

Those persons wishing to speak on any item, whether or not it is included on the agenda, are requested to fill out and submit to the Clerk of the Board a "Request to Speak" form. Thank you.

It is the intention of the Chino Valley Independent Fire District to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the Chino Valley Independent Fire District will attempt to accommodate you in every reasonable manner. Please contact the Administration Office (909) 902-5260 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the District's Administrative Headquarters, 14011 City Center Drive, Chino Hills, CA 91709.

CHINO VALLEY INDEPENDENT FIRE DISTRICT
Board of Directors Special Board Meeting / Workshop

Administrative Headquarters
14011 City Center Drive
Chino Hills, CA 91709

Wednesday, November 9, 2022

4:30 p.m. - Open Session

AGENDA

ROLL CALL

OPEN SESSION

INVOCATION

Chaplain Marco Miranda

FLAG SALUTE

PUBLIC COMMUNICATIONS

This is the time and place for the general Public to address the Board of Directors about subjects that do not appear elsewhere on the agenda. The Public may address items on the agenda at the time addressed by the Board.

Due to Board policy and Brown Act requirements, action may not be taken on any issue not on the agenda. When you address the Board, please state your name and address (optional) prior to making your remarks. Please limit your comments to 5 minutes.

OLD BUSINESS - None

NEW BUSINESS

1. STATION 68 UPDATE AND FINANCIAL FORECAST

Purpose is to give the Board an update on the Station 68 project and an overview of the District's financial projections.

Report By: Finance Director Mark Shaker

RECOMMENDATION: It is recommended that the Board of Directors receive and file and provide direction to staff.

2. ESSENTIAL RESOURCE FACILITY

Purpose is to present the anticipated architecture, engineering, and construction costs associated with Fire Station 68 site amendment to include an Essential Resource Facility (ERF). The Board of Directors will be briefed on the project overview and provided an opportunity for discussion on project costs, size, and scope.

Report By: Acting Deputy Chief Dean Smith

RECOMMENDATION: It is recommended that the Board of Directors:

- 1) Review and discuss the needs of the District related to the proposed addition of an Essential Resource Facility to the Station 68 building site located on Soquel Canyon Parkway;
- 2) Amend the scope of work and contract with PBK to include design, architecture, and engineering for an approximate 6,332 square foot Essential Resource Facility at the quoted cost of \$72,000;
- 3) Find that the contract amendment is not a project subject to the California Environmental Quality Act (“CEQA”) because it has no potential to result in either a direct, or reasonably foreseeable indirect, physical change in the environment. (State CEQA Guidelines, §§ 15060, subd. (b) (2)-(3), 15378.); and
- 4) Authorizes the Fire Chief the authority to sign contract amendments with PBK for the purposes of adding an Essential Resource Facility to the Soquel Canyon Parkway, Fire Station 68 building site.

PC _____ M _____ S _____ RC _____

BOARD COMMENTS

ADJOURNMENT

The meeting will be adjourned to a Regular Meeting of the Board of Directors of the Chino Valley Independent Fire District to be held on Wednesday, November 9, 2022 at 6:00 p.m., at the District Headquarters Office located at 14011 City Center Drive, Chino Hills, CA, 91709.

I, Sandra Escudero, Acting Clerk of the Board, on behalf of the Board of Directors, do hereby certify that a copy of this agenda has been posted by 6:00 p.m., on Friday, November 4, 2022.

A handwritten signature in cursive script that reads "Sandra M. Escudero".

Sandra Escudero, Acting Clerk of the Board

CHINO VALLEY INDEPENDENT FIRE DISTRICT

NO STAFF REPORT

STATION 68 UPDATE AND FINANCIAL FORECAST

Purpose is to give the Board an update on the Station 68 project and an overview of the District's financial projections.

RECOMMENDATION:

It is recommended that the Board of Directors receive and file and provide direction to staff.

