

EL DORADO HILLS FIRE DEPARTMENT



TRAINING CENTER

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El Dorado Hills Fire Department Training Facility

Summary:

At a Special Board Meeting held on June 5, 2017, the Board of Directors (BOD) unanimously approved the training facility site plan. This action gave the architect approval to move forward with the final drawings and construction estimation phase.

Architect Dennis Dong of Calpo, Hom and Dong has provided estimated construction costs related to the El Dorado Hills Fire Department Training Facility. EDHFD Staff then added the costs of the individual props that were not accounted for in the architectural estimate. These additional costs include items like the four-story training tower, two story residential prop, flashover prop, etc. which will be constructed/placed on site by the prop vendor in coordination with the selected construction contractor. This full cost estimation is detailed in the Financial Plan (Section 4) of this document.

In parallel to the Training Facility project, EDHFD is in the final stages of a full and comprehensive Facilities Master Plan and Development Fee Nexus Study. Board approval of this nexus study as drafted by SCI will change the philosophy and formulation of the development fees related to this project, as well as the remaining projects in the master plan. This new philosophy is the accepted practice that is being used by all Fire Departments in El Dorado County with coordination from the El Dorado County Board of Supervisors.

The draft study currently justifies that 100% of the cost related to the addition of these services can be attributed to new development, and the full costs associated with these additional facilities should therefore be born solely by development fees. This Draft will be coming to the Board in October for approval.

Fiscal Impact:

\$14,551,000 – 100% from Development Fees (if Nexus Study Approved)

Note: If Facilities Master Plan, and Nexus Study is accepted by the BOD as drafted there is no cost to the General Reserve Budget.

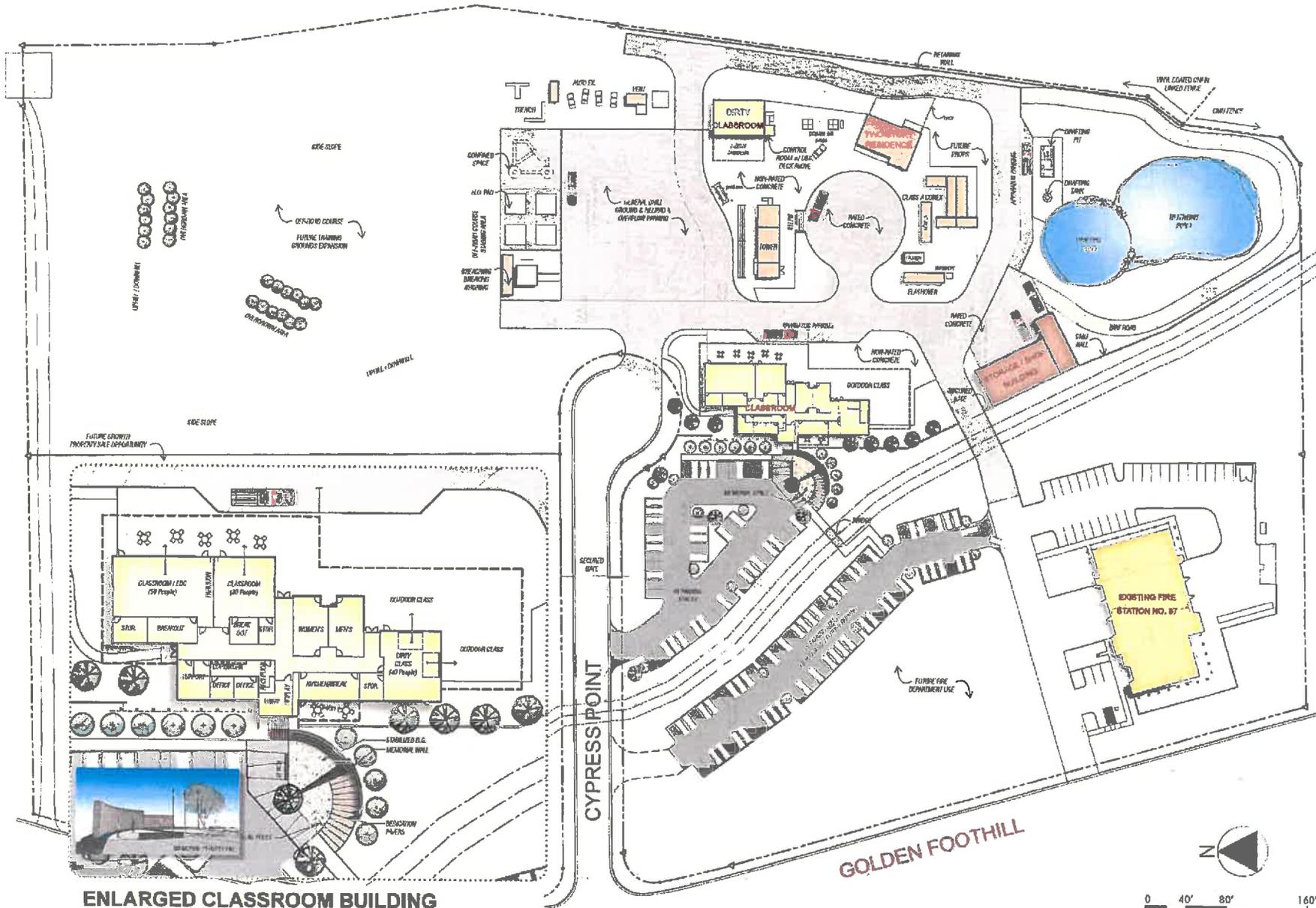
NOTE: It is staff's recommendation that, if accepted, we would **phase the construction of the training facility** to not outpace collection of development fees. In this manner we would not move forward with a phase until enough money was in the development fee fund to cover the expenditure of that phase. This would protect the General Fund from residential development fluctuations.

See phasing plan in the Financial Plan (Section 4) of the document.

Recommendation:

Approve the training facility construction cost estimate, and authorize Council, Staff, and Calpo, Hom & Dong to develop and release an RFP for construction of the facility. Understand that we will not know the actual construction costs until we receive responses to our RFP, but Calpo, Hom and Dong Architects feel comfortable that the estimates presented are in the ball-park.

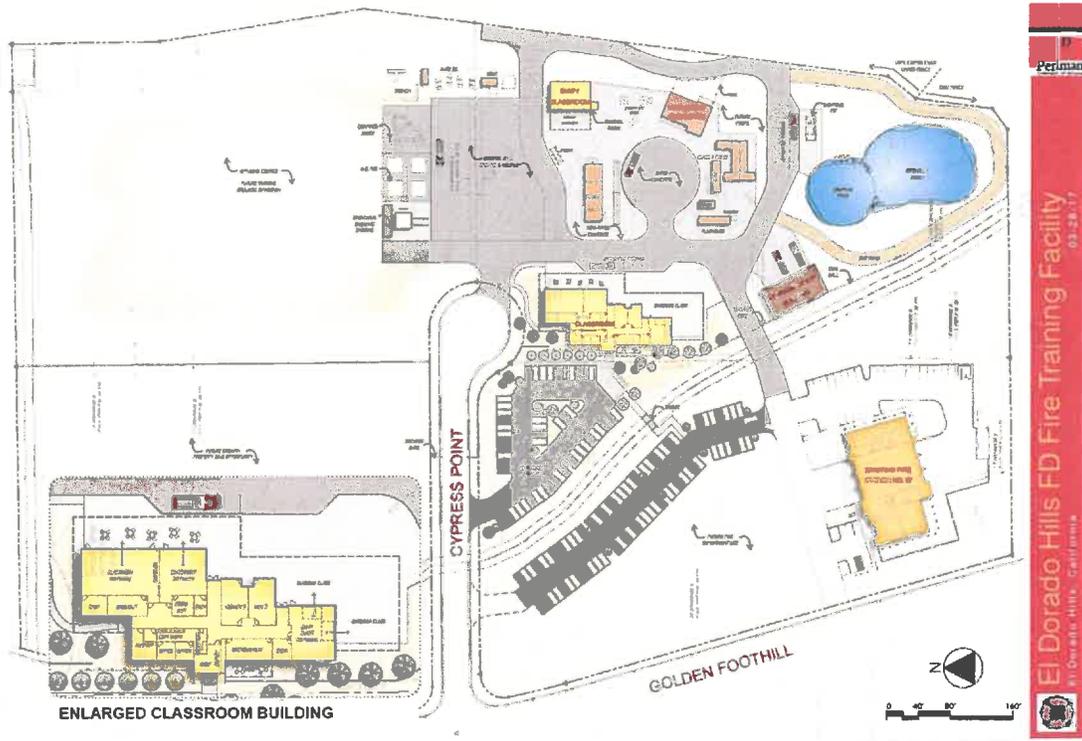
Simply authorizing Staff to release the RFP for the Training Center does not mandate that the BOD to accept any of the responses received if they are not to the satisfaction of the BOD.



