

Alleghany Firehouse Improvement Project Status Report

Prepared by Rae Bell for Pliocene Ridge CSD Meeting Date: 3/20/19

A meeting was held on Wed. March 6 with Mark Jokerst, Daniel Guyer, Bob Hale and Rae Bell. Detailed notes from that meeting are attached. Below is a summary of the main points. Some of this has been updated SINCE the meeting was held (there have been further developments).

Highlights:

- It appears the existing bathroom can be made ADA compliant. It has not been decided if the bathroom will be included in the current project but most of the work to include it on the plans/permit application has already been done. The committee decided to pull together a cost estimate for the bathroom so that the board can decide whether or not to include it in the current construction project. (The bathroom can be included on the permit even if it is decided to do the work later)
- The “free-standing” roof structure needs to be framed at least partially with steel to meet stress requirements.
- Two different options for the roof structure are being compared, one is a combined steel/wood frame and the other is all steel.
- Because Sierra Metal Fabricators is willing to provide the steel for around \$5,000 (much LOWER than anybody anticipated) the steel/wood combo is looking like the cheapest option, Dan got a quote on the rest of the material from Hills Flat lumber and it was just under \$4,000. So, we should estimate a materials cost of around \$10,000 total for this option.
- The rough estimate for the ALL steel structure came in between \$19,000 to \$20,000 NOT including construction.
- Dan is working on refining the concrete cost estimate.
- Dan pulled together a cost estimate for the bathroom fixtures and it came to \$2,500 without a hot water heater. An electric on-demand hot water heater that fits under the sink runs about \$260, so we should estimate \$3,000 for the bathroom materials.
- Rae has been in contact with the USDA regarding their Community Facilities Loan and Grant Program. Based on a recent income survey that was done for Alleghany the project would qualify for 75% funding IF it were to be approved.
- Preliminary investigation into the grant application process looks promising but until actual plans are drawn up with refined cost estimates it is a big unknown if the project would qualify for funding or not.
- Once the plans and cost estimates are prepared the USDA would send a representative to Alleghany to look at the project. They must approve the plans if the project is to receive funding, so until we get that far we won't really know if it qualifies or not. NO work should be done on the ground until they take a look.
- Michael Vukas the USDA rep. said that it does not matter to them if the bathroom is included or not.
- OES (Lee Brown) has said that the backup generator WOULD qualify for a future homeland security grant. Dan is helping Rae pull together a cost estimate for that, including installation. This is not part of the current project but a space for it will be taken into consideration and it could be included on the building permit. Right now, the best place for the generator seems like the “storage room” space that was on the preliminary drawings prepared in October of 2016. (Note: these preliminary drawings WERE provided to the AVFD Auxiliary at their November 2016 meeting and the basic concept has not changed)
- Since there is nothing to lose AND the plans need to be prepared regardless of grant funding, it would be good to get board consensus NOW for management to start the application process (it is involved) AND hopefully by the April meeting there will be enough detailed information pulled together for the board to decide the final scope of the project.
- A formal resolution to apply for the USDA grant will be on a future meeting agenda assuming nothing is discovered to nix the idea.
- The goal is still to have the costs and options nailed down for discussion by the April 17th meeting.

Alleghany Firehouse Improvement Project meeting NOTES.
Wed. March 6, 2019 5:30 pm held at the Pike Firehouse
Present: Mark Jokerst, Daniel Guyer, Bob Hale and Rae Bell

Mark reported that he met with architect Bruce Boyd on Monday March 4th and went over the dimensions of the existing bathroom with him. Together they came up with a floor plan that is substantially handicap compliant and will fit within the current space. (drawings provided) The door would have to be changed from 36 inches wide to 34 inches wide and would have to swing out. The inside door on the hallway would have to be removed. This is simpler and less costly than moving the entire bathroom. Mark explained that as part of the permit approval process the plans get run by a person in San Francisco, then they are bounced back to Sierra County who has the power to grant small variances and who ultimately signs off on them.

