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CITY OF SEDALIA
CITY COUNCIL WORK SESSION

Monday, January 23, 2012
6:00 P.M.
Mayor's Conference Room
Municipal Building
200 S. Osage Avenue

AGENDA

1. Presentation – Youth Leadership Sedalia: Placing of historic signs in Downtown Sedalia on Ohio Street.
2. Discussion – Fire Department Budget Items – Construction of new Fire Station and New Fire Truck.

The City Council reserves the right to discuss any other topics that are broached during the course of this meeting.

Posted January 19, 2012

City of Sedalia

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

PHONE 660-827-3000
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Sedalia Leadership Adult and Youth Class of 2012

Class Project - Historic Signage in Downtown Sedalia

The Central Business and Cultural District has presented to the Sedalia Leadership Class of 2012 to initiate signage for up to 6 of Sedalia's historic buildings, downtown, as the class project.

In working with our City Attorney, Community Development Director, Central Business and Cultural District and Downtown Sedalia Director the need for a city ordinance has arisen to accommodate the historic signage.

To comply with the ordinance the signs will be 18"x24", attached to a pole that will be 4'6" from the sidewalk to the bottom of the sign, perpendicular to the buildings, placed between parking spaces to allow clearance for vehicle doors and not to extend over the curb.

Attached is a mock up of the appearance of the signs, however they will be double sided with the same text on each side; a map of the buildings to receive signage and price quotes from various companies to produce the signs.

SEDALIA
IIGENFRITZ BLOCK
224-232 S. OHIO
COMMERCE BUILDING
1885: William Ilgenfritz broke ground
1886-1920: Messerly & Meuschke dry goods
1915: Addition to north for F.W. Woolworth
Co. Dime Store (1915-1969)
1921-1927: Chasnoffs Department Store
1927-1975: JC Penney Department Store
2011: $7 Million housing renovation completed
ERECTED 2012

Statement:

We chose to put emphasis on the long term historically significant tenants of the building. We decided for the verbiage to be bulleted and by year for concise easy reading, and to maintain interest in the reader.

Endorsement:

We have collaborated with Becky Imhauser on this project

Sedalia Leadership - Design committee remarks
Jan. 19, 2012

- The design team researched many different styles of signs. The type, size and color were chosen to best fit the needs of the sign. We choose the following features:

- Type: Cast Aluminum

- Plaque 24 inches wide and 18 inches high with small curve on top of sign

- The sign will be double sided with the same information on each side so foot traffic will be able to read either side.

- We chose a black background with a raised satin finish (gold) letters

- The sign comes with a aluminum post.

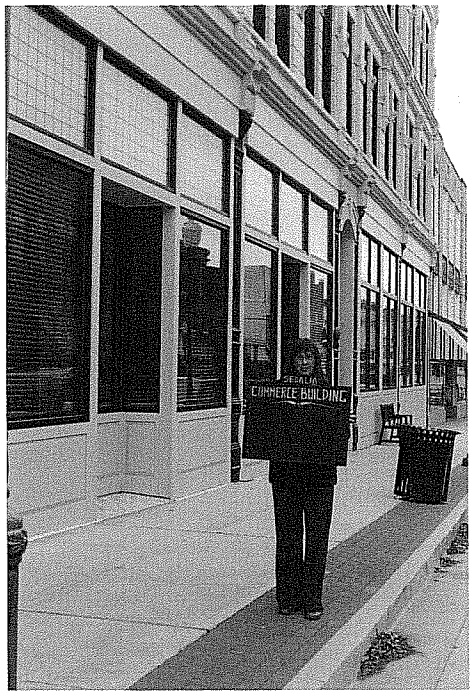
- We received estimates from two sign companies. The estimate includes the shipping and the post.

    - Southwell Co. $1912.77
    - Erie Landmark $2214. 00

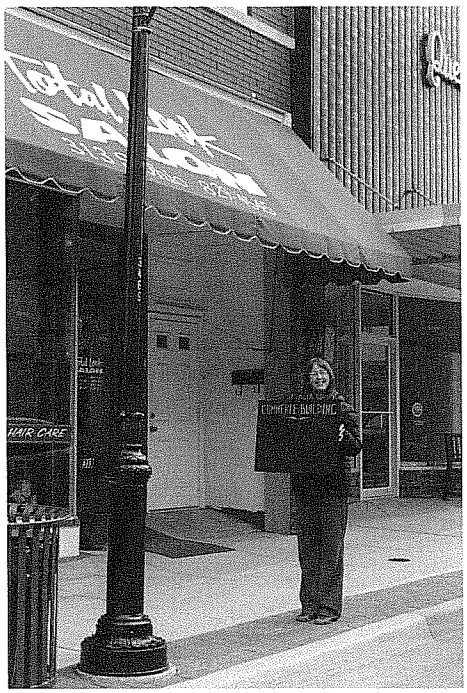
Sedalia Leadership - Literary/historic committee remarks
Jan. 19, 2012

- We chose to emphasize the long-term historically significant tenants of the building.
- The wording is bulleted and chronological so it's concise, easy to read and allows the reader to maintain interest.
- We plan to use a consistent format for each of the six buildings selected.
- We would like to thank Mrs. Becky Imhauser for her assistance with the project.

