



CONFIRE

STAFF REPORT

DATE: 10/14/2021

FROM: Art Andres, Communications Director

TO: Administrative Committee

SUBJECT: PROPOSED VALLEY COMMUNICATIONS CENTER

The Valley Communications Center (VCC) was discussed at the November 2020 Administrative Committee planning meeting where Chief Park and Chief Munsey were designated as a sub-committee to work with the CONFIRE Director. On June 22, 2021, the San Bernardino County Board of Supervisors awarded a contract to Griffin Structures Inc. for preconstruction and construction management for the VCC project. The site location selection process has been completed and costs associated with construction have been allocated by the Board. Preconstruction meetings have begun to determine space needs as well as common space required for all stakeholders. Construction is expected to be completed in 2025.

CONFIRE currently has 4 lease agreements with the County for the locations occupied in Rialto and Hesperia totaling **\$193,527** annually for 6,940 sq ft of space as well as 2 separate rack space agreements (Exhibit A). Real Estate Services Department has provided CONFIRE with a proposed calculation of \$37,246/monthly for 16,408 sq ft of space, including common space for the VCC (Exhibit B). The \$446,952 annual total is excluding rack space which would be approximately \$35,509. The proposal includes maintaining the Desert Dispatch Center in the High Desert Government Center which would bring the total cost to maintain the current CONFIRE operations to **\$582,775** (Exhibit C). The proposal for VCC includes CONFIRE dispatch, MIS, Administration, and access to common space (Exhibit D).

The sub-committee considered the significant increase in proposed annual operating expenses and determined four possible options moving forward:

- Remain actively engaged with the VCC project with the anticipation of moving Valley Dispatch Center operations (Rialto) to VCC in 2025 and assume the increase in cost associated with the new lease agreement.
- Purchase property or an existing building and develop a new CONFIRE communications center to operate independent of the VCC.
- Purchase current location in Rialto and expand Valley Dispatch Center once County staff transition to VCC. Once the VCC is completed, the County plans to sell the current property.
- Pursue lease agreement with a member agency to co-locate Valley Dispatch Center.

There are two possible options to reduce the cost of the lease agreement for the VCC.

- Proposed lease agreement for the VCC includes CONFIRE admin and MIS (5,112 sq ft). MIS and admin could be located off site but unless space was donated, there would still be a cost associated with occupying the space.
 - 5,112 less lease space at VCC would save \$139,248 annually.
- Close the Desert Dispatch Center in Hesperia and combine centers at the VCC.
 - Hesperia office and rack space lease savings would be \$99,734.

The combine savings would be \$238,982 and the new VCC lease would total \$243,479 annually assuming MIS and Admin space could be found at no cost.

CONFIRE is a legal JPA and can own assets in addition to assuming debt. Currently, fund 5010 has \$2,000,000 designated for capital improvement projects specific for a new dispatch center. Initial cost analysis compares current costs with VCC and considers alternative of a new building assuming \$5,000,000 of debt for 30-year loan at 3.66% interest:

CURRENT AGREEMENTS

\$16,792/month \$201,503/year

VALLEY COMMUNICATIONS CENTER (proposed)- Assumes Desert Dispatch Center remains operational

\$48,565/month \$582,775/year

NEW LOCATION/BUILDING *

- Loan payment \$22,904/month
- Property Tax \$4,050/month
- Direct Costs \$8,320/month (custodial, maintenance, utilities, etc.)

\$35,274/month \$423,288/year

** Assumptions: property paid for through CIP, 8,000 sq ft of space, and \$700/sq ft for tenant improvements.*