Mark had also determined that the "free-standing" walkway roof would need to be partially framed with steel in order to pass all of the required stress tests. Rae reported that Jason White the owner of Sierra Metal Fabricators had been sent the preliminary drawing of the frame and had offered to make it "at cost". However; he had not provided a cost estimate yet. Dan suggested that the district should also get an estimate from Empire Steel Building to compare to the Sierra Metal Fab option. This is the outfit that built Station 2 in Alleghany.

If Empire Steel builds it, the entire thing will be metal and they would erect it.

For the Sierra Metal Fab option the cost of the needed lumber and roofing material has to be included for the cost comparison. Also, we will have to install it with our own labor. It would be easy to assemble, but a mini-excavator or other piece of equipment would need to be onsite for the heavy lifting.

Rae reported that she had recently confirmed with Josh Gwaizda, the owner of the mini-excavator, that he is willing to donate its use for the project as long as Dave Jeffries is the operator. Dave Jeffries has confirmed that he is willing to donate his time as the operator.

Dan asked about the status of the site plan and Rae reported that the engineer (Kip) had done his "on the ground" survey last Nov. and just needed an hour or two on the computer to finish it. She will follow up with him.

Mark pointed out that the parking spot and front of the firehouse will most likely need to be repaved to make it ADA compliant, including the parking spot and loading zone. Painting and signage will also be required. Need to confirm with the county if it is doable to assign handicap parking to the parking spot. Rae will look into this. Hopefully we can get the county to help with any paving.

Rae also reported that she looked on the USDA website and found a funding program that looks perfect for this project. She made contact with the USDA about applying and they asked for a copy of the 2016 Alleghany income survey and a copy of the district's most recent audit. Michael Valdez is no longer our local rep. and she got connected with Michael Vukas out of Davis. He said that based on Alleghany's median household income, IF the project were to be approved for funding, the project would qualify for 75% of the total project cost.

It was noted that including the bathroom in the project would not add a lot of extra cost assuming it is all done with volunteer labor. If we are going to apply for a grant it probably makes sense to include the bathroom work and it might improve the chances of getting funding.

The cost of moving the propane tank also needs to be taken into consideration. Rae will try to get a quote from Suburban Propane for that. Other costs that should be included are required signage up to \$1,000 and lighting which adds another approx. \$1,000 and paint will be needed as well.

Rae had asked Michael Vukas if the money being paid to Mark for the engineering could be applied towards the 25% match. The answer was "yes" any engineering work qualifies even if it is paid for before funding approval. The concrete work is estimated at around \$4,000 using volunteer labor and Mark's contract is for up to \$1,260. These two items combined are enough for a 25% match on total project costs of around \$20,000. Most likely the project will cost more than \$20,000 but Rae stated that she thought with some fundraising efforts, and assuming the costs would end up being paid over more than one fiscal year, the district should be able to cover up to \$10,000 total for a total project cost of up to \$40,000. Dan felt that \$30,000 to \$40,000 was probably a pretty good guess of how much it would cost.

Mark has prior experience applying for this type of USDA grant. He said that we need to make sure the USDA will fund the ADA compliance work. He also said that the applications are processed on a first come first serve basis. Rae was told by the USDA that they have a fiscal year that ends Sept. 1st and we should try to get the application in before that.

If the grant application is denied, the project will have to be split into phases; Phase 1 would be the concrete work, Phase 2 would be the roof and Phase 3 would be the bathroom. Timing for each phase would be based on funding availability.

