

CAPITAL IMPROVEMENT PROGRAM
City of Missoula CIP Project Request Form FY 2012-2016

Program Category:	Project Title:	10 Project #	11 Project #	12 Project #
Public Safety	Fire Station #6 Land Purchase	PS-02	PS-02	PS-02

Description and justification of project and funding sources:

This project will provide a two acre site for future Fire Station #6. This station would be located to serve the growth area west of Missoula.

In the past, revenues have been set aside to purchase property and construct fire stations. This strategy has not proven successful, as these funds were expended on other items. A more prudent strategy may be to consider purchasing property before development increases the cost.

The price estimate is based upon previous years comparable listings adjusted for inflation. This estimate is subject to change pending the results of an updated comparable listing assessment being conducted by Prudential Montana Real Estate.

Is this equipment prioritized on an equipment replacement schedule?

Yes

No

NA

X

Are there any site requirements:

2.0 acres of land for construction of Fire Station #6.

How is this project going to be funded:

Funded in Prior Years

Funding Source	Accounting Code	FY12	FY13	FY14	FY15	FY16	
FIRE IMPACT FEES			300,000				
		-	300,000	-	-	-	-

How is this project going to be spent:

Spent in Prior Years

Budgeted Funds	Accounting Code	FY12	FY13	FY14	FY15	FY16	
A. Land Cost			300,000				
B. Construction Cost							
C. Contingencies (10% of B)							
D. Design & Engineering (15% of B)							
E. Percent for Art (1% of B)							
F. Equipment Costs							
G. Other							
		-	300,000	-	-	-	-

Does this project have any additional impact on the operating budget:

Spent in Prior Years

Expense Object	Accounting Code	FY12	FY13	FY14	FY15	FY16	
Personnel							
Supplies							
Purchased Services							
Fixed Charges							
Capital Outlay							
Debt Service							
		-	-	-	-	-	-

Description of additional operating budget impact:

Responsible Person:

Responsible Department:

Date Submitted to Finance

Today's Date and Time

Preparer's Initials

Total Score

MIKE PAINTER

FIRE

2/24/2011

4/6/2011 13:52

CS

42

CAPITAL IMPROVEMENT PROGRAM					
Project Rating					
(See C.I.P. Instructions For Explanation of Criteria)					
Program Category:	Project Title:			12 Project #	
Public Safety	Fire Station #6 Land Purchase			PS-02	
Qualitative Analysis		Yes	No	Comments	
1. Is the project necessary to meet federal, state, or local legal requirements? This criterion includes projects mandated by Court Order to meet requirements of law or other requirements. Of special concern is that the project be accessible to the handicapped.			X	Not currently, but will be necessary in the future pending City growth.	
2. Is the project necessary to fulfill a contractual requirement? This criterion includes Federal or State grants which require local participation. Indicate the Grant name and number in the comment column.			X		
3. Is this project urgently required? Will delay result in curtailment of an essential service? This statement should be checked "Yes" only if an emergency is clearly indicated; otherwise, answer "No". If "Yes", be sure to give full justification.			X	Not currently, but will be necessary in the future pending City growth.	
4. Does the project provide for and/or improve public health and/or public safety? This criterion should be answered "No" unless public health and/or safety can be shown to be an urgent or critical factor.			X	Not currently, but will be necessary in the future pending City growth.	
Quantitative Analysis	Raw Score Range	Comments		Weight	Total Score
5. Does the project result in maximum benefit to the community from the investment dollar?	(0-3) 3	This project results in a great benefit to the community by providing a site for a fire station in the northwest portion of Missoula. Purchasing land now will save future dollars as land costs continue to increase.		5	15
6. Does the project require speedy implementation in order to assure its maximum effectiveness?	(0-3) 2	Land should be purchased at current prices; future development may preclude purchasing land at ideal locations for Station 6.		4	8
7. Does the project conserve energy, cultural or natural resources, or reduce pollution?	(0-3) 1	A future fire station to the west would reduce energy costs as well as provide protection for natural and cultural resources.		3	3
8. Does the project improve or expand upon essential City services where such services are recognized and accepted as being necessary and effective?	(0-2) 1	A future station will be necessary as Missoula continues to grow and expand to the west and service demand increases. This project provides a basic infrastructure requirement.		4	4
9. Does the project specifically relate to the City's strategic planning priorities or other plans?	(0-3) 3	This project is consistent with the guiding principles and strategies of the City's Strategic Plan. The Wye Mullan Plan notes that response times in this area do not meet our goals with current levels of service. The 2006 Comprehensive Fire Master Plan identifies the need for a future fire station in the Wye Mullan area.		4	12
Total Score					42

REAL ESTATE MARKET ANALYSIS WYE-MULLAN AREA

Active listings and sold parcels as of 2/13/09

	HIGH	LOW	AVERAGE	MEDIAN
LIST PRICE:	\$1,999,000	\$189,000	\$546,176	\$299,450
SOLD PRICE:	\$408,089	\$175,000	\$291,544	\$291,544

Source: Prudential Montana Real Estate

*Parcels varied in size and ranged in price from \$96,451 to \$174,240 per acre.

**8 parcels included in sample