

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

419



FROM: Economic Development Agency

SUBMITTAL DATE:
September 17, 2004

SUBJECT: Ripley Fire Station Project

RECOMMENDED MOTION: that the Board of Supervisors

1. Approve in concept the design and construction of a replacement fire station in the unincorporated community of Ripley;
2. Authorize EDA to enter into final negotiations with the Desert Alliance for Community Empowerment (DACE) for the transfer of certain real property in Ripley for the new fire station;
3. Authorize EDA to negotiate with DACE for the purchase of the existing Geotechnical Engineering Report, the Phase I Site Environmental Site Assessment, and boundary and lot surveys;
4. Authorize EDA to negotiate a contract with STK Architecture, Inc., for architecture and construction administration services; and
5. Identify and approve the Ripley Fire Station as a priority public facility on the 2004/05 Capital Improvement Program (CIP) with a total project development cost of \$1,735,000.

(Continued on page 2)

BJH:RZ:BJG:RF:JT

Craig E. Anthony

Craig E. Anthony, County Fire Chief

Bradley J. Hudson

Bradley J. Hudson, Assistant CEO/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,735,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04-05

SOURCE OF FUNDS: \$1,735,000 CORAL Funds – debt service through Fire Facilities Mitigation Funds #30300	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

SEP 27 2004

County Executive Office Signature

Bronda King

BY *Lee A. Inocencio*

Policy Policy

Consent Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 4

Agenda Number:

BACKGROUND:

The existing Ripley Fire Station (#44) serving the unincorporated community of Ripley is in need of a replacement. The station was constructed in 1953. The structure is antiquated, and it is unsuitable for the planned 3.0 staffing upgrade. The existing plumbing and electrical systems are in constant need of repair. The foundation and flooring have deteriorated beyond feasible repair due to the high alkali content of the soil. It is expected the facility will be uninhabitable in two to three years. Consequently, rehabilitation of Station #44 is not feasible.

The Desert Communities Empowerment Zone has offered to provide the County with a suitable site to construct a replacement fire station. The .55 acre parcel (APN# 872-218-017) is adjacent to the existing station and located between Main Street and Broadway, just east of State Hwy 78. EDA is requesting authorization to negotiate final transfer of the property.

EDA is requesting authorization to negotiate a contract with STK Architecture, Inc., for the design of the new station. STK owns three of the County's current standard fire facility plans (rural, urban, and heavy-urban). STK has proposed modifying their rural station plan for the Ripley project. It is anticipated that the use of STK's standard plans will keep the project's overall design and engineering costs lower.

FINANCIAL INFORMATION:

There will be no General Fund obligation for this project as the debt service will be paid from Fire Mitigation Funds. The project budget is estimated as follows:

Predevelopment Costs (Studies)	\$ 8,500.00
Acquisition Costs	\$ 2,543.00
Design, Engineering, Fees	\$ 153,311.00
Construction and Contingency	<u>\$ 1,570,646.00</u>
Total Project Budget	\$ 1,735,000.00

EDA has completed all required environmental reviews in accordance with the California Environmental Quality Act (CEQA).

ATTACHMENTS:

1. Parcel map
2. Preliminary Station Site Plans