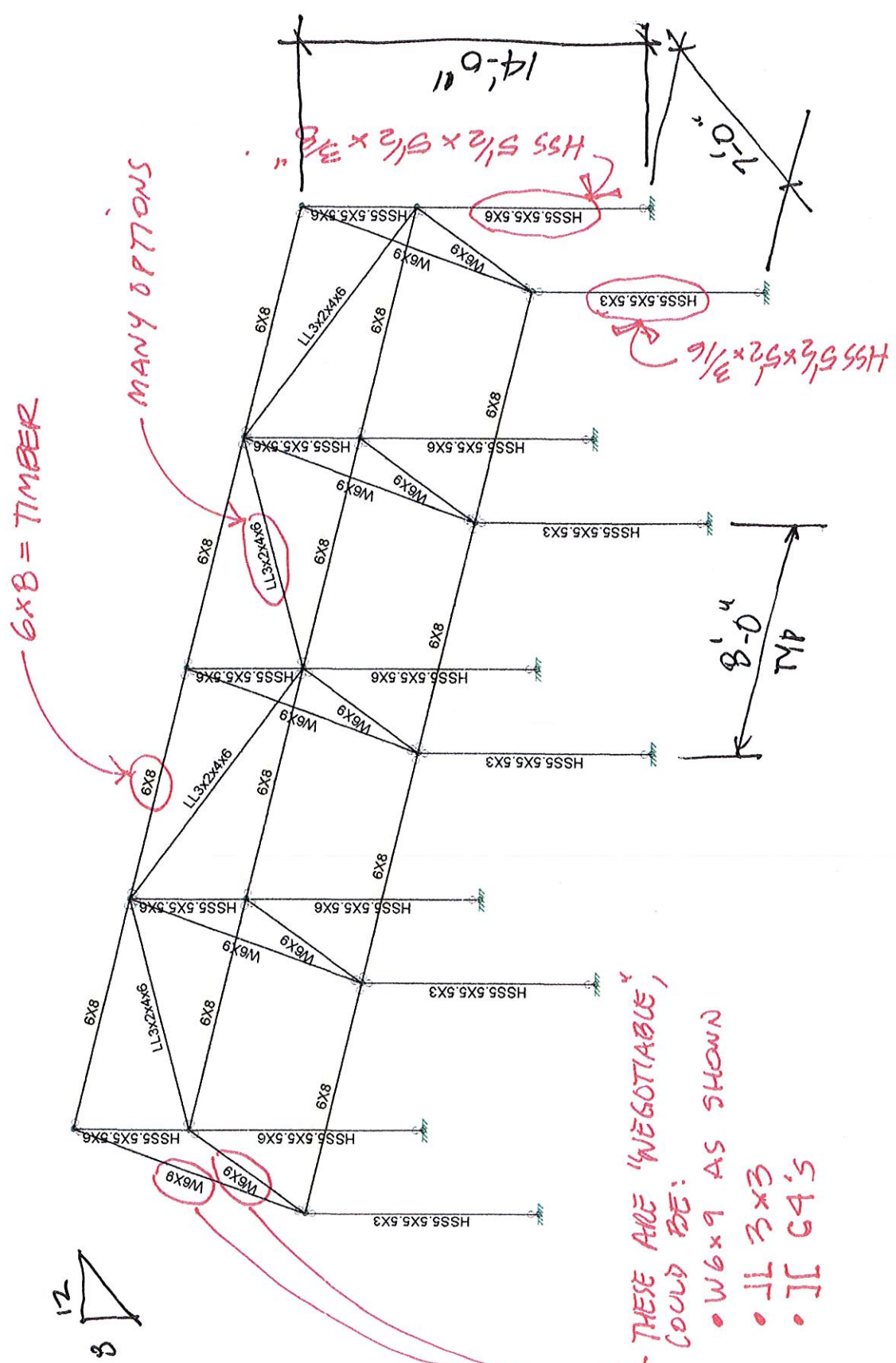
Tasks at hand: Mark is going to run his design by Jason White to get his input on making it as inexpensive as possible. He is also going to provide Dan with more detailed information on the concrete so that Dan can verify his cost estimate.

Dan is going to pull together cost estimates for the bathroom and the roof if we go with Sierra Metal Fab's frame. He is also going to double-check the concrete estimate.

Rae is going to check with the County on the logistics of assigning a handicap parking spot and check with suburban propane for a cost estimate for moving the propane tank. She is also going to contact Empire Steel buildings for a quote. She also is going to inform the USDA that PRCSD has adopted the Calif. Uniform Construction Cost Accounting Act (CUCCA) and can use its own labor force for projects with costs up to \$60,000 and can also negotiate contracts for up to that amount without having to put things out to bid. She also is going to ask them if including the bathroom would help the chances of getting funding. She also needs to follow up with Kip on finishing the site plan.

Rae stated that it would be good to get PRCSD board approval for the plans and to apply for funding as soon as possible since the application process is very involved.

