

Allegheny Firehouse Improvement Project

Prepared for meeting date 2/17/2022 by Rae Bell

After the special meeting held on February first, I started the Rural Healthcare Grant application in earnest. I worked on it for two days and arranged a phone call with Mike Vukas to address some questions that I had. One of my questions had to do with a section that listed "sources of funding". I was shocked when Mike informed me that this is NOT a 100% grant! He explained that when he said "100% Grant Funded" the day that he called me and encouraged us to apply, he was referring to the source of the funds and the fact that no financial statement review is required for this particular funding source. There is a 25% match requirement.

For the full project with all building repairs the budget figure is \$323,850. Here is the last message from Mike when I asked him to provide some "hard figures"

1. The Grant would be eligible for 75% Grant(**\$323850 x .75=\$242887.5 or \$242,880**, we have to round the numbers), you will need to come up with **\$80970**
2. If we did a loan for the **\$80970 at 2.125%**(might be higher at obligation), the monthly payment would be **\$304.37 or \$3,652.44**, approximately per year for 30 years

He was "on the run" and didn't have time to provide more than that.

I am NOT suggesting that the district should consider taking out such a large loan! This is for informational purposes only.

There is also the question of the "legal code" that was brought to our attention by Mark Jokerst that states CSDs cannot apply for loans with periods of more than 5 years. When I mentioned this to Mike Vukas, he questioned it saying that they do these loans for special districts all the time.

I suggest that the district use its "one hour of free legal" that comes with our CSDA membership for a determination of whether the district can apply for a long-term low interest loan.

For this particular funding source, the Food Pantry would need to remain as part of the project. In my October report I stated that the estimate at prevailing wage came to \$200,000 which included 15% contingency. At that time we had determined that a change to the concrete design would eliminate about \$5,000 and if the food pantry was taken out it would save another \$15,000. However, in looking at the budget from Matt of BRCO I see that I made a mistake in my figures. The estimate came to \$199,000 BEFORE adding 15% contingency. With contingency the estimate was \$228,850. (Remember, this is without any repairs to the existing building)

Without the repairs to the existing building AND the change in the concrete design the budget would be \$194,000 + \$29,100 (15% contingency) = \$223,100 ROUND to \$223,000.

\$223,000 x .75 = Grant amount \$167,250 Match \$55,750

At this point the board needs to decide if they think the project is worthwhile or not. If the board decides that the project is worthwhile, then I suggest that we take the approach of soliciting for donations AND researching our loan options BEFORE applying to the USDA. We might miss this particular “pot of money” but I am fairly confident that the district will qualify for 75% funding from other funding sources. The other option is to drop the project.

Cost Comparison with construction of a NEW FIREHOUSE

The following information is from our Feb. 1st meeting:

USDA recently funded a new firehouse in Newcastle for 4.5 million dollars. The size is 6,950 square feet. This works out to \$647 per square foot.

*Matt with BRCO found a project on the contractor’s exchange for 8.95 million dollars for a 9,000 square foot firehouse and metal building. This project works out to \$994 per square foot.

- Based on the footprint of the Alleghany Firehouse (including the footprint of the proposed walkway) 1,680 square feet at \$647 per square foot comes to approximately 1.1 million dollars.
- At \$994 per square foot it comes to approximately 1.7 million dollars.

End of 2/1/2022 meeting doc excerpt

After the Feb 1st meeting, I contacted Consumnes CSD because they were the owner of the project that Matt found on the contractor’s exchange. This is what they had to say about the project:

The low bid amount for our recent Fire Station No. 77 project came in at \$8,949,000. The fire station building is 9,010 sf.

