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OAKLAND

2012 JUN 28 PM 12:43

AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: TERESA DELOACH REED
FIRE CHIEF

SUBJECT: USAR CA-TF4 Warehouse Lease

DATE: June 20, 2012

City Administrator
Approval

Date

6/26/12

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

Staff recommends that the City Council approve a resolution authorizing the City Administrator, or her designee, to enter into a three year lease agreement Western Door & Sash for the rental of its warehouse located at 4450 Tidewater Avenue, Oakland CA, at a rate of fourteen thousand dollars (\$14,000) per month for the period October 1, 2012 through September 30, 2015, with two 1-year options to extend, using funds supported by the Federal Emergency Management Agency (FEMA) Urban Search and Rescue (USAR) Cooperative Agreement for the purpose of providing an emergency response facility for the Oakland FEMA USAR Task Force and Oakland Fire Department emergency equipment and supplies.

REASON FOR URGENCY

The Oakland Fire Department is currently leasing warehouse space located at 35 Hegenberger Place, however the lease is due to expire on September 30, 2012; moving from the current location to the new 4450 Tidewater Avenue location will take approximately two months to complete. Staff will need to complete the transition prior to September 30th to avoid overlap and payment for leasing both sites.

EXECUTIVE SUMMARY

The City of Oakland is the Sponsoring Agency for a FEMA Urban Search and Rescue Task Force. Federal and California funds are provided to the elite Urban Search and Rescue Task Force to have a USAR Response System that provides for the coordination, development, and maintenance, of the effort to locate, extricate, and provide immediate medical treatment to victims trapped in collapsed structures, and to conduct other lifesaving operations. Federal funding of the USAR Cooperative Agreement has increased to provide the Task Force with improved capabilities in water operations and in rescues conducted in a contaminated area.

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The Oakland Task Force uses three facilities for maintenance and storage of the cache and response vehicles. The three facilities are insufficient in size to accommodate all the vehicles and the increased cache. In addition, the response time of the Task Force will be significantly improved if the USAR cache and apparatus can be stored in one facility.

OUTCOME

A larger facility will reduce the response time of the USAR Task Force, allow sufficient space for the entire cache and vehicles to be stored under cover, and provide space for added equipment and vehicles that will come with additional capabilities.

BACKGROUND/LEGISLATIVE HISTORY

The City Council approved a Memorandum of Agreement for Participation in the National Urban Search and Response System. This 2009 agreement is a three party agreement with FEMA, the State of California, and the Oakland Fire Department (Sponsoring Agency). Funding for the Task Force comes from an annual FEMA Cooperative Agreement as well as the State of California. These Cooperative Agreements are approved annually by City Council Resolution.

The lease at 35 Hegenberger Place was approved by City Council Resolution 77889 C.M.S., in June of 2003. This facility became inadequate as the size of the cache and the number of vehicles increased in subsequent years with increased federal funding. In 2010 a small building, with a fenced off outside area, was leased at the Oakland Airport North Field to provide some additional storage. In addition, an outside parking lot adjacent to Oakland Fire Station 20, located at 1401 98th Avenue, has been used for seven years to store USAR trailers.

ANALYSIS

For many years the Oakland USAR Task Force has been searching for a facility that can accommodate the USAR cache and vehicles in one facility. The property located at 4450 Tidewater Avenue fits the criteria of what is needed to accommodate the equipment, vehicles, and cache of the USAR Team. The configuration of the building is well suited for the loading of the USAR cache and vehicles, and there is sufficient area to include the equipment mandated by FEMA to be added to the current USAR cache list. The lease of this property will be fully funded through the FEMA USAR Cooperative Agreement.

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COORDINATION

The City of Oakland Real Estate Services Division has been consulted and conducted a site review.