Rank	Building	Address
1	Commerce Building	224-232 S. Ohio
2	Total Look Salon	313 S. Ohio
3	Hotel Bothwell	103 E. 4th
4	Pettis County Courthouse	415 S. Ohio
5	Uptown Theater	227 S. Ohio
6	Trust Building	4th & Ohio

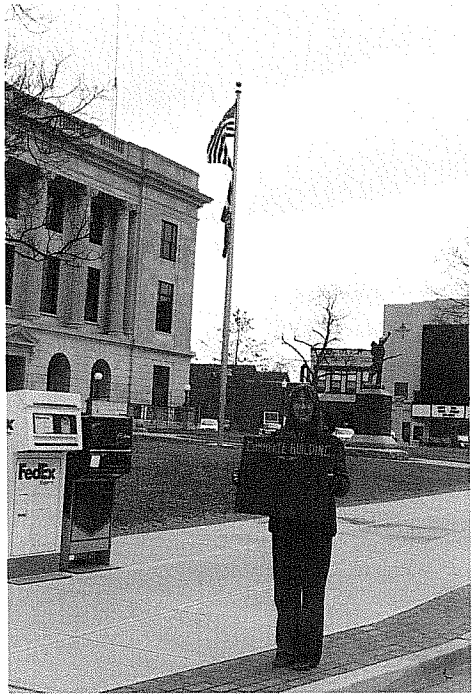


Commerce Building
224 – 232 S. Ohio

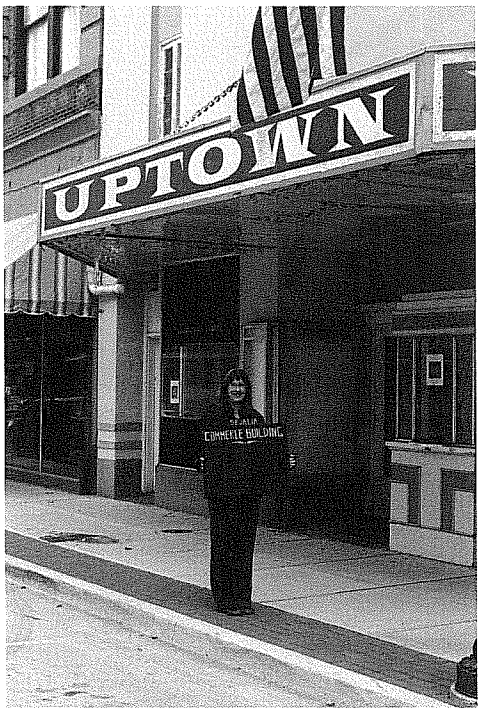


Total Look Salon
313 S. Ohio

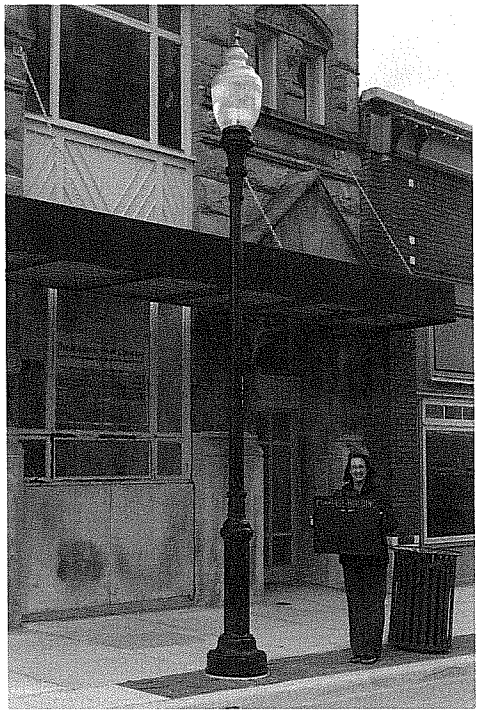
Hotel Bothwell
103 E. 4th



Pettis County Courthouse
415 S. Ohio



Uptown Theater
227 S. Ohio



Trust Building
4th & Ohio

SEDALIA FIRE DEPARTMENT
PROPOSAL
JANUARY 23, 2012

A. FIRE TRUCK

1. Why We Need A New Truck

Current SFD apparatus are on a 15 year replacement schedule according to NFPA recommendations, and have been for many years. Pumpers are in front line service for 15 years then moved to reserve status for an additional five years. By this time parts are generally difficult to obtain and they are sold. Ladder trucks are supposed to be on the same time schedule and when we delayed on that on the last aerial truck, it was 20 years old. At that time it had broken parts that could not be replaced, the ladder had been taken out of service due to a critical failure and it failed certification.