**CHINO VALLEY INDEPENDENT FIRE DISTRICT
STAFF REPORT**

DATE: NOVEMBER 9, 2022

**TO: MIKE KREEGER, BOARD PRESIDENT
ALL MEMBERS OF THE BOARD**

FROM: DAVE WILLIAMS, FIRE CHIEF

SUBJECT: ESSENTIAL RESOURCE FACILITY

PURPOSE:

Purpose is to present the anticipated architecture, engineering, and construction costs associated with Fire Station 68 site amendment to include an Essential Resource Facility (ERF). The Board of Directors will be briefed on the project overview and provided an opportunity for discussion on project costs, size, and scope.

DISCUSSION:

On August 17th, 2022, the Board of Directors was presented an overview of the Fire Station 68 construction project accompanied with pre-construction and construction timelines. Staff received direction from the Board of Directors regarding fire station size and square footage. Staff has begun work with PBK Architecture and Engineering on the construction documents and the plans development phase for the fire station.

During the May 4th and August 17th board meetings, the Board of Directors had a robust discussion with staff regarding storage needs identified within the District. Discussions revolved around the need to have the capacity for storage of reserve apparatus and space to store an emergency supplies cache, personal protective equipment, and general supplies for daily operational needs and disaster preparedness. The discussion yielded direction to staff to provide recommendations on size and projected construction cost of an Essential Resource Facility storage solution that would meet the District's current and projected future needs.

Staff has worked with an internal design team of individuals representing various District disciplines and PBK to propose an approximate 6,332 square-foot Essential Resource Facility for consideration featuring five total bays with forward-facing overhead doors. A majority of the space, estimated at 5,000 square feet, will be set aside for storing Fire District reserve apparatus, and one bay will be partitioned off with the purpose of warehousing essential supplies for the operational needs of the

District. An example of what this facility would be capable of housing is a reserve truck company, four reserve engines, the District's Urban Search and Rescue Vehicle, a reserve paramedic squad, and a reserve ambulance. The facility would also contain restroom(s) with shower facilities and a lobby entry area.

In 2020, during the Blue Ridge Fire, it became readily apparent that the District needed a more robust storage solution for a supply cache to meet the needs of the First Responders along with the initial attack strike teams, which were ordered under the California Master Mutual Aid System. One bay of the Essential Resource Facility, approximately 1,400 square feet, will be separated by a partition wall to provide a space for rack storage of a supply cache of equipment. Examples of supplies that will be stored at the Essential Resource Facility include: palletized drinking water, meals ready to eat (MREs), wildland hose, structural firefighting hose, personal protective equipment, class A and B firefighting foam, sleeping cots, chairs, as well as disaster supplies for the District.

It is recommended by staff that the Essential Resource Facility be designed to be a preconstructed steel substructure clad with metal siding to keep costs to a minimum. PBK architecture will provide exterior accoutrements that would complement the fire station design and fit within the general aesthetic of the overall project. An analysis of current construction cost trends provided by PBK indicates that construction costs for this type of building are anticipated to be \$325.00 per square foot based upon recently completed requests for proposal (RFP) processes in the region. This projected cost per square foot would include the prefabricated steel building, including but not limited to interior rack storage, site grading, utility infrastructure, concrete flatwork, landscaping, irrigation and, exterior lighting.

The Essential Resource Facility design, architecture, and engineering plans were not included in the initial scope of work with PBK as the discussion for this addition to the site came at a later date following discussions with the Board of Directors and staff. If the Board of Directors desires to progress with this development for the site, the Board would need to amend the scope of work under contract with PBK to include the construction documents for the Essential Resource Facility. The amended scope of work is quoted by PBK in the amount of \$72,000.

If the Board wishes to act on this matter, it is recommended that the Essential Resource Facility be drafted in such a way as to be an alternate bid in the RFP process. The alternate bid process allows the Board to evaluate the competitive bid responses for the project as a whole and separately. As such, when selecting from the RFP respondents to award a bid for construction services, the Board of Directors reserves the right to award all or part of the project based upon total costs quoted by the construction firms. This allows the Board of Directors options to not award a bid for the Essential Resource Facility construction if the price per square foot construction costs are higher than projected for the building of the main Fire Station for the site.