ENLARGED CLASSROOM BUILDING



Training Center



Operations Plan

GOVERNANCE

The El Dorado Hills Fire Department Training Center is owned and operated by the El Dorado Hills Fire Department. It will be managed by the El Dorado Hills Fire Department on a day-to-day basis.

DAILY OPERATIONS

Hours of Operation

The center will generally be available twelve (12) hours per day Monday through Sunday from 8:00 A.M. to 8:00 P.M. These hours can be extended should the Department identify an unanticipated or special training need.

The center will only be open when training is actually occurring; there will **not be any “dedicated” training center staff.**

Security and Limited Access

The Training Center will be secure to not only protect the center and its equipment, but to also ensure that the public does not wander into dangerous operations. All gates, buildings, and classrooms will have a secure locking system (such as a push button code) with a key backup.

All EDHFD Chiefs, Captains, and the “Operations Support” person will have the access code. The Training Center property will be secured by a perimeter fence.

Scheduling Rules

- EDHFD Administration staff (with direction from the three Battalion Chiefs) will be responsible for master scheduling. The primary scheduling tool will be the department-networked Outlook software using the District Calendar.
- Reservation requests for use of the Training Center will be submitted during normal department business hours by calling 916-933-6623 on the **Facility Use Application Form** (see appendix A).
- All use of the Training Center requires an approved reservation.
- The EDHFD will have first and highest priority for use of the facility. Their approved requests will be placed on the master schedule first.
- All other requests for use of the Training Center will be approved on a first come – first served basis and will require approval by the Chief Officer in charge of Training.

- Mutual aid partners will contact the Battalion Chiefs and request use of the center. The B/C's will schedule partner use directly in Outlook.
- EDHFD personnel will have ongoing access to the scheduling calendar and will advise Fire Administration of all cancelled events.

HOUSE RULES

Site Use Rules

- Some training (such as live burn exercises) will require the presence of a designated EDHFD safety officer/burn control officer. When necessary, the EDHFD will ensure that one is in place for mutual aid partner training activities.
 - The cost of the EDHFD safety officer/burn control officer will be at the expense of the agency using the facility
- Basic fire and rescue training (not involving live burn exercises) may be conducted by mutual aid partners without the need for an on-site EDHFD safety officer.
- The EDHFD on duty Battalion Chief is responsible for ensuring that training facility facilities and props are ready for training activities. This responsibility will normally rest with Station 87 personnel and the "Operations Support" person.
- All agencies that use the facility are responsible for clean up after their training activity. They are expected to leave the site in the condition they found it.
- Safety issues/concerns must be reported to the EDHFD immediately.
- Any injury incurred at the facility must be reported to the on-duty EDHFD Battalion Chief immediately.
- The EDHFD will issue security lock codes to approved personnel, including approved outside users.
- Training consumables must be approved by the EDHFD before acceptance and placement at the facility.
- Because of warranty and safety issues, no maintenance may be performed without the approval of the EDHFD.

Visitor Policy

- The EDHFD welcomes all scheduled visitors.

- Due to the level of activity at the facility and the potential safety hazards there, pre-scheduled visitor appointments are necessary.
- All visitors and guest instructors will be required to sign in and out upon arrival and departure at the facility.
- All guest instructors and visitors will be provided guest passes for access and identification.
- Visitors are defined as individuals or groups who are not employees of the El Dorado Hills Fire Department.
- All Training Center assets are considered restricted unless prior arrangements have been made.
- Unauthorized visitors will not be allowed entry.

El Dorado Hills Fire Department Responsibilities for Center Use

- The EDHFD will be responsible for costs of repair and damage, beyond ordinary wear and tear of the facility.
- Any damage caused to the facility or equipment shall be reported to Fire Administration.

Consumable Rules

- Consumables include items such as Class A fuel materials, plywood, sheetrock, etc.
- Outside agencies will be charged for actual use of consumables on a pay-as-you-go basis.

Storage Rules

- EDHFD personnel are responsible for keeping their storage areas clean and organized.
- Storage areas are intended for the storage of training-related tools, materials, and supplies only.
- Expanded use of storage areas and/or creation of new storage areas are not permitted without the approval of the Fire Chief.

Facility/Specialized Equipment Maintenance Rules

- The EDHFD Captain in charge of “facilities” is responsible for coordinating maintenance and repair of training center assets.
- The EDHFD will be responsible for all day-to-day maintenance from the perimeter fence in.
- The EDHFD will manage all outside contracts and warranty work for the specialized props and equipment.
- Authorized EDHFD personnel are permitted to perform minor repairs and simple fixes. This includes the “Operations Support” person, who will take care of simple maintenance and repairs.
- General facility computers and other information technology (IT) equipment will be serviced by EDHFD.
- Any damage to the facility due to negligence will be paid for by the agency causing the damage.

OUTSIDE USERS

- When a visiting agency is granted use of the Training Center and facility-associated training equipment, the equipment shall be evaluated and deemed as “fit for use” by the on-duty Battalion Chief, or designee.
- When the visiting agency has completed their training, on-duty Battalion Chief, or designee shall inspect the used facilities and equipment to ensure its continued safe and operational condition.
- Any damaged facilities or equipment will be documented using the “Damaged Equipment Report Form.”
- Final consideration for normal wear and tear on the facility and equipment shall rest with the Fire Chief.
- The outside agency representative will retain one signed copy of the Damaged Equipment Report Form and the Department will retain one signed copy.
- The visiting agency will be invoiced for all facility and/or equipment damage as appropriate.

- The fee schedule (Appendix A) for facility and equipment repairs will be established, maintained, and updated by the EDHFD Battalion Chief responsible for Training.

LIVE FIRE FIREFIGHTER TRAINING POLICY

PURPOSE

To ensure all live fire training exercises conducted at the Department's live fire training props are completed in a safe manner and in compliance with NFPA 1403.

RESPONSIBILITY

- Chief Officers
- Captains
- All Personnel

PROCEDURE

1) Qualified Lead Instructors

- a) Lead Instructors are those personnel who possess the technical knowledge and have successfully completed the EDHFD "Train the Trainer" session necessary to safely conduct this training.
- b) All "Lead Instructors" are required to have a minimum of five entries in the role of instructor.
- c) A list of individuals qualified as "Lead Instructors" will be maintained by the Deputy Chief of Operations. One Lead Instructor must be on scene and responsible for ALL live fire training burns.