The current ladder truck in service has reached the 15 year point and is showing its age. This past year it was **out of service a little more than 12 days due to maintenance problems,** in some cases waiting for parts. On each of these days, a response by the nearest ladder truck under mutual aid was **1 to 2 HOURS away**, and then not promised. On one of these days we had a fire in the ceiling of City Hall, luckily not major or requiring a ladder truck.

ISO requires any community having more than five buildings over three stories in height or 35' from ground level to the eaves, to have a ladder truck. Sedalia currently has 51 buildings meeting these criteria, and we have no reserve aerial device. We are planning on using this apparatus as a reserve to prepare for future needs. The aerial device that is needed to meet our current needs is a 100 foot platform aerial, in our opinion.

2. Brief Description

The truck we feel that will meet the needs of the City has a 100 foot reach with a platform on the end instead of a ladder. It still has the ability to be climbed if need be, like a ladder, but the platform adds a greater degree of safety to our firefighters. They can work from it with large caliber master stream nozzles to flow large amounts of water, or they can hook hose lines to it and advance them into 2nd-3rd- or higher floors to fight fire; something that can't be done with a ladder. In addition, work can be done from the platform, tools carried with them, lights operated from, and the additional height and reach will serve us on the large span manufacturing and warehousing we have seen so much growth of in Sedalia on the west and southern sides. **BUT, most importantly, the rescue capability is tremendously more than a ladder.** A platform can hold 3-4 rescued persons, without having to be carried down a ladder. This is extremely important with small children and older adults. The increase of multi-story apartments in town makes this an important consideration. You can even get the option of carrying a backboard down in locking brackets for someone who is bedridden.

This apparatus will carry water, a pump, and all the other equipment like our current apparatus; however, it will have an added capability of the platform. Additionally when it is removed from

service like normal oil changes, annual certification testing, etc., the city will have an aerial device in service to provide protection to the city.

3. Anticipated Cost

Cost is expected to run $950,000 to $1 Million for this apparatus. We expect it to be in the area of $950,000 and want the council to be aware of this. This will be a variable until we have exact specifications and go to bid. This truck will be fully equipped with all loose equipment, meaning SCBA's, hose, nozzles, axes, fire extinguishers, etc., ready to respond. The only real options are in the financing areas, and we are looking at lease/purchase. The only option in reducing the cost of this purchase is to purchase a straight ladder truck versus an elevating platform that would result in a projected savings of less than $100,000.00.

B. FIRE STATION

1. Why A New Fire Station Is Needed?

The current building located at 2606 West 16th Street is 40 years old, and is very energy inefficient.

There is a need for classroom space to provide a training room.

Need for a training site: We have no area where we can flow water for training, or driver training/annual certification. This is reflected in the ISO inspection as well.

Hose tower will provide double duty: No cost to dry hose. Currently, we only have a dryer at Headquarters (Central Station) due to failure of Station 2 dryer because of age. The replacement cost is $25,000 - $30,000. Energy use to run is extremely high due to 24-36 hours required to dry one load.

The tower will also be built to be used as a two-story training tower year round, with inside and outside windows and platforms allowing ladder and hose training.

The current building is not ADA compliant.

The building is not compliant for a female employee (sleeping, shower and restroom facilities).

The building uses the same washing machine/extractor for turnout gear as well as linens, which is a violation of NFPA Standards.

The building uses the kitchen sink to wash/decontaminate SCBA masks and medical equipment as well as prepare food for employee meals.

The workout equipment, purchased by the employees, is located in the Apparatus Bay, as this is the only space available.

At this time, equipment sits outside 24/7 due to no bay space available. The additional bay space will provide for an additional apparatus and a spare bay to move some of the current equipment indoors.

Current apparatus has grown in physical size over the years and now we do not meet the standards of clearance around the apparatus. Truck doors cannot be opened when the doors from living quarters are opened because they collide.

Any new aerial truck, straight stick ladder or platform will exceed the bay length available at either fire station at this time, if longer than the current 75' length!

2. Facility Description

The new building will be a one-story building, housing administrative offices.

The current location is still very advantageous in its accessibility to good thoroughfares, amount of available land, and its cost effectiveness.

There will be four drive-through bays for apparatus.

Classroom for training that can double as a meeting from for community groups will be included, and will have current technology for audio visual capabilities for training programs offered on line as well as actual in-class instructors.

An exercise area/physical training room with exercise equipment and weights is planned.

The building will be ADA compliant.

The building will have the capability to house female employees.

