

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



**ITEM: 3.11  
(ID # 14700)**

**MEETING DATE:**  
Tuesday, April 27, 2021

**FROM:** FACILITIES MANAGEMENT AND RIVERSIDE COUNTY FIRE DEPARTMENT:

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY FIRE DEPARTMENT: Riverside County Fire Department North Shore Station 41 and Lake Tamarisk Station 49 Replacement Project - Approval of In-Principle and Preliminary Project Budget, District 4. [\$10,000,000 - Fire Department Budget-General Fund-44%, DIF Eastern Riverside Co Fire Facility 30504 Fund-44%, and Solar 30300 Fund-12%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Riverside County Fire Department North Shore Station 41 and Lake Tamarisk Station 49 Replacement (Fire North Shore Station 41 and Lake Tamarisk Station 49 Replacement) Project for inclusion in the Capital Improvement Program (CIP);
2. Approve in-principle the Fire North Shore Station 41 and Lake Tamarisk Station 49 Replacement Project located in North Shore and Desert Center in California; to build new modular fire stations to meet the current needs of the Riverside County Fire Department and the communities of North Shore and Desert Center;

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**ACTION: Policy, CIP**

  
Rose Salgado, Director of Facilities Management 3/29/2021


  
Bill Weiser, Fire Department Chief 3/30/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Spiegel, Washington, Perez, and Hewitt  
**Nays:** None  
**Absent:** None  
**Date:** April 27, 2021  
**xc:** FM, FIRE, Purchasing

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Approve a preliminary project budget in the not to exceed amount of \$10,000,000 for the Project;
4. Authorize use of the Fire Department Budget-General Fund, DIF Eastern Riverside Co Fire Facility 30504 Fund and Solar 30300 Fund, including reimbursement to Facilities Management Department (FM) for incurred project related expenses;
5. Delegate project management authority for the Project to the Director of Facilities Management in accordance with applicable Board policies, including the authority to utilize consultants on the approved pre-qualified list for services in connection with the Project, and are within the approved project budget; and
6. Authorize the Purchasing Agent to execute pre-qualified consultant service agreements not to exceed \$100,000 per pre-qualified consultant, per fiscal year, in accordance with applicable Board policies for this Project, and the sum of all project contracts shall not exceed \$10,000,000.

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 100,000	\$ 7,000,000	\$ 10,000,000	\$ 0
<b>NET COUNTY COST</b>	\$ 44,000	\$ 3,080,000	\$ 4,400,000	\$ 0
<b>SOURCE OF FUNDS:</b> Fire Department Budget-General Fund - 44%, DIF Eastern Riverside Co Fire Facility 30504 Fund - 44%, and Solar 30300 Fund - 12%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2020/21–2022/23	

**C.E.O. RECOMMENDATION:** Approve.

**BACKGROUND:**

**Summary**

The County Fire Stations 41 and 49 are existing fire stations in the communities of North Shore and Desert Center respectively. Each of the stations regularly require extensive annual repairs because of the buildings current state and age and because both facilities are too small for their current capacities; therefore, replacing them is considered the best option.

It has been determined that the capability of building these facilities in a modular fashion would not only be more cost effective and faster but would also give the County the ability to expand the facilities in the future by adding modular units. After the modular units are in place, the exterior is finished in a fashion similar to standard construction to achieve a standard construction look. The modular units are customizable and are permanent structures.

Facilities Management has identified County owned land adjacent to each existing station that meets the needs of Riverside County Fire Department.

It is the intent of Facilities Management (FM) to advertise a Request for Qualifications (RFQ) to design-build the Fire North Shore Station 41 and Lake Tamarisk Station 49 Replacement Project. Both facilities will be designed and constructed at the same time in an effort to accelerate their completion. FM staff will return to the Board under separate cover for approval of a design and pre-construction services agreement for the Project. Upon completion of the design phase, a supplemental guaranteed maximum price design-build agreement will be brought before the Board for consideration. The scope of the supplemental agreement will include, but is not limited to: grading, mechanical, electrical, plumbing, masonry, asphalt, concrete, landscaping, and procurement/installation of modular units.

Facilities Management recommends the Board of Supervisors (Board) approve the Fire North Shore Station 41 and Lake Tamarisk Station 49 Replacement Project and, the preliminary project budget in the not to exceed amount of \$10,000,000 to complete the Project.

(Continued)



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**BACKGROUND:**

**Summary (Continued)**

The Board approval to establish a budget and initiate design does not constitute a project under the California Environmental Quality Act (CEQA). Specific details regarding the project descriptions, building sizes, and site plans will be further defined during the design process. The Project will undergo additional environmental review once a conceptual design is completed that will allow a meaningful evaluation of potential impacts. The compliance document under CEQA will be presented to the Board for approval in combination with the design submittal.

**Impact on Residents and Businesses**

The Project will provide the Fire Department with facilities that meet their current needs and will allow them to better serve the communities of North Shore and Desert Center.

**Additional Fiscal Information**

The approximate allocation of the preliminary project budget is as follows:

<b>PROJECT BUDGET LINE ITEMS</b>	<b>CATEGORY</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	957,628
Construction Management	2	0
Construction	3	7,469,850
Offsite Construction	4	0
Project Management	5	120,000
Fixtures, Furnishings, Equipment	6	184,000
Other Soft Costs/Specialty Consultants	7	359,431
Project Contingency	8	909,091
<b>Preliminary Project Budget</b>		<b>\$ 10,000,000</b>

All costs associated with this Board action will be 44% funded with the Fire Department Budget-General Fund, 44% funded with DIF Eastern Riverside Co Fire Facility 30504 Fund and 12% with Solar 30300 Fund. Expenditures for FY 2020/21 are estimated at \$100,000; expenditures for FY 2021/22 are estimated at \$7,000,000; and expenditures for FY 2022/23 are estimated at \$2,900,000.

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Suzanna Hinkley, Assistant Director of Purchasing and Fleet Service 3/25/2021

  
Steven Atkeson 4/5/2021

  
Gregory L. Priamos, Director County Counsel 3/31/2021