2) Materials for the Burn

- a) Only Class "A" combustible materials (such as wood pallets, straw, etc.) are allowed in a training burn.
- b) Particle Board will be used to line the ceiling and walls. No OSB allowed.
- c) Class B props use class B fuel only

3) Fire Behavior Classes

- a) Fire behavior classes may be conducted in the live fire props.
- b) The objective of these types of classes are to teach participants the basics of fire behavior including:

- i) Smoke layering
 - ii) Fire behavior from incipient fire to free burning fire stages
 - iii) Rollover
 - iv) Flashover
 - v) Heat buildup
 - vi) Nozzle control and behavior
 - vii) Ventilation effects on fire
- c) Required positions to fill for Fire Behavior Classes
- i) Lead Instructor
 - ii) IC/Safety Officer
 - iii) Fire Attack Crew
 - iv) RIC Crew
- d) Apparatus and Hoselines Required
- i) Two engines required
 - ii) Primary Engine
 - (1) Will be connected to a hydrant
 - (2) Attack lines will come off Primary Engine
 - iii) Safety Engine
 - (1) Will be connected to a different hydrant than the primary engine
 - (2) Will supply the primary engine with a secondary supply line
 - (3) RIC line off Safety Engine
- 4) **Multi-Company Evolutions with Live Fire**
- a) Multi-company evolutions may be conducted using the live fire props.
 - b) The objective of these types of classes are to teach participants on the Department Standard Operating Guidelines/Drills including:
 - i) Fire Attack
 - ii) 2 out line
 - iii) Backup line
 - iv) Water supply
 - v) Ventilation
 - vi) Search and Rescue
 - vii) Smoke layering
 - viii) Fire behavior
 - ix) Rollover
 - x) Flashover
 - xi) Heat buildup
 - xii) Nozzle control and behavior

- c) Minimum required positions to fill for Multi-Company Evolutions.
 - i) Lead Instructor w/Safety Line inside
 - ii) IC/Safety Officer
 - iii) Fire Attack Crew
 - iv) Any other normal fireground operation may be included in a multi-company evolution.
 - a) This crew shall be available for RIC Operations if needed.
- d) Apparatus and Hoselines Required.
 - i) Safety Engine
 - a) One engine will be on scene connected to its own hydrant with a dedicated safety line inside always when there is active fire.

5) General Rules

- a) No live victims are allowed in props with active fire.
- b) All persons conducting or participating in live fire training shall possess the necessary training, skills and abilities and shall adhere to NFPA Standard 1403.
- c) The Incident Command System will be used for all live fire training evolutions.
- d) Command is responsible for establishing radio communications with each company officer or training officer involved in the drill. Companies operating at the training fire will continuously monitor the assigned radio channel. All radios will be checked for proper functioning and correct channel prior to initiating training fire operations.
- e) The safety officer shall have full authority to intervene and control or stop any aspect of the operations when in his/her judgment, a potential or real risk to personnel exists. Safety officer shall conduct a protective clothing inspection for each member before and after entry into the hazard zone.
- f) In accordance with NFPA 1403, prior to being permitted to participate in live fire training evolutions, all participants shall have received the training to meet the job performance requirements for Fire Fighter I in NFPA 1001, Standard for Fire Fighter Professional Qualifications.
- g) All hoselines will flow a minimum of 95 gpm.
- h) All members shall have a full SCBA bottle prior to entering a live fire environment.
- i) ALS capabilities shall be maintained on-scene during training fires.

- j) All doors and smoke vents necessary for the training drill shall be checked and operated prior to any live fire conditions to ensure correct operation.
 - k) The burn building shall be left in a safe condition upon completion of live fire training.
 - l) Debris hindering the access or egress of firefighters shall be removed before continuing further operations.
- 6) **Pre-Planning Procedures**
- a) The Lead Instructor shall develop a briefing to include these important points:
 - i) A pre-fire tour of the burn building is required.
 - ii) Observe air supply of all participants.
 - iii) **Removal of equipment that may be damaged by heat**
 - a) Training helmets to be used when possible
 - iv) Safety review
- 7) **On-Site Burn Operations Checklist shall include:**
- a) Confirmation of permissible burn day (for class A fires)
 - b) Central Dispatch notification.
 - c) Camino Notification.
 - d) Adequate fire apparatus on site.
 - e) ALS capabilities on-scene.
 - f) Pumper flow tested for 500 GPM water supply.
 - g) Fire load; conservative; not excessive.
 - h) Ignition location determined.
 - i) Safe ignition fuel utilized.
- 8) **Lead Instructor**
- a) Will be the "fire starter."
 - b) It is the responsibility of the fire starter to initially ignite the fire in the burn building.
 - c) The fire starter shall be in full protective clothing and SCBA.
 - d) Safety line in place for fire starter; manned and charged.
 - e) IC/Safety officer on-scene.
 - f) All radios checked for proper functioning/channel.
 - g) Accountability established.
 - h) Suppression line in place, flow tested for a minimum of 95 gpm each.
 - i) RIC lines in place, flow tested for a minimum of 95 gpm each.
 - j) Operating plan established and understood by all.
 - k) Walk through safety briefing conducted for all crews.
 - l) Rescue plan established and understood by all.
 - m) PASSPORTS and status-boards near point of entry.
 - n) Protective clothing and SCBA's shall be inspected before and after evolution.

9) Injuries and Safety

- a) Any injury incurred at the facility must be reported to the on-duty EDHFD Battalion Chief immediately.
 - i) The Deputy of Operations will be notified of any injuries or damaged equipment from a training burn.
- b) Because of safety issues, no alteration of the props may be performed without the approval of the EDHFD.
- c) Participants will wash their PPE following a burn.

GENERAL RULES AND CONDUCT

- Alcoholic beverages are prohibited at the Training Center unless specifically utilized for a training course (fire investigation).
- The Training Center is a tobacco-free facility.
- Gambling in any form shall not be allowed anywhere on the facility premises.
- No changes, alterations, repairs, or defacement to the facility, furnishings, or equipment will be permitted. If damage occurs, the responsible person or agency will be held liable for all expenses required to repair or replace damaged property.
- No nails, tacks, tape or other material, which might damage or deface walls or ceilings, may be used.
- All posters, training aids, and other materials must be removed from the facility following each training session.
- Users are responsible to leave classrooms in a clean and orderly condition. All tables must be set-up in the previous format upon conclusion of any training session.
- Maximum occupancy signs are posted in each room and the limits must be adhered to.
- Removal of equipment from the facility is prohibited.
- Moving, altering, or rearranging equipment is prohibited.
- Only animals trained to assist physically challenged persons, arson detection dogs, or police K-9 units are permitted at the training facility.
- All visitors and/or students attending classes will be required to stay in their respective areas during use of the facility.

- EDHFD personnel shall have the authority to deny use of any area of the training center to departments or individuals that have not implemented all applicable safety procedures.
- It is the responsibility of each individual to conduct him/herself in a professional manner when within the confines of the training facility. Examples of unacceptable behavior include, but are not limited to:
 - Horseplay
 - Arriving at the training center while under the influence of intoxicating substances.
 - Using a piece of equipment in an unsafe manner or in a manner for a purpose different from which it was designed or intended to be used by the manufacturer.
- Anyone actively engaged in a training event at the training facility will be dressed in appropriate clothing.

Fee Schedule

FACILITY FEES

Vent Prop.....	\$200/day + lumber
Residential Prop * (live fire).....	\$400/day + LPG
4 Story Tower * (live fire).....	\$400/day + LPG
Class A Conex Props * (live fire).....	\$400/day + lumber
Drill Ground.....	\$200/day
Training Classroom 50 person.....	\$250/day
Training Classroom 30 person.....	\$200/day
Outdoor Classroom.....	\$200/day
Vehicle Ex Area.....	\$200/day
Confined Space Area.....	\$200/day + Materials
Trench Area.....	\$200/day + Materials
Draft Area.....	\$200/day
HO Pad.....	\$200/day
Other _____	Fees to be negotiated

*Instructor/Safety required \$500/10 hour day

Cache of Training Dedicated Equipment

- The Department will maintain a cache of equipment dedicated for training at the training facility
- The training cache is dedicated to the center and will be marked with a distinguished marking to ensure it remains on site
- No crew, visitor, etc. is allowed to borrow or place the training cache equipment on their apparatus, personal vehicle, home, etc.
- An inventory will be maintained of training cache equipment by the Battalion Chief responsible for training.
 - After classes use the training cache of equipment, it shall be inventoried

Appendix A



El Dorado Hills Fire Department Training Center Facility Use Application

Training Resources Requested: Vent Prop Residential Prop 4 Story Tower Fire Prop Class A Conex Props
 Drill Ground Outdoor Classroom Vehicle Extrication Area Confined Space Training Trench
 Extrication Area Draft Areas Training Classroom 50 person Training Classroom 30 person HO Pad

Type of Training Event (Brief Description): _____

Special Requests/Additional Services: _____

Agency Name (Applicant): _____

Agency Billing Address, City, State, ZIP code: _____

Event Information

Total number of Personnel: _____

Dates Requested (MM/DD/YY): ____/____/____ to ____/____/____ Circle Day(s): Sun M T W Th F Sat

Arrival Time: _____ am / pm Departure Time: _____ am / pm

Event Point of Contact

Name: _____ Work Phone: _____ Cell Phone: _____

Email Address: _____

***Please Note:** EDHFD training resources will not be reserved until requesting agency/user fulfills the agreement for use, liability insurance, hold harmless and payment requirements. A reservation number will be provided once all requirements are completed and resources have been scheduled.