The goal will be to have cost estimates and detailed drawings together by the April 17th meeting. Since the April meeting is in Allegheny this will give everybody a chance to see "on the ground" what is being proposed. The main question is whether-or-not to include the bathroom. Even if the bathroom is not included in the current project it makes sense to include it in the plans for the permit since most of the work is already done for that.



6x8 = TIMBER

MANY OPTIONS

THESE ARE 'NEGOTIABLE',
COULD BE:

- W6x9 AS SHOWN
- LL 3x3
- II 64'S

HSS 5 1/2 x 5 1/2 x 3/16

STEEL FRAME SOLUTION

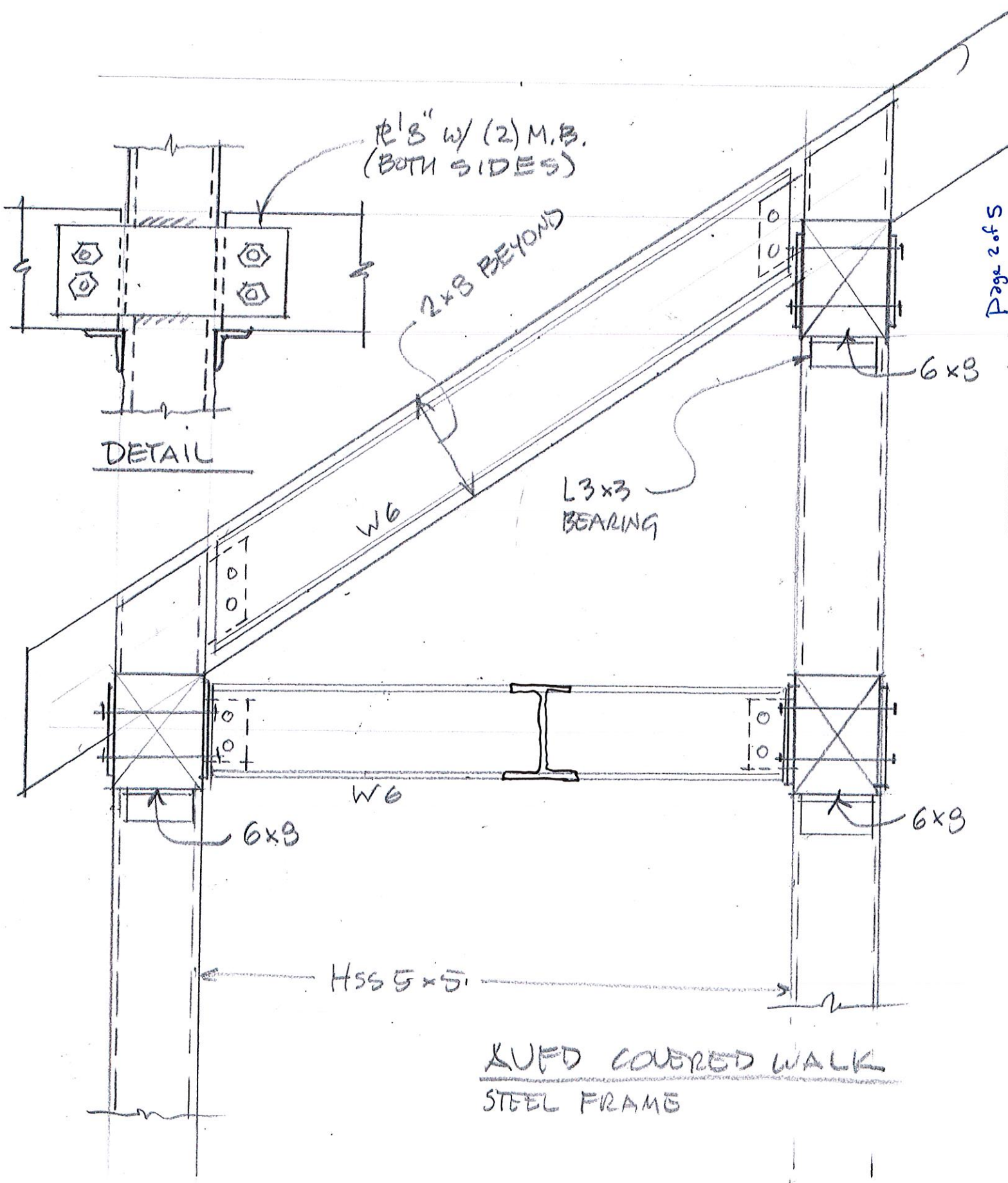
SK - 1

Mar 6, 2019 at 2:28 PM

StandAlone v02.r3d

MJ

Mark Jokers's Prelim. drawings
Pg 1 of 5



1/8" w/ (2) M.B.
(BOTH SIDES)