The hose tower to dry fire hose with the dual capability to be a training tower with different windows on each side as well as different style windows. This will allow for training year-round with ladders and hose lines and practice rescue techniques. Additionally, this will eliminate the need to replace the current dryer at Headquarters that is 36 years old and has been repaired several times.

The concrete driveway located in the rear of the building and a fire hydrant that will be located on the east end of the driveway will allow driver training and annual certification as well as daily training with actual pump operations to begin again. At this time we are limited to where and when we can perform these operations. It is important to note that the ISO inspection reviews this and it is a scored item that greatly affects our overall score for ratings.

A new Self Contained Breathing Apparatus compressor and cascade system. This will replace the current system that is due for replacement next year due to high number of hours of operation. The cost of the compressor/cascade system (approximately $50,000), is figured into

the cost of the new building. This cost is in the current 5 year Capital Plan for the City and will be removed if in the new building.

3. Property Acquisition Process

The location for this building was chosen based on alarm response data as well as the last ISO recommendation. The current fire station locations are well suited to meet the response time criteria and through a cooperative effort with the Missouri National Guard, we have been able to execute the same type of agreement that was used with the building of the current facility. This agreement allows for a permanent easement for the land with the only cost to the City of Sedalia being the relocation of the motor pool area. This is the exact same agreement used in 1970 to building the current building. This cost savings to the city is hard to estimate. To purchase three acres of land with street frontage of this type would be very expensive. **Note: This portion of the project was funded in the 2011-2012 budget.**

At this time a bill(s) has been pre-filed in the Missouri Senate (House) to process the land easement. The Office of Administration is working on the final aspects and the Adjutant General of the Missouri National Guard has recommended that the project move ahead as soon as possible as it is advantageous to both the City and the State. The Conceptual Design Phase was completed under the current funding from Budget 2011-2012.

Most importantly, this building will be designed to accommodate the needs of the Sedalia Fire Department for the next 30 years or more. It will accommodate future apparatus needs and has the ability to house personnel and provide classroom space for possible future growth 10-20 or more years from now.

4. Anticipated Cost

C. TIMELINE FOR FIRE TRUCK

1 April 2012	Budget starts for City of Sedalia Begin working on specifications for truck for SFD
1 May 2012	Begin meetings with manufacturer representatives to get detailed information on their models.
1 July 2012	Put specifications out for bid
1 August 2012	Council award bid to apparatus manufacturer
1 October 2013	Advise manufacturer when we can accept delivery and start training.

Delivery cannot be prior to the completion of new fire station. We would prefer 45 days after moving to new facility.

TIMELINE FOR FIRE STATION CONSTRUCTION

1 April 2012	Budget starts for City of Sedalia. Architects are notified that we are ready to move to next phase of fire station project.
1 May 2012	Schematic Design Phase completed. Begin Design Development Phase.
1 June 2012	Design Development Phase Completed. Begin Construction Documents Phase
1 August 2012	Construction Document Phase completed. Put design out for bid.
1 September 2012	Council awards Fire Station construction bid.

12-14 months construction time, with a **possible** open house and placing in service of 10 October 2013.

Sedalia Fire Station #2

City of Sedalia
Sedalia, Missouri

Conceptual Design Report

Peckham and Wright Architects, Inc.
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Columbia, Missouri 65201
(573) 449-2683
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Robert Rollings Architects LLC

Robert Rollings Architects, L.L.C.
1806 West Broadway Boulevard
Sedalia, Missouri 65301
(660) 829-9751

PWA No.: 201124

January 9, 2012

Sedalia Fire Station #2

Sedalia, Missouri

Conceptual Design Report

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Introduction/Summary

The City of Sedalia began planning a new Fire Station to replace the aging Station #2 in 2010.

The goals of the City and the Fire Department are to provide the finest Fire Service available to the Citizens of the City of Sedalia by improving the existing facilities to meet the challenges of a modern Fire Department:

The information regarding the facility and desirable features for the project was obtained in group programming meetings held in Sedalia, Missouri. The following people were present at those meetings:

Mike Ditzfield, Fire Chief, City of Sedalia, Missouri
Greg Harrell, Deputy Fire Chief, City of Sedalia, Missouri
Dennis Paul, PE, Septagon Construction
Robert Rollings, AIA, LEED AP-Rollings Architects, LLC.
Erik Miller, AIA, CDT-Peckham & Wright Architect, Inc. (PWA)
Shannen Imsland, AIA -Peckham & Wright Architect, Inc. (PWA)

This program and analysis presents the generalized design and space requirements necessary to meet the functions described at the meetings. It represents a statement of needs and aspirations of the City and identifies the issues and problems that the design process must resolve.

Building New vs. Remodeling

Fire Stations are of particular importance to the community, especially in the event of a disaster. As such the building code associates the highest level of importance to these facilities. Changes of a dramatic nature to the existing structural systems are required to meet the existing seismic loading requirements and thus place a higher cost burden if contemplating dramatic renovations.