FOR DEPARTMENT USE ONLY

Date Received: _____

Received by: _____

Liability Insurance Verified: Y / N

Verified by: _____

Date Verified: _____

Agreement for Use Required: Y / N

Verified by: _____

Date Verified: _____

Hold Harmless Waiver Required: Y / N

Reservation #: _____

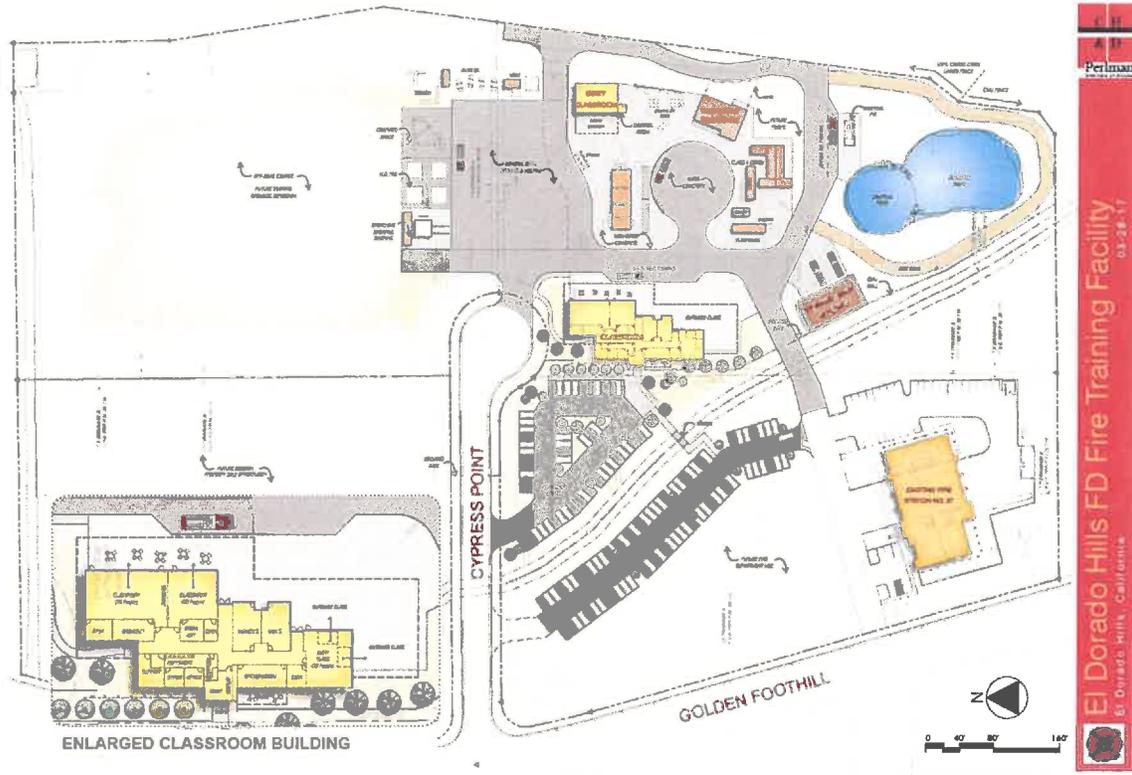
FACILITY FEES

Vent Prop.....	\$200/day + lumber
Residential Prop * (live fire)	\$400/day + LPG
4 Story Tower * (live fire).....	\$400/day + LPG
Class A Conex Props * (live fire)	\$400/day + lumber
Drill Ground.....	\$200/day
Training Classroom 50 person.....	\$250/day
Training Classroom 30 person.....	\$200/day
Outdoor Classroom.....	\$200/day
Vehicle Ex Area.....	\$200/day
Confined Space Area.....	\$200/day + Materials
Trench Area.....	\$200/day + Materials
Draft Area.....	\$200/day
HO Pad.....	\$200/day
Other.....	fees to be negotiated

*instructor/Safety required 5500/30 hour day

APPLICANT'S SIGNATURE: _____ DATE: _____

Training Center



Financial Plan

Construction Costs

COST ESTIMATION SUMMARY

ITEM	COST
Earthwork	639200
Paving/Curbs/Conspan/Walls	2214914
Overflow Parking lot	227969
Utilities	709300
4 Story Tower	2100000
Flashover/Conex	120000
Storage Building	1253000
Utility/Outdoor Classroom	665000
Class B Live Fire Props	50000
2 Story Residential Prop	1000000
Drafting Area	260000
Trench	12000
HO Pad Concrete Blocks	7500
Confined Space	50000
Collapse Building	100000
Radio/Site PA	30000
Classroom/EOC	4231650
Fence/Landscape	580000
Prjct Mgt Phase 1	100000
Permit Fees	50000
Memorial	150000
TOTAL	14,550,533
Contingency	\$2,000,000

INFLATION IMPACT ON COST

YEAR	INFLATION ESTIMATE	COST	ANNUAL INCREASE
2017-2018	N/A	14,550,533	0
2018-2019	4%	15,132,554	582,021
2019-2020	4%	15,737,856	605,302

Note: The costs above do NOT reflect the sale of land at 87's = \$750,000 (estimated value).

Phasing Plan

COST ESTIMATION SUMMARY – PHASE 1 (1-2 years)

ITEM	COST
Earthwork	639200
Paving/Curbs/Conspan/Walls	2214914
Utilities	709300
4 Story Tower	2100000
Flashover/Conex	120000
Storage Building	1253000
Utility/Outdoor Classroom	665000
Drafting Area	260000
Trench	12000
HO Pad Concrete Blocks	7500
Confined Space	50000
Radio/Site PA	30000
Fence/Landscape	580000
Prjct Mgt Phase 1	100000
Permit Fees	50000

TOTAL	\$8,790,914
Contingency	\$1,000,000

COST ESTIMATION SUMMARY – PHASE 2

ITEM	COST
Overflow Parking lot	227969
Class B Live	
Fire Props	50000
2 Story Residential	
Prop	1000000
Collapse Building	100000
Classroom/EOC	4231650
Memorial	150000

TOTAL	\$5,759,619
Contingency	\$1,000,000

ANNUAL OPERATIONS AND MAINTENANCE COSTS

The annual operations of the training center will not include adding staffing in the next five years. This is a training center for the El Dorado Hills Fire Department only.