COST SUMMARY/IMPLICATIONS

1. Lease Term: Thirty-six (36) months
Commencement Date: October 1, 2012
Early Occupancy: The Tenant shall have early occupancy upon City Council approval
Rental Schedule:

<u>Months</u>	<u>Rent/IG/PSF/ Per Month</u>
0-12	\$14,000.00
13-36	3% annual increase

Options to Renew: Two (2) One (1) year options to renew at fair market value
2. SOURCE OF FUNDING: FEMA US&R Cooperative Agreements
Federal Emergency Agency Fund (2124), Organization Fire: U.S.A.R (20815), Rental Land and Building Account (53211), USAR 2011-2013 Project (G364920), Special Operations Emergency Response Program (PS18)Fund 2124.
3. FISCAL IMPACT: Congress has approved FEMA USAR Cooperative Agreement funding through the FY2012 which has a Performance Period through January 2014. FY2013 FEMA Cooperative Agreement funding is proposed at approximately the same level, which has a Performance Period through January 2015. Federal funding of the US&R System has been consistent for two decades with recent increases in funding. There is no fiscal impact to the City of Oakland.

SUSTAINABLE OPPORTUNITIES

Economic: The economic impact to the City of Oakland will be positive from revenues generated from leasing a vacant warehouse.

Environmental: No environmental impact is expected as this will be a facility for the storage and maintenance of technical rescue equipment.

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Social Equity: There is a large social equity benefit to the City of Oakland. The City of Oakland is located in an active earthquake fault zone. The residents of Oakland will benefit from the unique training that is available to members of an elite FEMA USAR Task Force as these members respond to emergencies within the City of Oakland on a daily basis. In the event of a local disaster, the USAR Task Force equipment is available to local responders.

For questions regarding this report, please contact Battalion Chief John Weir at (510) 618-5872.

Respectfully submitted,



Teresa DeLoach Reed
Fire Chief
Oakland Fire Department

Reviewed by:
Cynthia Perkins
Chief of Staff
Oakland Fire Department

Reviewed by:
Gregory Hunter
Officer
Office of Neighborhood Investment

Prepared by:
John Weir
Battalion Chief
Oakland Fire Department

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OAKLAND CITY COUNCIL

City Attorney

RESOLUTION No. _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR HER DESIGNEE, TO ENTER INTO A THREE YEAR LEASE AGREEMENT WESTERN DOOR & SASH FOR THE RENTAL OF ITS WAREHOUSE LOCATED AT 4450 TIDEWATER AVENUE, OAKLAND CA, AT A RATE OF FOURTEEN THOUSAND DOLLARS (\$14,000) PER MONTH FOR THE PERIOD OCTOBER 1, 2012 THROUGH SEPTEMBER 30, 2015, WITH TWO 1-YEAR OPTIONS TO EXTEND, USING FUNDS SUPPORTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) URBAN SEARCH AND RESCUE (USAR) COOPERATIVE AGREEMENT FOR THE PURPOSE OF PROVIDING AN EMERGENCY RESPONSE FACILITY FOR THE OAKLAND FEMA USAR TASK FORCE AND OAKLAND FIRE DEPARTMENT EMERGENCY EQUIPMENT AND SUPPLIES

WHEREAS, CalEMA and the US Department of Homeland Security have implemented a State and National Urban Search and Rescue Response System; and

WHEREAS, the Oakland Fire Department is the Sponsoring Agency for California Task Force 4 (CA-TF4), one of 28 National USAR Task Forces; and

WHEREAS, the City of Oakland receives annual funding through a FEMA Preparedness Cooperative Agreement to conduct maintenance and store a Cache of Equipment and Vehicles for the purpose of maintaining a 24-hour per day response capability to a disaster, therefore be it

RESOLVED, That the City Administrator is hereby authorized to enter into a three year lease agreement with Western Door & Sash for the warehouse located at 4450 Tidewater Avenue, Oakland, CA, for the period October 1, 2012 through September 30, 2015, at a monthly rate of 14,000 per month, with two 1-year options to extend; and be it

FURTHER RESOLVED: That the lease of this property will be fully funded through the FEMA USAR Cooperative Agreement, Federal Emergency Agency Fund (2124), Organization Fire: U.S.A.R (20815), Rental Land and Building Account (53211), USAR 2011-2013 Project (G364920), Special Operations Emergency Response Program (PS18)Fund 2124 ; and be it

FURTHER RESOLVED, That the City Administrator or her designee is hereby authorized to complete all required negotiations, certifications, assurances, and documentation required to accept, modify, extend and/or amend this lease agreement; and be it

FURTHER RESOLVED, That the City Attorney shall review and approve said agreement as to form and legality and copies of said agreement shall be filed with the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20_____

PASSED BY THE FOLLOWING VOTE:

BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, BRUNNER and PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the
Council of the City of Oakland, California