It is with this in mind that additions to Fire Station should be planned for in advance and become more difficult to afford and potentially cost prohibitive for older buildings.

The International Existing Building Code also lists specific requirements regarding structural requirements for renovations:

> *"Section 302.2 of the ICC International Existing Building Code specifies that "additions or alterations to an existing structure shall not increase the force in any structural element by more than 5 percent (unless the increased forces on the element are still in*

compliance with code for new structures), nor shall the strength of any structural element be decreased to less than required by the International Building Code for new structures."

Typically we plan fire stations to allow for both compliance with the building code and safety and security above the minimal requirements of the code due to the importance factor and the nature of the occupancy.

Adding items such as building sprinkler systems and shunt trip breakers to shut off kitchen power when a call arrives and kitchen exhaust hoods with suppression systems provide a level of safety beyond the code but also mimic the safety items that a fire department cites on a daily basis for the protection of buildings and users. While these are not requirements they should be considerations.

There are many reasons that replacement of Station #2 is a better option than adding to or remodeling the existing station:

1. Based on the programmatic needs presented the existing building location and needs for drive arrangement are not conducive to keeping any portion of the building for retrofit. The costs and amount of related demolition to make the concepts work will be more than building new would require.
2. A new station can be built while keeping the existing station in service. This allows the City to benefit by not having to relocate during the construction period saving relocation/rental costs.
3. The features of the existing station do not allow for some newer or larger apparatus to be housed properly. The addition of larger apparatus is possible in the future and should be planned for now.
4. Drive through apparatus bays are a desirable trait in modern fire stations when viable. This helps to limit the possibility of damage to backing vehicles, the building, or parked apparatus. Changing the current configuration to a drive through would be cost prohibitive.
5. The existing building will not meet newer code requirements for a fire station regarding seismic design requirements. Retrofitting an existing building to meet these codes can be cost prohibitive.
6. The existing building does not fully meet current ADA requirements. Any effort in remodeling would spend more to eliminate barriers than starting new without barriers.
7. Currently existing HVAC systems do not meet the code for fresh air requirements and do not meet the energy efficiency needs of today's modern buildings.
8. The electrical service is not of adequate size to meet the required program.
9. The existing building is more than 35 years old. No amount of renovation can take away the age of the structure and system replacement is needed.

Site Location and Amenities

The proposed site is located on the North Side of West 16th Street-The current location of Station #2. The site is immediately North of the State Fair Grounds.

The area to the North of the current Station is currently used by the Missouri National Guard for vehicle storage.

Phase 1 of the project relocated the National Guard vehicle storage lot to the North end of the property in order to allow the Fire Department to expand its operations including replacing Station #2 with a modern Facility and adding training ground for the site.

Site Analysis Needs

A topographic survey of the area has been completed as part of phase 1 for the relocation of the National Guard complex. The site slopes generally from the East to West.

Soils are assumed to be Clay in general. A future Geotechnical soils analysis will make recommendations for foundation design that the structural engineer will follow in making recommendations for the structural systems of the building.

Features and Topography:

The site is generally flat in nature and is bound on the West side by a drainage way that is fed from the Fair Grounds. The North side of the site will house the National Guard Motor pool which is being completed in Phase 1 of the project. The East side of the property will contain a new water main extension for the purpose of providing water for training activities.

Roadways:

Access to and from the site is strictly from West 16th Street. The design must accommodate access to the North portion of the site for vehicular traffic to and from the National Guard Motor Pool. Training activities for Fire Trucks will also take place (preferably to the North of the new building).

Parking and Driveways:

The allowance should consider parking for 16 staff members plus public parking for community room. A 300 foot x 60foot min. vehicle apron is needed for testing vehicles (Heavy duty slab designed for serpentine test). The Apparatus exit drive should not be shared with inbound vehicles.

Landscaping and Plantings:

There are no specimens present that would indicate the need to save any particular trees or plantings however every effort will be made to keep mature trees where it is possible or advantageous. Landscape design should be in keeping with the importance and maintenance concerns of the facility.

Sewage Disposal:

The intent of the design will be to use existing in-place sewer main.

Storm Water Runoff:

The new site will accommodate storm water runoff through the use of retention

areas and bio-swales where necessary to meet the conditions required by Ordinance and MoDNR.

Building Setback Restrictions:

There are no setback restrictions for this site that will directly affect the project.

Space needed:

It is projected that approximately 2.5 acres of land will be disturbed in the construction of the site for the building and associated paths and drives.