The following table provides an estimate of the annual operations and maintenance (O&M) costs for the Training Center. The cost to operate and maintain the training center on an annual basis will generally fall into four areas:

ANNUAL OPERATIONS AND MAINTENANCE COSTS						
Description		Year 1	Year 2	Year 3	Year 4	Year 5
Personnel and Staffing						
	No Staffing Planned	0	0	0	0	0
Classrooms/Office/Storage Building						
	House Cleaning x 1/Month	3900	4025	4154	4287	4424
	Supplies	1200	1238	1278	1319	1361
	Utilities	3600	3715	3834	3957	4083
	Carpet Cleaning x 2/year	600	619	639	659	681
	Sub-Total	9300	9598	9905	10222	10549
4 Story Drill Tower						
	5 Year NFPA Structural Inspection	0	0	0	0	3850
	Pajonite Tile/Structure Maintenance	5000	5160	5325	5496	5671
	Propane/Electric	2000	2064	2130	2198	2269
	Gas Prop Maintenance Contract x 1/yr	5000	5160	5325	5496	5671
	Sub-Total	12000	12384	12780	13189	17461
Conex Class A Prop/Flashover Prop						
		Not a New Expense/Current Expense				
	Consumables	2000	2064	2130	2198	2269
	Repainting	200	206	213	220	227
	Misc Repairs	500	516	533	550	567
	Sub-Total	2700	2786	2876	2968	3063
Vent Prop						
		Not a New Expense/Current Expense				
	Consumables	2000	2064	2130	2198	2269

Repainting	200	206	213	220	227
Misc Repairs	500	516	533	550	567
Sub-Total	2700	2786	2876	2968	3063
Site Security					
Classroom/Storage Building Alarm/Nest	1200	1238	1278	1319	1361
Landscape					
	Not a New Expense/Current Expense				
Annual Service Contract	6000	6192	6390	6595	6806
Replanting - 20 plants/year	300	310	320	330	340
Drip Repair	150	155	160	165	170
Sub-Total	6450	6656	6869	7089	7316
GRAND TOTAL					
	34350	35449	36584	37754	42812
Annual Inflation Estimate 3.2% included					

ANNUAL REVENUE EXPECTATIONS

The annual revenue expectations illustrates a conservative number of classes being offered at the Training Center. As the center is recognized by outside agencies and possibly colleges, the demand will increase. The annual revenue is conservative.

ANNUAL REVENUE EXPECTATIONS						
Description		Year 1	Year 2	Year 3	Year 4	Year 5
Outside Instructor Classroom Rental						
Six 40-hour Classes @ \$200/day		6000	6000	6000	6000	6000
EDH Sponsored Classes (RS1, Trench, Etc.)						
RS1		2000	2000	2000	2000	2000
Trench		2000	2000	2000	2000	2000
LARRO		2000	2000	2000	2000	2000
Confined Space		2000	2000	2000	2000	2000
Sub-Total		8000	8000	8000	8000	8000
EDH Sponsored Classes (Classroom Based)						
4/ year		8000	8000	8000	8000	8000
	GRAND TOTAL	22000	22000	22000	22000	22000

PHASING PLAN

Phasing Plan Details

Phase	Fiscal Year	Description	Price
1	2017-2018	Earthwork	
		Clear/Grub	61200
		Cut/Fill	120000
		Scarify/Compact	244800
		Rough Grade	61200
		Fine Grade	102000
		Erosion Control	50000
		Sub-Total	639,200
1	2017-2018	Paving/Curbs/Conspan/Walls	
		3"ac over 10"ab	149287
		3"ac over 6"ab	50184
		Seal and Stripe	7067
		4"pcc on 4"ab	480000
		6"pcc on 6"ab	1320000
		6"concrete curb	25375
		Retaining Wall	58000
		Conspan Bridge	100000
		Pedestrian Bridge	25000
		Sub-Total	2,214,914
1	2017-2018	Utilities	
		Storm Drain	350000
		6" Sanitary sewer	48000
		6" Sanitary sewer cleanout	3300
		2" Domestic water pipe	22000
		2" gate valve	3000
		Valve box	1200
		2" Water meter	3000
		2" Pressure reducing valve	3000
		8" Water line	120000
		6" Water line	6000
		6" Fire service	20000
		Fire Hydrant	14000
		6" Fire hydrant bury	4800
6" gate valve	9000		

		Post indicator	2000
		EID Service Fees	100000
		Sub-Total	709,300
1	2018-2019	4 Story Tower	
		Materials and Freight	1316583
		Labor	646975
		Sub-total	1963558
		Soils Test	3222
		Foundation Design	6000
		Poured Footing Foundation	73000
		Concrete Fill 4" Deck	30000
		Sub-Total	2,100,000
1	2018-2019	Conex Live Fire Props	
		Flashover Container	100000
		Conex Class A Village	20000
		Sub-Total	120,000
1	2018-2019	Storage Building	
		Butler Building	840000
		Forklift	170000
		Gator	20000
		Shelving/Racking	10000
		Apparatus Lift	45000
		Mobile SCBA Fill	100000
		Air Compressor	8000
		Plymovents	4@15,000
		Sub-Total	1253000
1	2018-2019	Utility/Outdoor Classroom	
		Classroom	665000
		Classroom Supplies	0
1	2018-2019	Drafting Area	
		Shade Cover	260000
		Tank	0

1	2018-2019	Trench	
		Materials	5000
		Tools	5000
		Conex	2000
		Sub-Total	12,000
1	2018-2019	HO Pad	
		Blocks	5500
		Conex	2000
		Sub-Total	7,500
1	2018-2019	Confined Space	
		Vaults	15000
		Pipe	15000
		Tools	18000
		Conex	2000
		Sub-Total	50,000
1	2018-2019	Radios/Site PA	
		Cost	30000
1	2018-2019	Fence/Landscape	
		Pre-Cast Concrete	
		and Gates	320000
		Chain Link	160000
		Landscape & Site	
		Furniture	100000
		Sub-Total	580,000
1	2018-2019	Project Management	100000
		Permits	50000
		Sub-Total	150,000

Grand Total Phase 1 = \$8,790,914

Contingency Phase 1 = \$1,000,000

2	2019-2020	Overflow Parking Lot	
		Clear/Grub	4200
		Cut/Fill	7500
		Scarify/Compact	16800

		Rough Grade	4200
		Fine Grade	7000
		3"ac over 10"ab	85875
		3"ac over 6"ab	69150
		Seal and Stripe	5744
		6" concrete curb	27500
		Sub-Total	227,969
2	2019-2020	Class B Live Fire Prop Classroom	50,000
2	2019-2020	2 Story Residential Prop Basement/ Concrete Lid	500000
		Top Floor/Props	500000
		Sub-Total	1,000,000
2	2019-2020	Collapse Building Materials	78000
		Tools	20000
		Conex	2000
		Sub-Total	100,000
2	2019-2020	Classroom/EOC Building	3,450,000
		Covered Exterior Area	781,650
		Office Supplies/Furniture	0
		Sub-Total	4,231,650
2	2019-2020	Memorial	150,000

Grand Total Phase 2 = \$5,756,619

Contingency Phase = \$1,000,000

El Dorado Hills Fire Training Center - Project Timeline

Description	Responsible	Start Date	Estimated Completion
1 Board of Directors - approve architect's estimate and authorize RFP	Roberts/ BOD	09/21/17	09/21/17
2 Architect completes full plans based on two phases	Dong	06/30/17	10/31/17
3 RFP Drafted & Legal Review for Contractor Phase 1	Roberts/ Lilienthal	09/21/17	10/31/17
4 RFP Drafted & Legal Review for Project Manager	Roberts/ Lilienthal	09/21/17	10/31/17
5 Both RFP's Released - Open for 45 Days	Roberts/ Lilienthal	11/01/17	12/15/17
6 Submitted RFP's Reviewed/Best Selected	Roberts/ Lilienthal	12/15/17	12/20/17
7 Board Awards RFP's for Contractor & Project Manager	Roberts/ BOD	12/21/17	12/21/17
8 Contractor - planning, permits, preparation, etc.	Project Manager	01/05/18	03/31/18
9 Phase 1 Begins	Project Manager	03/31/18	03/31/19
10 WHP Tower Process	Project Manager/ Lilienthal	06/01/18	03/31/19
11 Flashover/Conex Prop Process	Project Manager/ Lilienthal	06/01/18	03/31/19
12 Trench Prop process	Project Manager/ Lilienthal	06/01/18	03/31/19
13 HO Pad Process	Project Manager/ Lilienthal	06/01/18	03/31/19
14 Confined Space Process	Project Manager/ Lilienthal	06/01/18	03/31/19
15 Radio Site PA Process	Project Manager/ Lilienthal	06/01/18	03/31/19
16 RFP Drafted & Legal Review for Contractor Phase 2	Roberts/ Lilienthal	03/31/19	04/30/19
17 RFP Drafted & Legal Review for Project Manager	Roberts/ Lilienthal	03/31/19	04/30/19
18 Both RFP's Released - Open for 45 Days	Roberts/ Lilienthal	04/30/19	06/15/19
19 Submitted RFP's Reviewed/Best Selected	Roberts/ Lilienthal	06/15/19	06/20/19
20 Board Awards RFP's for Contractor & Project Manager	Roberts/ BOD	06/20/19	06/20/19
21 Contractor - planning, permits, preparation, etc.	Project Manager	07/01/19	09/30/19
22 Phase 2 Begins	Project Manager	10/01/19	10/01/20