2x8 BEYOND

DETAIL

6x8

L3x3
BEARING

W6

W6

6x8

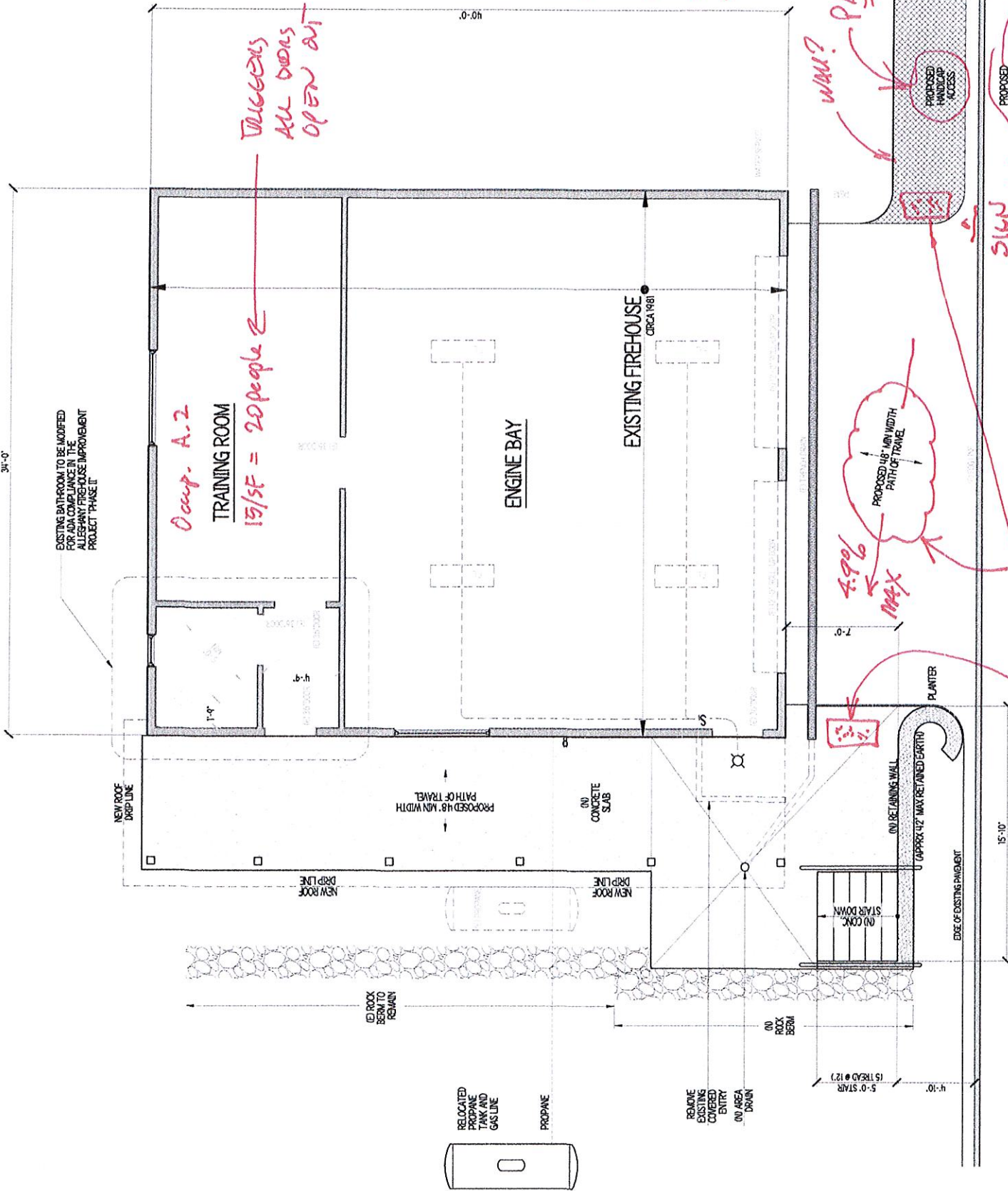
6x8

HSS 5x5

LUFD COVERED WALK
STEEL FRAME

BOYD COMMENTS

3.4.19



DUGGERS
ALL DOORS
OPEN OUT

Occup. A-2
TRAINING ROOM
19/5F = 20 people

PAVED
WALKWAY?

PROPOSED HANDICAP PARKING MARKINGS ON PAVEMENT.

SIGN (HANDICAP)