Building Codes and Regulatory Approvals

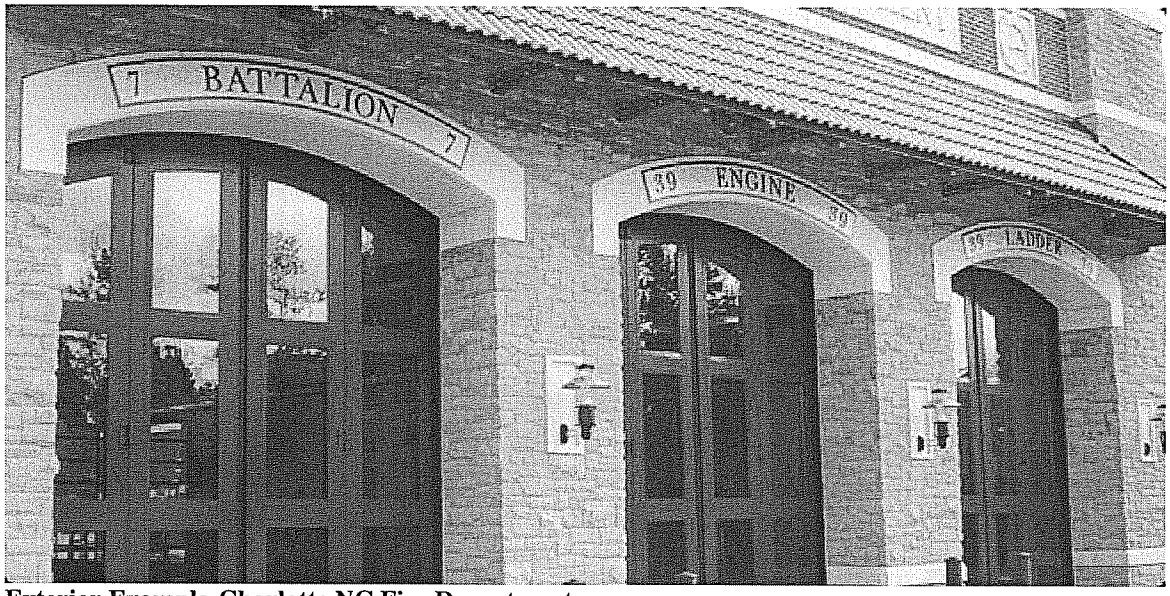
Plan review will be conducted by the City of Sedalia. All plans and specifications for the project will meet the following Codes:

2009 International Building Code
2009 International Fire Code
2009 International Mechanical Code
2009 International Fuel Gas Code
2009 National Electrical Code
2009 International Plumbing Code

Architectural Design

Material Considerations

The building and site design will stay in character with the existing site and the amenities currently present at the site. The building should not have an antiquated feel or specific style but meld traditional natural materials into a modern concept.