23	Class B Prop Process	Project Manager/ Lilienthal	10/15/19	10/01/20
24	2 Story Residential Prop Process	Project Manager/ Lilienthal	10/15/19	10/01/20
25	Collapse Building Prop Process	Project Manager/ Lilienthal	10/15/19	10/01/20
26	Classroom/ EOC Set-up	Project Manager/ Lilienthal	10/15/19	10/01/20

PRELIMINARY QUANTITIES AND ESTIMATES : EDH FIRE TRAINING CENTER

DATE: July 26, 2017

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EST.COST
EARTHWORK					
1	Clear and grub	408,000	SF	\$ 0.15	\$ 61,200.00
2	Cut/Fill	24,000	CY	\$ 5.00	\$ 120,000.00
3	Scarify and compact	408,000	SF	\$ 0.60	\$ 244,800.00
4	Rough Grade	408,000	SF	\$ 0.15	\$ 61,200.00
5	Fine Grade	408,000	SF	\$ 0.25	\$ 102,000.00
6	Erosion Controls	1	LS	\$ 50,000.00	\$ 50,000.00
Subtotal					\$ 639,200.00

PAVING/CURBS/CONSPANWALLS					
1	3"ac over 10"ab	19,905	SF	\$ 7.50	\$ 149,287.50
2	3"ac over 6"ab	8,364	SF	\$ 6.00	\$ 50,184.00
3	Seal and Stripe	28,269	SF	\$ 0.25	\$ 7,067.25
3	4"pcc on 4"ab	48,000	SF	\$ 10.00	\$ 480,000.00
4	6"pcc on 6"ab	88,000	SF	\$ 15.00	\$ 1,320,000.00
5	6"concrete curb	1,015	LF	\$ 25.00	\$ 25,375.00
6	Retaining Wall	580	LF	\$ 100.00	\$ 58,000.00
7	Conspan Bridge	1	EA	\$ 100,000.00	\$ 100,000.00
8	Pedestrian Bridge	1	EA	\$ 25,000.00	\$ 25,000.00
Subtotal					\$ 2,214,913.75

OVERFLOW PARKING LOT					
1	Clear and grub	28,000	SF	\$ 0.15	\$ 4,200.00
2	Cut/Fill	1,500	CY	\$ 5.00	\$ 7,500.00
3	Scarify and compact	28,000	SF	\$ 0.60	\$ 16,800.00
4	Rough Grade	28,000	SF	\$ 0.15	\$ 4,200.00
5	Fine Grade	28,000	SF	\$ 0.25	\$ 7,000.00
6	3"ac over 10"ab	11,450	SF	\$ 7.50	\$ 85,875.00
7	3"ac over 6"ab	11,525	SF	\$ 6.00	\$ 69,150.00
8	Seal and Stripe	22,975	SF	\$ 0.25	\$ 5,743.75
9	6"concrete curb	1,100	LF	\$ 25.00	\$ 27,500.00
Subtotal					\$ 227,968.75

UTILITIES					
1	Storm drain	1	LS	\$ 350,000.00	\$ 350,000.00
2	6" Sanitary sewer	1,200	LF	\$ 40.00	\$ 48,000.00
3	6" Sanitary sewer cleanout	6	EA	\$ 550.00	\$ 3,300.00
4	2" Domestic water pipe	1,100	LF	\$ 20.00	\$ 22,000.00
5	2" gate valve	4	EA	\$ 750.00	\$ 3,000.00
6	Valve box	4	EA	\$ 300.00	\$ 1,200.00
7	2" Water meter	1	EA	\$ 3,000.00	\$ 3,000.00
8	2" Pressure reducing valve	1	EA	\$ 3,000.00	\$ 3,000.00
9	8" Water line	1,500	LF	\$ 80.00	\$ 120,000.00
10	6" Water line	100	LF	\$ 60.00	\$ 6,000.00
11	6" Fire service	2	EA	\$ 10,000.00	\$ 20,000.00
12	Fire Hydrant	4	EA	\$ 3,500.00	\$ 14,000.00
13	6" Fire hydrant bury	6	EA	\$ 800.00	\$ 4,800.00
14	6" gate valve	6	EA	\$ 1,500.00	\$ 9,000.00
15	Post indicator	1	EA	\$ 2,000.00	\$ 2,000.00
16	EID Service Fees	1	LS	\$ 100,000.00	\$ 100,000.00
Subtotal					\$ 709,300.00

SITE TOTAL \$ 3,791,382.50

BUILDINGS					
1	Classroom / EOC	8,625	SF	\$ 400.00	\$ 3,450,000.00
2	Classroom / EOC Covered Exterior Area	5,211	SF	\$ 150.00	\$ 781,650.00
3	Outdoor Classroom	1,800	SF	\$ 300.00	\$ 540,000.00
4	Outdoor Classroom Covered Exterior Area	1,250	SF	\$ 100.00	\$ 125,000.00
5	Pre-Engineered Metal Storage Building	4,200	SF	\$ 200.00	\$ 840,000.00
6	Residential Prop Masonry Basement / Concrete Lid	2,000	SF	\$ 250.00	\$ 500,000.00
7	Drafting Station Shade Cover	2,600	SF	\$ 100.00	\$ 260,000.00
8	Memorial Area	1	LS	\$ 150,000.00	\$ 150,000.00
Subtotal					\$ 6,646,650.00

FENCING & LANDSCAPING					
1	Pre-Cast Concrete and Gates	1,600	LF	\$ 200.00	\$ 320,000.00
2	Chain Link	1,600	SF	\$ 100.00	\$ 160,000.00
3	Landscaping and Site Furniture	1	LS	\$ 100,000.00	\$ 100,000.00
Subtotal					\$ 580,000.00

BUILDING TOTAL \$ 7,226,650.00

SITE & BUILDING TOTAL \$ 11,018,032.50

Surplus and Sale of 5 Acre Parcel APN #117-082-05-100

Summary:

In 2005, the District purchased four separate, but adjoining parcels of land in the El Dorado Hills Business Park totaling 21.588 acres. These four lots surround Cypress Point Court, and are fronted by Golden Foothill Parkway. Station 87 was built on the most Sothern lot. The remaining three lots (roughly 15 acres) were held in reserve for a potential Fire Training Facility. The total purchase price of this property in Jan of 2005 was \$3,752,088 or approximately \$173,804 per acre.

As the training facility planning moves forward, it is clear that everything El Dorado Hills Fire Department needs from a training facility, both now and in the future, can be accomplished on 10 acres. The training facility would utilize the Eastern two parcels for this project which leaves the one North-West parcel (APN # 117-082-05-100) available. At the May 21, 2017 Board of Directors meeting, staff was directed to explore the sale of this District owned real-property.

Prior to offering the land to a private individual/business, Government Code Section 54220 required us to offer to sell the land to the local Parks and Recreation District (CSD). That offer was declined, and we have attached a copy of their response.