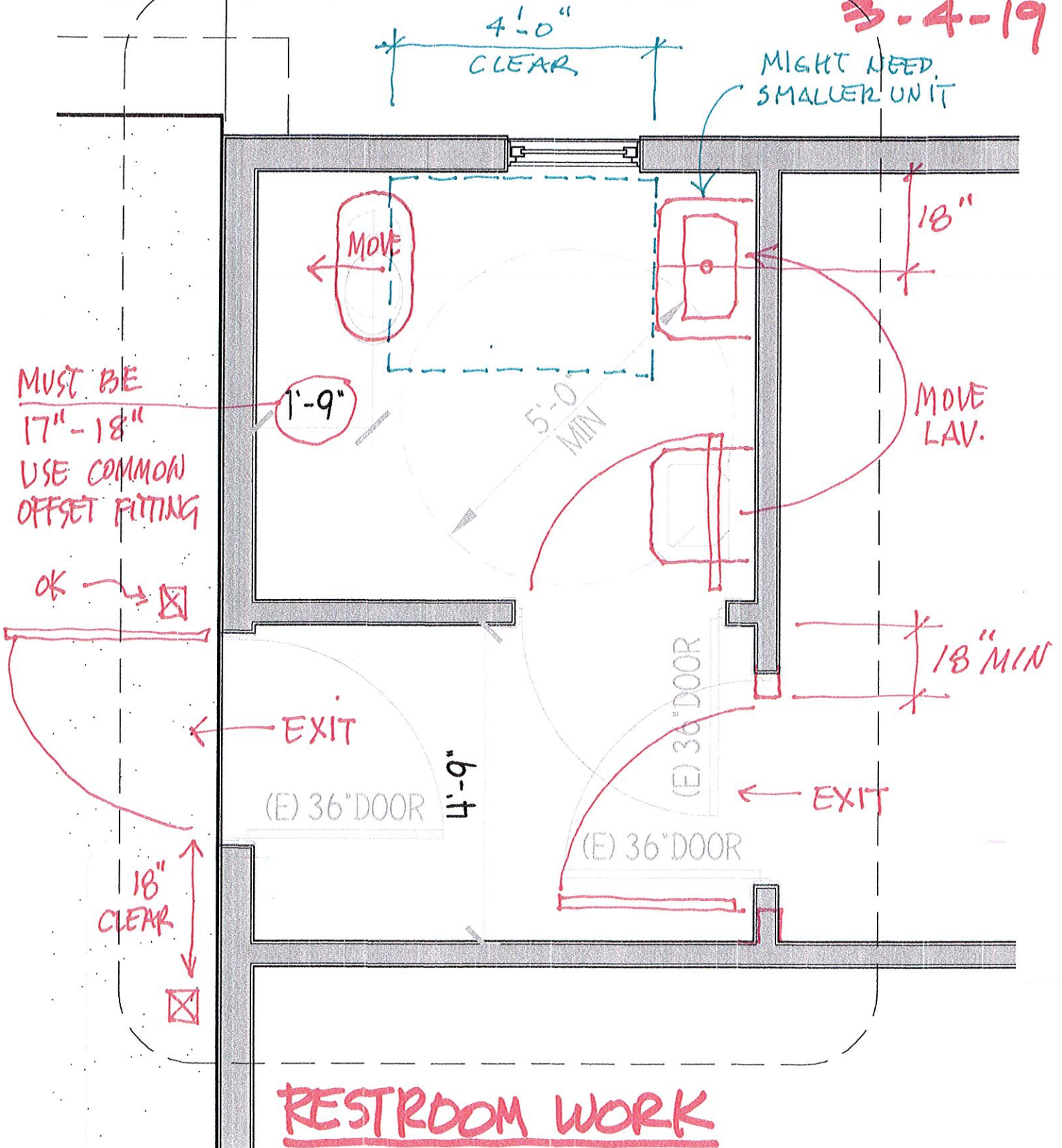
PROPOSED 48\"/>

MAX CROSS-SLOPE 2% MAY REQUIRE BEALS EXCEPTION

WARNING PAD

BRUCE BOYD COMMENTS

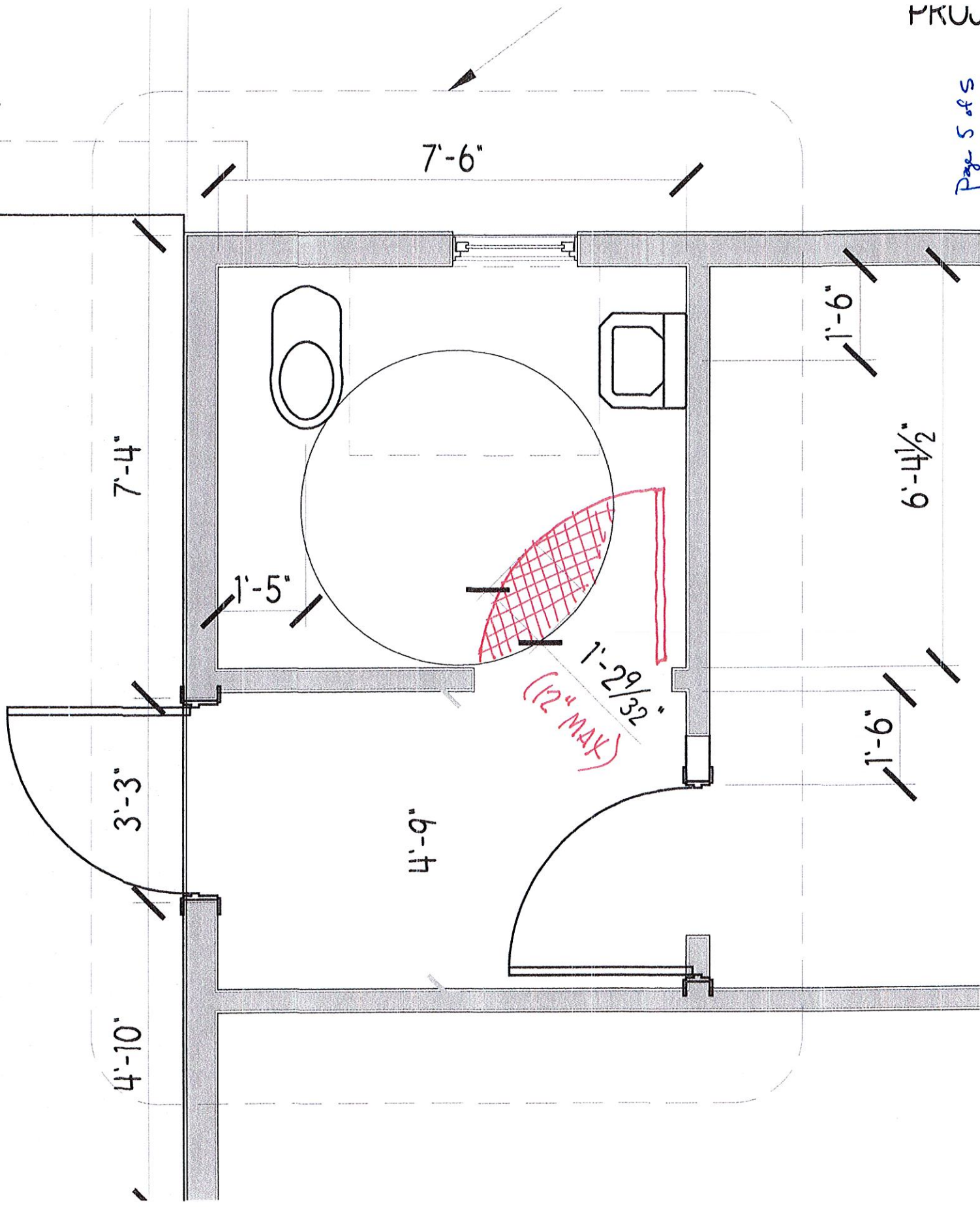