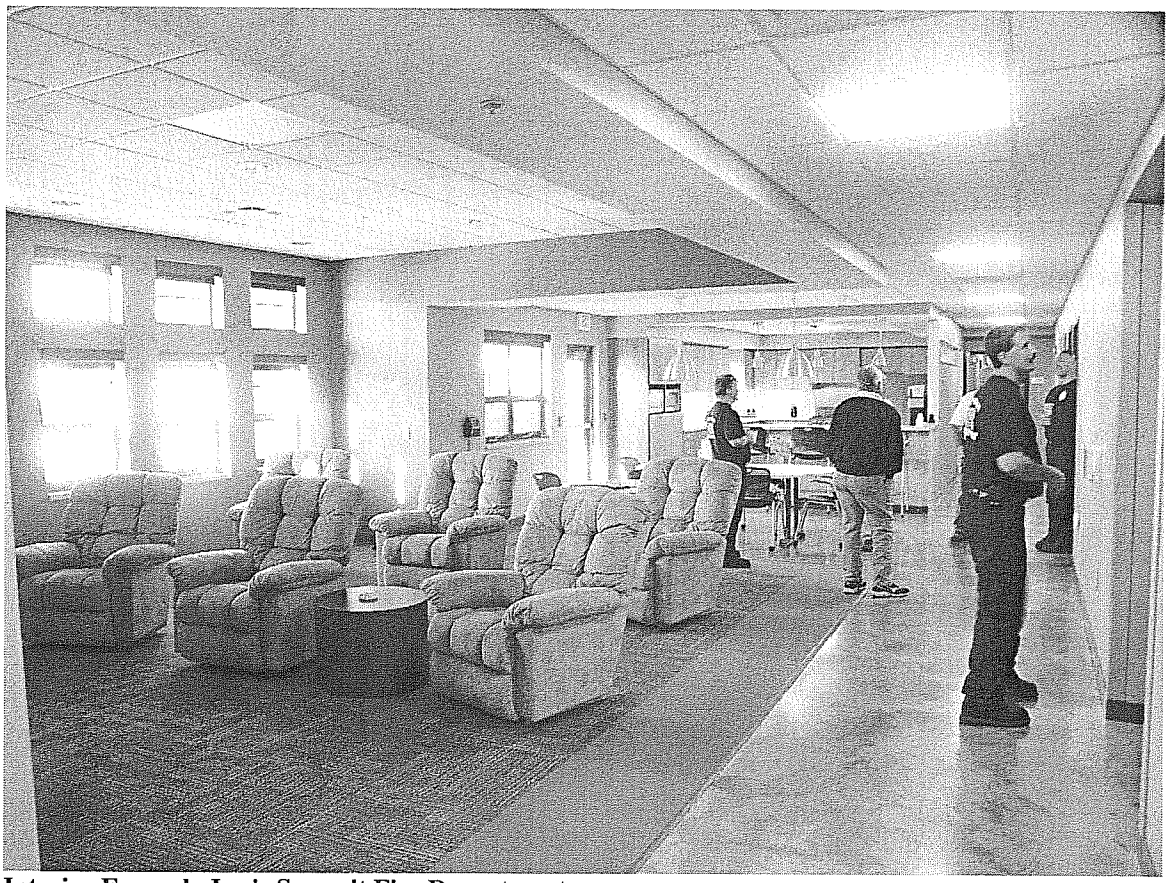


Exterior Example-Charlotte NC Fire Department

The following materials were discussed as being appropriate for the design:

Exterior: Low Maintenance Materials
Natural Stone materials
Masonry Materials (Minimize Red Brick).
Glass
Metal roofing and flashings

Interior:
Combinations of flooring-Hard surface with carpeting
Painted Gypsum Board in living areas
Suspended Acoustic Ceilings in some areas
Exposed Masonry
Plastic laminate and wood cabinets



Interior Example-Lee's Summit Fire Department

Design and Organizing Concepts

Open design highlighted the programming meeting discussions. The team toured two fire stations in Lee's Summit, Missouri to gauge stations that the Fire Department has visited previously that capture some of these ideas. There are 4 distinct parts of the concept:

Apparatus bays
Training Tower/Hose Storage
Firefighter Living Area
Fire Administration

It is the intention of the design to separate public (Administrative) areas from Private (Living) areas in order to provide a comfortable and secured atmosphere for Firefighters while allowing for direct access to administration and the community room which will be utilized for training activities. The design will allow for after hours use of the Community Room by the General Public.

Mechanical/Electrical Design

Strategies for mechanical and electrical system design include:

- Ground source heat pumps
- Individual system controls that optimize performance and cut waste
- Natural direct and indirect lighting
- Artificial direct /indirect lighting
- Energy efficient appliances
- Motion sensing switching for lighting
- Super-insulating of roof and wall spaces
- Water saving plumbing fixtures
- Fire suppression for the entire building
- Shunt trip breakers for heat producing appliances
- Range hood exhaust with Fire Suppression

Systems will be judged and verified against ASHRAE 90.1 requirements for design.

Building Program Summary

1. Apparatus:
   - 4 bays – 3 drive through with the one back in.
   - Hose tower at the back end of the back in bay that will double as a training tower.

2. Parking:
   - Allow parking for 16 staff members plus public parking.
   - 300'x60' min. vehicle apron needed for testing vehicles. Heavy duty slab designed for serpentine test.
   - Apparatus exit drive should not be shared with inbound vehicles.

3. Community room
   - This is not a dedicated storm shelter.
   - Roughly 25'x30' with additional space for table and chair storage
   - This space should be equipped for teleconferencing with screen and projector.
   - Kitchenette with sink, microwave, and refrigerator

4. Physical Training:
   - Allow space for 4 position multi-station, bike, treadmill, and cardio.
   - Up to 6 occupants at a time

5. Kitchen:
   - All electric appliances
   - 3 refrigerators
   - 2 microwaves
   - Large double sink
   - Dishwasher
   - Solid surface tops
   - 3 separate pantry spaces that lock
   - Commercial range/oven
   - Shunt-Trip Breaker for heat producing appliances
   - Exhaust fan with fire suppression system.

6. Dining:
   - Allow for up to 15 people

7. Restrooms:
   - One male and one female ADA compliant off the main lobby.
   - One for visiting guests off the main living.
   - One with dual vanity, single toilet, and single shower per two bunk rooms.

8. Sleeping Quarters:

- 8 sleeping rooms with 2 beds each-16 beds total
- Each room should have internet access
- 2 large lockers in each room for personal belongings
- 1 desk in each room
- Rooms that are not used now can double as office space if needed.

9. Administrative offices:
   - 3 main offices
   - 1 float office
   - Shared conference area for office use
   - Duty/sec. space
   - This area can share a common vestibule with the Community Room but it is preferred that a visual block be incorporated with a memorabilia case to give offices privacy.
   - Current offices are roughly 15' x 12'.
   - Server is 2'x4'x4'
   - Copier is 2'x2'x 4' tall

Project Schedule

The Conceptual design phase of the project is complete with this report. The City will establish a schedule for Phase 2 of the project that will consist of the following:

Conceptual Design Phase	Completed
Schematic Design Phase	4 weeks
Design Development Phase	4 weeks
Construction Documents Phase	6-8 weeks

Competitive bidding for the project will take about 4 weeks and will take place following completion of the work listed above.