Additionally, after the CSD declined the option to purchase the land, we were required to make two public postings offering the land for sale. The District posted this parcel for sale in the August 4, 2017 and August 18, 2017 edition of the Mt. Democrat. The District received one bid for \$750,000 or \$150,000 per acre from Benny Wilkins. The bid also included a bid deposit of \$75,000 with an additional \$675,000 paid within thirty (30) days after acceptance of the bid.

This bid is obviously lower than what the District paid for the property in 2005. If the Board decides to surplus and sell this parcel to the current bidder at the offered price the district would realize a loss of roughly \$23,804 per acre, or a total of \$119,020.

Because of this difference we reached out to several experts in the field of EDH Business Park land valuation. There is a wide range between valuations (listed below), but all stated that “currently land is not moving in the business park” which would seem to lend support to the lower valuation.

- American Commercial Real Estate – Marilyn Gautschi
 - \$4.50/sq.ft. or \$196,020/acre

- Roebbelen Construction – Michelle Visentin
 - \$4.50 to \$4.85/sq.ft or \$196,020/acre to \$211,266/acre
- Capital Valley Realty – Director Doug Hus (estimate only)
 - \$2.88/sq.ft or \$125,453/acre

Note:

Roebbelen Construction was also potentially interested in entering into a partnership with EDHFD on this property offering a “Flex-Building” which they stated as “in demand”. At this point no research has been done regarding this option.

Fiscal Impact:

The acceptance of this bid and subsequent sale of this land would return cash to the district. Since the land was originally purchased with 75% Development Fees and 25% General Fund the distribution would be as follows;

- | | |
|--------------------------------------------|--------------|
| • Deposit to General Fund – 25% | \$187,500.00 |
| • Deposit to Development Fee Account – 75% | \$562,500.00 |

Note:

The deposit to our development fee account would be utilized as we move forward with the Training Facility, and other approved projects.

Recommendation:

Staff recommends the Board takes the following actions:

1. Declare Parcel APN#117-082-02-100 as surplus
2. Due to the gap between the estimated market value and the amount offered, Staff recommends that the Board reject the offer and enter into negotiations with the current bidder.



EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

May 22, 2017

Kevin A. Loewen, General Manager
El Dorado Hills Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762

RE: Surplus Property - Cypress Point Court

Kevin,

The El Dorado Hills Fire Department is interested in selling a parcel of land located near Cyprus Point Court, El Dorado Hills, CA.

The parcel location and description are as follows:

APN #	117-08-205
Parcel Map	036-115
Acreage	5.00
Zoned	R&D
Section	14
Township	09N
Range	08E

Government Code Section 54220 requires us to offer to sell the land to any local Parks Recreation District (CSD) prior to offering it to any other interested parties. Your agency has up to sixty-days to respond to this offer.

Please contact me with any questions you may have.

EL DORADO HILLS FIRE DEPARTMENT

Thomas M. Keating, Deputy Chief



June 20, 2017

Mr. Thomas M. Keating, Deputy Chief
El Dorado Hills Fire Department
1050 Wilson Boulevard
El Dorado Hills, CA 95762

RE: SURPLUS PROPERTY – CYPRESS POINT COURT (APN 117-082-051)

Dear Mr. Keating:

The El Dorado Hills Community Services District (EDHCSD) is in receipt of the El Dorado Hills Fire Department notification of surplus property identified as APN 117-082-051. At this time, the EDHCSD does not have an interest in purchasing this property.

Should you have any questions or comments regarding this letter, please contact me at (916) 614-3233.

Sincerely,

A handwritten signature in blue ink that reads "Kevin A. Loewen".

Kevin A. Loewen
General Manager
El Dorado Hills Community Services District

BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (see section 14411 ET SEQ., Business and Professions Code) 7/28, 8/4, 8/11, 8/18

3864

**FICTITIOUS BUSINESS NAME STATEMENT
FILE NO. 2017A0000783**

The following person(s) is/are doing business as: **BTH EQUESTRIAN ENTERPRISES**, located at 7315 South Shingle Rd., Shingle Springs, CA 95682/Mailing Address: 8249 Wightman Ave., Fair Oaks, CA 95628 Registered owner(s): Brittany Massey, 8249 Wightman Ave., Fair Oaks, CA 95628

This business is conducted by a corporation. The registrant has not yet begun to transact business under the firm name herein.

Signature of BRITTANY MASSEY I declare this is true and as true any 17913 of the the registra

misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.00.) This statement filed with the county clerk of El Dorado

specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the accrued principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor (s): EVA M. TAYLOR AN UNMARRIED WOMAN Recorded: 12/29/2004 as Instrument No. 2004-0107590-00 of Official Records in the office of the Recorder of EL DORADO County, California; Date of Sale: 8/25/2017 at 10:00 AM Place of Sale: At the Main Street entrance to the County Courthouse at 495 Main Street, Placerville, CA 95667 Amount of accrued balance and other charges:

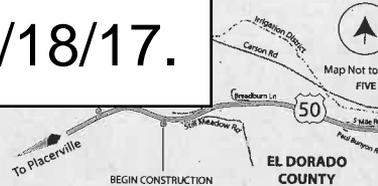
Public Notice in Mountain Democrat on 8/4/17 and 8/18/17.

of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be

**PUBLIC MEETING F
CAMINO SAF**

WHAT IS BEING PROPOSED

The California Department of Transportation is conducting a public meeting to discuss safety improvements on U. S. Highway 50 in Placerville, from Still Meadows Road to U.S. Highway 99. The project will include to install a concrete median barrier that would separate the two directions of travel, grade intersections, widen outside shoulder, and add acceleration/deceleration lanes that will help vehicles merge and exit the highway. The project is constructed to allow



**EL DORADO HILLS COUNTY WATER DISTRICT
NOTICE TO BIDDERS OF SALE OF SURPLUS PROPERTY**

1. The Board of Directors of the El Dorado Hills County Water District (District) has determined that the real property located at the intersection of Golden Foothill Parkway and Cypress Point Court (APN 117-082-05-100) identified as Parcel 51 as shown on the parcel map filed January 7, 1987, in book 36 of parcel maps, at page 115, El Dorado County Records and comprised of approximately five (5) acres, is surplus and no longer necessary for the public purposes intended by the District.
2. The District desires to sell the herein described property to the highest responsible bidder. The District makes no representations regarding the property, including, but not limited to, its zoning, utility service, accessibility, or use for any particular purpose. Bidders will satisfy themselves as to all such matters. Title will be transferred by Grant Deed. The Purchase price is to be paid in cash at Close of Escrow, which shall occur not later than thirty (30) days after the award to the high bidder. District and the high bidder shall enter into a Purchase and Sale Agreement drafted by District on terms acceptable to District, with costs of sale shared as per custom in El Dorado County.
3. Sealed bids, subject to the terms contained herein, will be accepted by the District at Station 85, 1050 Wilson Boulevard, El Dorado Hills, CA, up to 5:00 pm on August 31, 2017 (the Bid Due Date), at which time they will be publicly opened and read. Formal acceptance of the high bid shall occur only at a District Board of Director's meeting scheduled after bid opening. If the high bidder for any reason is unable to perform, the District may then consider the second high bidder as the high bidder. The right is reserved, as the interests of the District may require, to reject any and all bids.
4. A bid deposit shall accompany the bid and shall be included within the sealed envelope. The bid deposit shall be in the form of cashier's check or certified check cash, and shall be in an amount equal to ten percent (10%) of the total amount of the bid submitted. Failure to include the bid deposit will serve to disqualify the submitted bid.

For additional information regarding this property or to submit any questions or concerns relating to this matter, please contact Chief David Roberts, 1050 Wilson Boulevard, El Dorado Hills, CA 95672, (916) 933-6623.

8/4, 8/18

3890

WHY SHOULD YOU ATTEND?

To learn about the latest project alternative, meet with project staff, ask questions, and provide input.