The intention of staff is to provide the Board of Directors with a visual presentation of the Essential Resource Facility with an opportunity for discussion. Staff will provide images of the projected floor plan of the additional structure for the Board's consideration. In addition, staff will present the cost projections charts for the Essential Resource Facility and the whole project. The cost projection charts listed below in the attachments.

RECOMMENDATION:

It is recommended that the Board of Directors:

- 1) Review and discuss the needs of the District related to the proposed addition of an Essential Resource Facility to the Station 68 building site located on Soquel Canyon Parkway;
- 2) Amend the scope of work and contract with PBK to include design, architecture, and engineering for an approximate 6,332 square foot Essential Resource Facility at the quoted cost of \$72,000;
- 3) Find that the contract amendment is not a project subject to the California Environmental Quality Act (“CEQA”) because it has no potential to result in either a direct, or reasonably foreseeable indirect, physical change in the environment. (State CEQA Guidelines, §§ 15060, subd. (b)(2)-(3), 15378.); and
- 4) Authorizes the Fire Chief the authority to sign contract amendments with PBK for the purposes of adding an Essential Resource Facility to the Soquel Canyon Parkway, Fire Station 68 building site.

ATTACHMENTS:

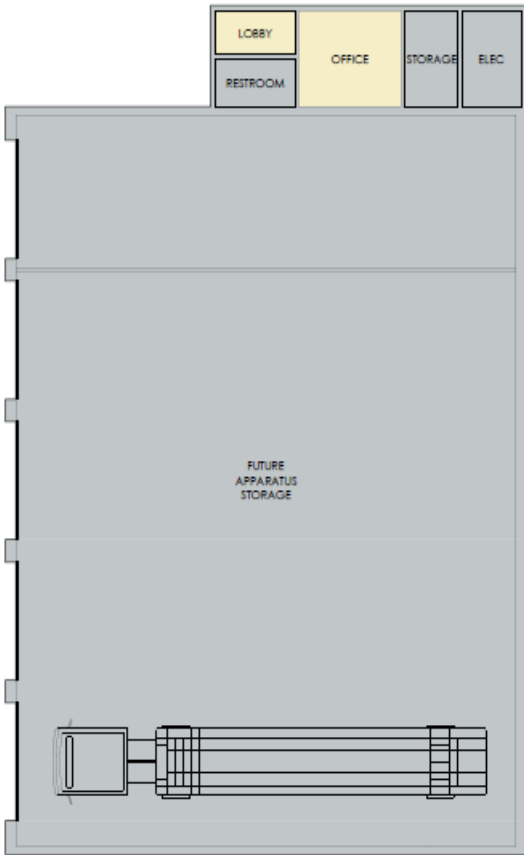
ATTACHMENT A
ATTACHMENT B
ATTACHMENT C

ATTACHMENTS:

- ATTACHMENT “A” Essential Resource Facility
- ATTACHMENT “B” Property Plot Plan with Essential Resource Facility
- ATTACHMENT “C” Summary of Building Site Cost Projections

Attachment A

Essential Resource Facility Proposed Floor Plan



Essential Resource Facility (Five Bay)	Square Feet	Cost per Square Foot	Total
Storage Building	6,332	\$325.00	\$2,057,900.00
PBK Scope of Work engineering architecture Costs			\$72,000.00
		TOTAL	\$2,129,900.00

Attachment B

Proposed Building Site Plot Plan with Essential Resource Facility



Attachment C

Summary of Building Site Cost Projections

	Square Feet	Cost per Square Foot	Total
Three Bay Station	11,816	\$750.00	\$8,862,000.00
Essential Resource Facility	6,332	\$325.00	\$2,057,900.00
Supplemental Costs (Furnishings, Information Technology, Station Alerting, Security Cameras)			\$500,000.00
PBK Engineering			\$782,000.00
Additional storage engineering architecture			\$72,000.00
CEQA Environmental services Contract Chambers Group			\$89,514.25
Geotechnical studies (Leighton Consulting)			\$31,320.00
Planning Fees			\$68,585.00
		TOTAL	\$12,463,319.25