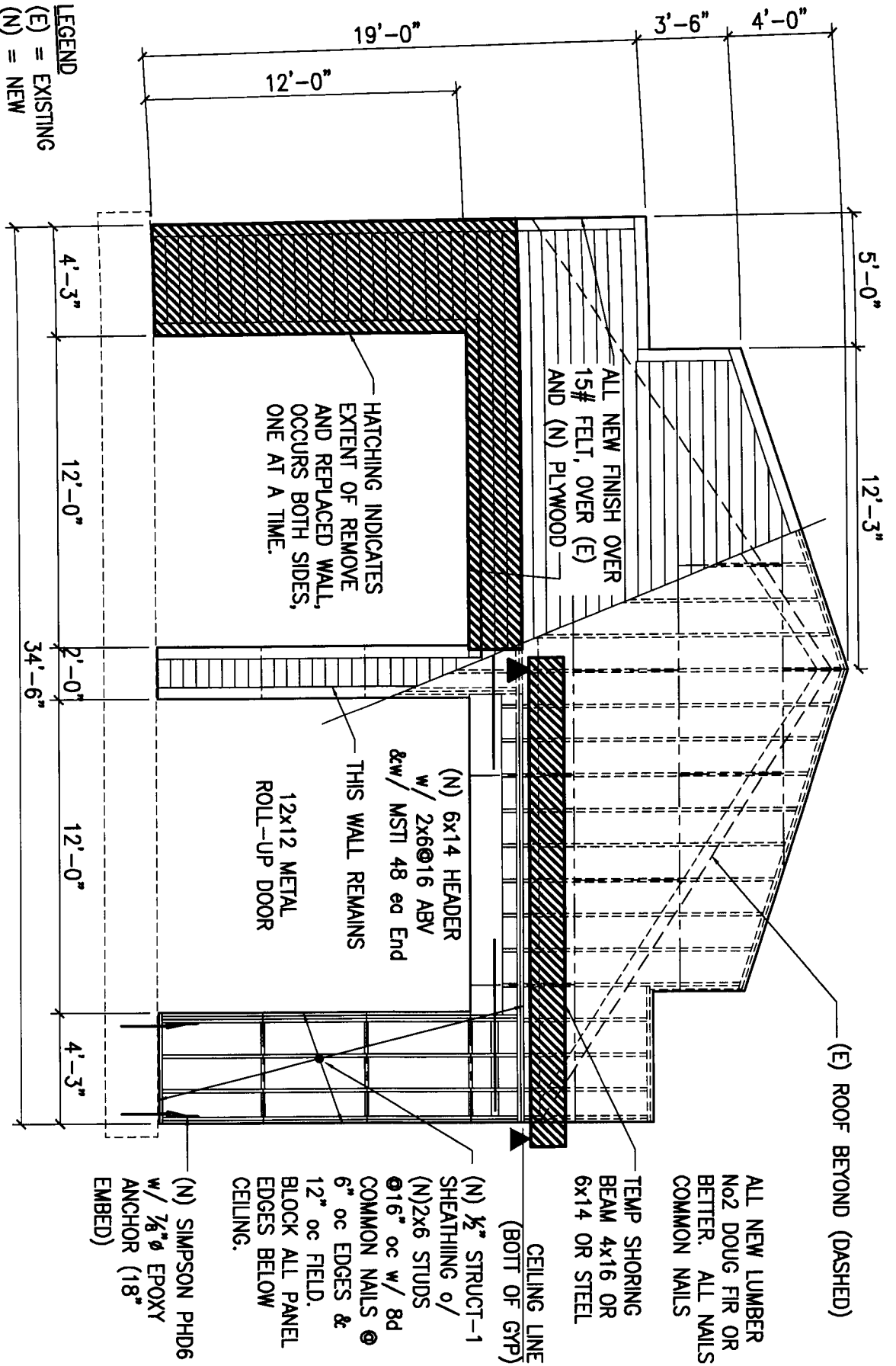
Keep in mind this overall cost includes all the site improvements associated with developing 1.7 acres for the station: utilities, street frontage improvements, site paving, landscaping, perimeter walls, communication tower, fuel station, and the 3,000 sf prefabricated metal storage building which I’d estimate that cost to be around \$375,000.

This provides more information. Their cost for a prefabricated metal storage building was \$375,000 for 3,000 square feet or \$125 per square foot. This is essentially a shed and the cost would be higher in Alleghany due to our snow load requirements and remote location. But based on the \$125 per square foot figure, a shed the same size as the firehouse in Alleghany would cost at least \$210,000.

I also recently spoke to a metal fabricator who is involved in many publicly funded projects. He said that based upon his experience, a new firehouse would cost at least 1 million. This confirmed the lower figure that I came up with for the February 1st meeting.

Work done on existing building

In addition to the work that has been done to develop the current project, in 2008 the entire front of the building was rebuilt and a new electrical panel was installed. Copy of plans attached.



Pliocene Ridge CSD
100 Pike City Road
Pike City, CA 95960

ALLEGHANY VOLUNTEER FIRE DEPARTMENT
Firehouse Repairs
Front Wall Framing and Finish Elevation

PROJECT: 07-001
DRAWN BY: MJ
SCALE: 3/16"
DATE: DRAFT

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Sierra County Health and Human Services

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P.O. Box 1019
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202 Front Street
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Vickie Clark- Director

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Kathryn Hill- Clinical Director

**Human Services
Satellite Office**
P.O. Box 38
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(530) 289-3711
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February 3, 2022

Re: Allegany Firehouse Improvement Project

To whom it may concern,

Please accept this letter from Sierra County Social Services and Public Health in support of the Pliocene Ridge CSD's funding request for the Allegany Firehouse Improvement Project.

This firehouse serves a multitude of services in an isolated corner of a frontier county to a population of people who have very limited access to health care and basic services. Many are disadvantaged without reliable transportation to travel over an hour for groceries and medical care. People depend on local support and the best way for our departments to do that is to bring the services and goods to them. We in turn are very dependent on this firehouse site for those efforts targeted to the Pliocene Ridge communities. The people on the Ridge are very proud and leary of government agencies. We depend on the trust that the firehouse crew has gained in order for the people most in need to accept our help.

During this pandemic Public Health has distributed PPE, testing and vaccination clinics through coordinated efforts with the dedicated firehouse volunteers. We were able to provide supportive quarantine to isolated individuals with food and medication deliveries facilitated with these volunteers.

We often times utilize the firehouse on the Commodity Food days in order to distribute many basic need necessities such as additional food, toiletries, household cleaning items, pet food, and clothing. Keep in mind that this is a two hour drive from our main office in Loyalton, California. When we can get a nurse up there, we are able to use the firehouse to provide basic screening and testing, infant well-checks, and blood pressures. We use these visits to provide educational information about resources and assistance programs along with a wide variety of materials from other community based organizations.

We are grateful for the space, but it is barely adequate. It is in desperate need repairs, additional space and upgrades to the current space. We would be hard pressed to function there in a full scale emergency event. I respectfully ask that you consider approving their request for funding to make the prioritized improvements as outlined in their plan. They will go a long way to serving a very deserving community.

Respectfully,


Vickie Clark