may be necessary to include additional debt service funding in FY20. Staff will be seeking grants from FDOT to assist with the cost (due to relocation from airport property) which if successful, will reduce the debt service.

## **ALTERNATIVE RECOMMENDATIONS**

None

## **DOCUMENT(S) REQUIRING ACTION:**

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice       | <input type="checkbox"/> Ordinance            |
| <input type="checkbox"/> Resolution                  |                                       |   |
| <input checked="" type="checkbox"/> Other:           |                                       |   |

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