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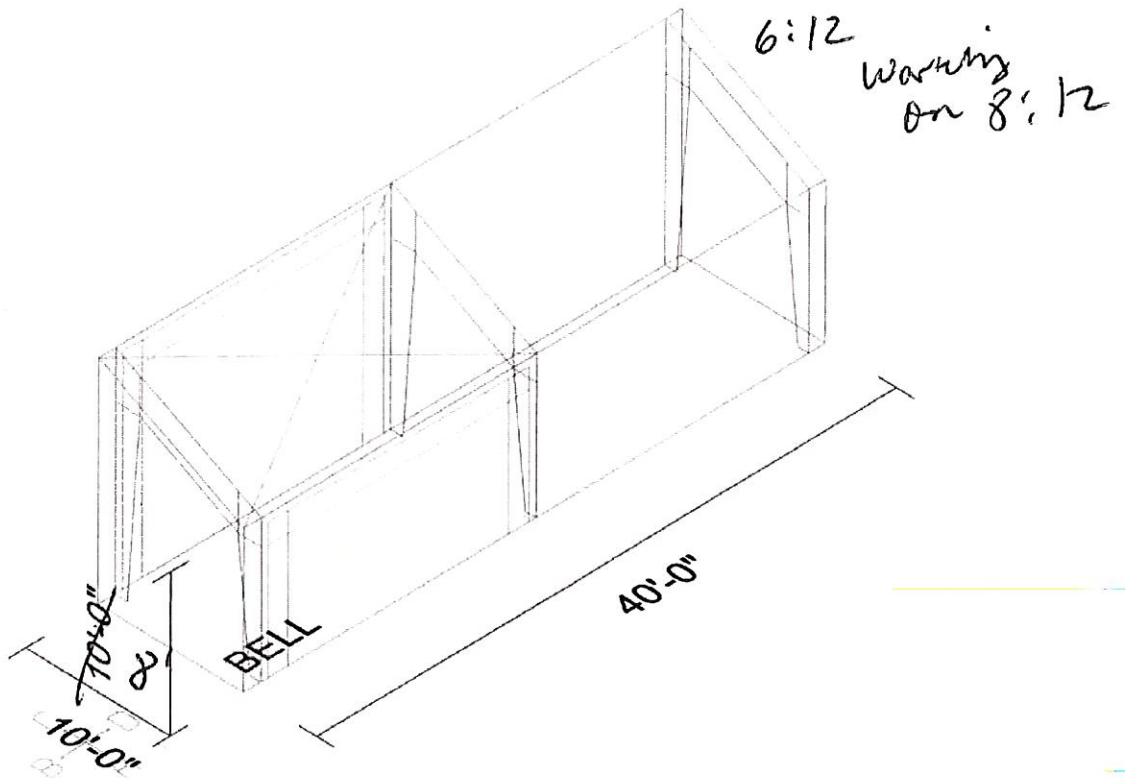
RESTROOM WORK

MIRRORS, GRAB BARS, SIGNAGE
NOT SHOWN BUT ALSO INCLUDED

DOF
INE



Preliminary Quote Empire Steel
 Estimate 19-20K
 with TAX to be added



Not To Scale

Clearances

BELL

PFrame C2-	12'-10"	12'-10"
PFrame A1-	7'-10"	7'-10"
Frameline 1-	12'-3 7/8"	8'-11 7/8"
Frameline 2-	12'-3 7/8"	8'-11 7/8"
Frameline 3-	12'-3 7/8"	8'-11 7/8"