



CONFIRE

STAFF REPORT

DATE: September 24, 2024

**FROM: Nathan Cooke
Interim Director**

TO: Board of Directors

SUBJECT: Valley Communications Center Lease Agreement

Recommendation

Authorize the Interim Director to approve and execute the lease agreement between the County of San Bernardino and CONFIRE, for the Valley Communications Center (VCC).

Background Information

The BOD previously authorized the Interim Director to initiate negotiations for the VCC with the County of San Bernardino. The BOD also previously gave direction to CONFIRE staff to study the options and feasibility for a new Communications Center.

In March of 2022, CTA Consultants released their “CONFIRE Alternatives Analysis Report”, which recommended that CONFIRE enter into a lease agreement with the County of San Bernardino for use of their new VCC located in the city of San Bernardino. As a result of the recommendations from CTA and the BOD, the Interim Director has successfully negotiated a fair and equitable 20-year lease agreement for use of the new state of the art facility which includes the following enhancements:

- The VCC will comprise of CONFIRE, San Bernardino County Sherriff’s Valley Dispatch Center, San Bernardino County Office of Emergency Services, the County Emergency Operations Center (EOC) and ICEMA, creating a centralized hub during major incidents.
- It is a state-of-the-art Communications facility that is equipped with the latest in technology and ergonomics upgrades and as is built on 33 isolators supporting the building, making it resistant to earthquakes.
- It will be fully self-sufficient in the event of a disaster. It will include a back-up water system, redundant generation systems, and technological redundancies to facilitate continual operations for up to three days if it were to be cut off from outside services.

The highlights of the lease agreement include the following terms:

- 20-year lease term, with a (1) 5-year option to extend
- **\$3,000,000** down payment
- Exclusive use of **18,652** square feet (office space and dispatch floor space)
- **\$0.91** per sq foot which includes all utilities, janitorial services, landscape services, and security services (\$16,974 per month)
- **2%** fixed annual escalator for all office and dispatch floor space square footage
- Exclusive use of 9 racks (used for radios, hardware, cabling, computers, and servers etc.) at **\$793** each per month (totaling \$7,133 per month)
- **3%** fixed annual escalator for all rack space

As a result of the VCC lease agreement, CONFIRE will be able to centrally locate our Valley Communications staff and our MIS staff in the same facility, thereby creating a more efficient and effective workforce. CONFIRE will increase our current square footage in Rialto from 5,270 square feet to 18,652 square feet, thereby providing ample space for future growth.

The projected move in date of the VCC will be the fourth quarter of 2025. Once we move into the new VCC, CONFIRE will vacate the Rialto dispatch facility that currently houses our dispatch floor, admin offices, and training room. At that same time, we will also relocate our MIS staff to the VCC and vacate Rialto Fire Station-204. Our Desert Dispatch Center (at the High Desert Government Center) will continue to serve as a primary “Secondary Public Safety Answering Point” (PSAP), along with the new VCC.

Fiscal Impact

The \$3,000,000 down payment will be paid out of General Reserve Fund 5010. The BOD previously earmarked these funds for this purpose.

The monthly lease payments for the office space and rack space will be paid out of Operations Fund 5008.

It is estimated that the costs for the first year will be \$289,266. The current annual costs for the Rialto dispatch facility and Fire Station-204 are \$114,971. The annual increase will be \$174,295. This increase will be offset by the new revenue that will be coming in from the EMS Fund 5020.