The Schedule for project construction is anticipated to be 12 to 14 months following bidding.

Project Budget

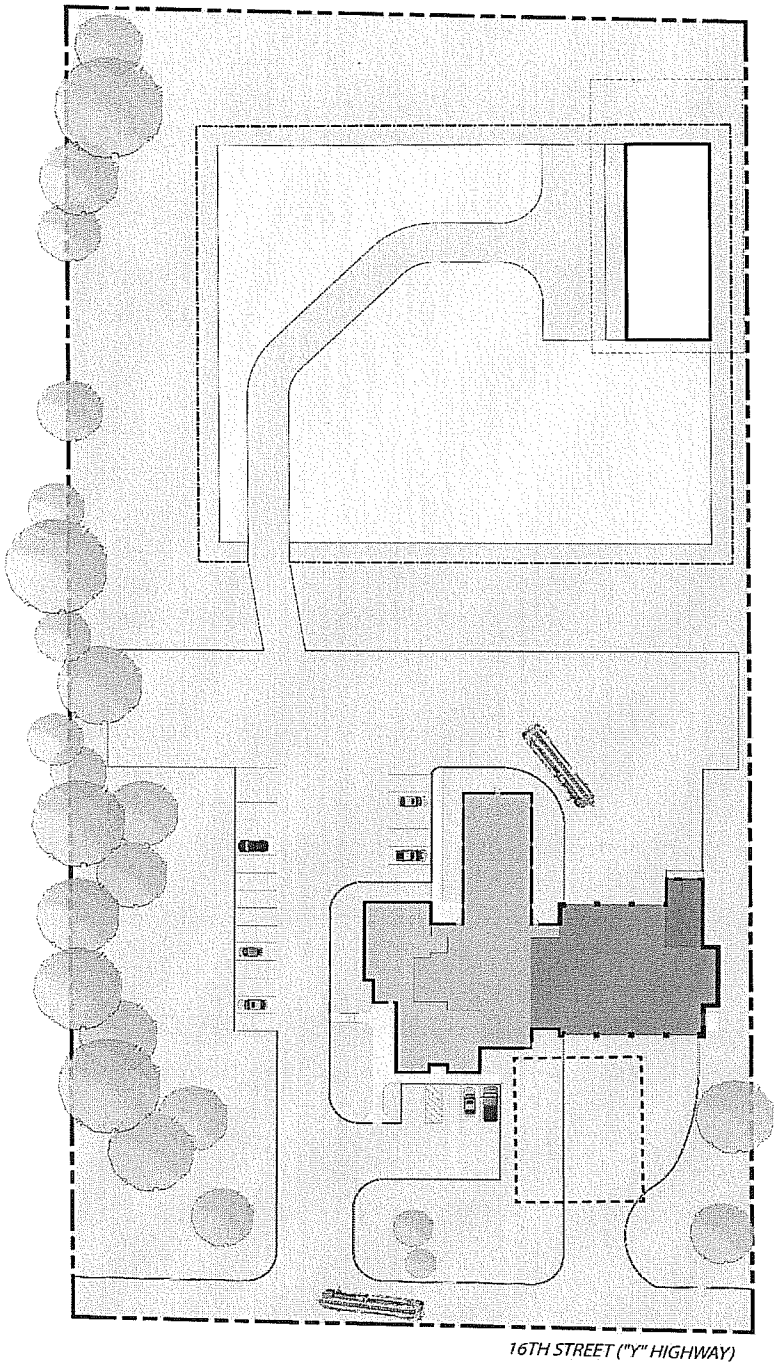
The total project budget assumed at this time is $3,700,000.00.

Attachments

I. Conceptual Plan

The Conceptual Plan is shown to illustrate relationships of functions to one another and to major site features. It is not intended to suggest final building shape or design.

Conceptual Plan



Building Program

- Fire Administration- 2,840 s.f.
- Living Quarters- 4,968 s.f.
- Apparatus Bays- 5,100 s.f.
  - Bay 1- 1,111 s.f.
  - Bay 2- 1,111 s.f.
  - Bay 3- 1,111 s.f.
  - Bay 4- 740 s.f.
  - Gear/Bunker- 1,027 s.f.
- Training Tower/ Hose Storage- 648 s.f.

Sedalia Fire Station Programmatic Plan

8' 16' 32' 48'

Peckham & Wright Architects

Robert Rollings Architects LLC

SEPTAGON CONSTRUCTION CO., INC. GENERAL CONTRACTORS · CONSTRUCTION MANAGERS

SEDALIA FIRE DEPARTMENT