



Tracy Rural County Fire Protection District

Agenda Item 4.3

STAFF REPORT

Meeting: Regular Meeting
Date: August 11, 2026
To: Board of Directors
Prepared by: Raychel Jackson, General Manager
Approved by: Craig Miller, Chairperson

Re: Receive Station 94 Facility Assessment and Direction Regarding Long Term Facility Improvements

RECOMMENDATION

☒ **Action Item** ☐ Non-Action Item

Receive the report regarding the condition of Fire Station 94 and provide direction to staff regarding preparation of a Request for Proposals (RFP) for professional architectural and engineering services to evaluate the facility, identify deficiencies, develop conceptual improvement alternatives, and prepare preliminary cost estimates for future Board consideration.

BACKGROUND

At the July 7, 2026, Special Board Meeting, the Board directed staff to obtain cost estimates for several priority facility improvements at Station 94, including flooring, plumbing, and restroom renovations.

As projects were evaluated, it became apparent that many of the remaining building systems are interconnected. Obtaining individual quotations for isolated repairs would not provide the Board with sufficient information to determine the most effective long-term approach to maintaining the facility.

Station 94 was originally constructed as a residence and later converted into a fire station. Over the years, the District has continued to invest in the facility through routine maintenance and capital improvements, including replacement windows and a kitchen renovation. The remaining improvements involve multiple building systems that should be evaluated comprehensively before additional significant capital investments are made.



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DISCUSSION

Station 94 continues to serve as an active emergency response facility and is expected to remain in service for the foreseeable future. Regardless of any future facility planning, the station must remain safe, functional, and operational.

The purpose of this agenda item is not to determine whether Station 94 should be renovated. Rather, staff is requesting direction on whether to obtain the professional information necessary to evaluate the facility as a whole before additional major repairs are undertaken.

During staff's evaluation, it became apparent that many of the remaining deficiencies are interconnected. Completing individual projects independently may result in duplicated work, increased costs, or disruption if future repairs require previously completed work to be removed or modified.

Examples of facility needs identified during the assessment include:

- Kitchen, hallway, and bedroom flooring
- Plumbing infrastructure
- Restroom renovations
- Interior finishes
- Apparatus bay improvements
- Ceiling repairs
- Structural and seismic evaluation
- Exterior site improvements and landscaping

If directed by the Board, staff will prepare an RFP seeking qualified architectural and engineering firms to:

- Evaluate the overall condition of the facility.
- Identify deficiencies and code-related issues.
- Develop conceptual improvement alternatives.
- Prepare preliminary cost estimates.
- Identify opportunities for phased implementation, if appropriate.

Issuing an RFP does not obligate the District to renovate Station 94. Any future recommendations regarding project scope, funding, design, or construction would be presented to the Board as separate agenda items for consideration and approval.

While routine maintenance will continue, delaying a comprehensive facility assessment may result in increased maintenance costs, continued deterioration of building systems, and reduced ability to strategically plan future capital improvements.



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FISCAL IMPACT

There is no fiscal impact associated with this agenda item.

ATTACHMENTS

None.