WHEN AND WHERE

Camino Elementary School
3060 Snows Road
Camino, CA 95709

Thursday, August 24, 2017
6 p.m. to 7:30 p.m.

*Presentation at 6:15 p.m.

SPECIAL ACCOMMODATIONS

Individuals who require special accommodations should contact Deanna Shoopman, Public Information Officer, at 703 B Street, Marysville, CA 95901, (530) 741-4509 or call the California Department of Transportation at 1-800-735-2922 (voice).

CONTACT

For further questions about this proposal, call (916) 825-8168 or clark.peri@dot.ca.gov

Amarjeet S. Benipal
California Department of Transportation
703 B Street | Marysville

8/18



Photo in the paper catch your eye? Buy photos online at www.dailycalifornia.com

Bid for Intent to Purchase

Property: APN#117-082-05-100 Identified as Parcel 51 as shown on the parcel map filed January 7th, 1987, in book 36 of parcel maps, at page 115, El Dorado County Records and comprised of approximately five (5) acres. Located on the corner of Cypress Point Court and Golden Foothill parkway in the El Dorado Hills Business Park.

Purchaser: Benny Wilkins (Owner of Clear Image Inc)

Contract: Seller (El Dorado Hills County Water District) will present Purchaser with a Purchase and Sale Agreement with acceptable terms to the Seller. Costs of the sale will be shared as per custom in El Dorado County.

Purchase Price: Purchaser agrees to purchase APN#117-082-05-100 for the price of **\$750,000.00 (Seven Hundred Fifty Thousand Dollars and Zero Cents)**

Bid Deposit: A bid deposit of **\$75,000.00 (Seventy Five Thousand Dollars and Zero Cents)** has been included with this bid for intent to purchase in the form of a cashiers check. The bid deposit will be used for the sole purpose of an initial payment for the above outlined property.

Escrow and Payment: The purchaser will have thirty (30) days to pay \$675,000.00 (Six Hundred Seventy Five Thousand Dollars and Zero Cents) in cash upon acceptance of this bid. The bid deposit will also be used toward the purchase price to equal \$750,000.00

Title: Title will be transferred by Grant Deed.

Purchaser

Agreed and Accepted

Print Name

Date


Benny Wilkins
8-25-2017

Prepared For: EDH Fire Dept
Commercial Land Comp Analysis

	<u>City</u>	<u>Type</u>	<u>Parcel SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>Land Price/SF</u>	<u>Comments</u>
Subject Properties:							
						Estimated	
APN 117-082-05 - 5 Acres	El Dorado Hills	R&D	217,800	Off-Market	\$ 544,500	\$ 2.50	Corner lot of Golden Foothill Pkwy & Cypress Pt Ct.
APN 117-210-45 - 5.3 Acres	El Dorado Hills	R&D	231,042	Off-Market	\$ 577,606	\$ 2.50	End of cul-de-sac
APN 117-210-19 - 5.73 Acres	El Dorado Hills	R&D	249,599	Off-Market	\$ 561,597	\$ 2.25	Backs to wetlands
Comps:							
Active:							
Latrobe Rd.	El Dorado Hills	R&D	362,419	Listed	\$ 975,000	\$ 2.69	REO, next to greenbelt, off Latrobe Rd/Suncast Ln.
Lot 6 Golden Foothill Pkwy	El Dorado Hills	R&D	43,560	Listed	\$ 196,000	\$ 4.50	On-market for years, sloped lot
Robert J. Mathews Pkwy	El Dorado Hills	R&D	402,930	Listed	\$ 1,000,000	\$ 2.48	Estimated list price - 650-618-7000 seller info
			808,909		\$ 2,171,000	\$ 2.68	
Sold:							
1471 Tong Rd.	El Dorado Hills	Commercial	105,850	1/27/2014	\$ 250,000	\$ 2.36	North side Hwy 50, great visibility, relatively flat
Hillsdale Circle	El Dorado Hills	Commercial	91,999	12/18/2014	\$ 340,000	\$ 3.70	Biz park land, relatively flat, R&D zoning, side wetlands
2015 Vine St.	El Dorado Hills	Commercial	125,017	7/1/2015	\$ 500,000	\$ 4.00	In EDH Town Center, next to Mercedes dealership
			322,866		\$ 1,090,000	\$ 3.38	
			1,131,775		\$ 3,261,000	\$ 2.88	
Totals All Comps							

All information is deemed reliable but not guaranteed. Any user of this data should verify its accuracy.

Provided for information purposes only.

David Roberts

From: Michelle Visentin <MichelleV@roebbelen.com>
Sent: Thursday, September 21, 2017 8:42 AM
To: David Roberts
Subject: RE: Parcel 117-082-05-100

Hi Dave,

Yes – that seems a little low. That would be @3.45 sq. ft. - Have you been actively selling or was this an offer that just came in?

I know that the flex building idea was just thrown out there, though wanted to get some dialogue going about potential possibilities.

Thanks,
Michelle

From: David Roberts [mailto:drobot@edhfire.com]
Sent: Wednesday, September 20, 2017 4:37 PM
To: Michelle Visentin
Subject: RE: Parcel 117-082-05-100

Hi Michelle,

Thank you very much for your help... So it sounds like the current offer we have received at \$750K for that 5 acre parcel is very low???

I am not sure about the flex building idea. I will run by my Board of Directors.

Take Care...

Dave Roberts – Fire Chief
Serving the Communities of El Dorado Hills, Rescue and Latrobe

Perseverance is the hard work you do after you get tired of doing the hard work you already did!

El Dorado Hills Fire Department
1050 Wilson Blvd
El Dorado Hills, CA 95762

Office (916) 933-6623 Ext 1011
Mobile (916) 276-5760
Fax (916) 933-5983

Email – drobot@edhfire.com Website: www.edhfire.com

From: Michelle Visentin [<mailto:MichelleV@roebbelen.com>]
Sent: Wednesday, September 20, 2017 11:53 AM
To: David Roberts <droberts@edhfire.com>
Subject: RE: Parcel 117-082-05-100

Hi Dave,

Just wanted to let you know that I have been researching your pricing request. With the opinions of a couple other brokers & comparison value from a couple of lots for sale in the immediate area – We came up with a 4.50 – 4.85 sq. ft. pricing valuation. **That would be in the area of \$980,000 - \$1,056,500 ----**

Another idea has come up though – potential warehouse or flex building build-out. There is a market out there for warehouse and/or flex buildings...This might be a great partnership idea. I am currently pitching this idea to our stockholders....Let me know what you think!

Talk with you soon,
Michelle Visentin

From: David Roberts [<mailto:droberts@edhfire.com>]
Sent: Wednesday, September 20, 2017 7:56 AM
To: Michelle Visentin
Subject: RE: Parcel 117-082-05-100

Hi Michelle,

Thanks again for your assistance!

Dave Roberts – Fire Chief
Serving the Communities of El Dorado Hills, Rescue and Latrobe

Perseverance is the hard work you do after you get tired of doing the hard work you already did!

El Dorado Hills Fire Department
1050 Wilson Blvd
El Dorado Hills, CA 95762

Office (916) 933-6623 Ext 1011
Mobile (916) 276-5760
Fax (916) 933-5983

Email – droberts@edhfire.com Website: www.edhfire.com

From: Michelle Visentin [<mailto:MichelleV@roebbelen.com>]
Sent: Tuesday, September 19, 2017 12:01 PM
To: David Roberts <droberts@edhfire.com>
Subject: RE: Parcel 117-082-05-100

Hi David,

Thanks for sending over the parcel number – will send over a valuation shortly.

Talk with you soon,
Michelle Visentin
BRE 01823003

Michelle Visentin, LEED® Green Associate™
Cash Management Manager

P: 916-939-1130 | M: 916-342-0683 | F: 916-939-2921
HQ: 1241 Hawks Flight Court, El Dorado Hills, CA 95762

www.roebbelen.com   
CA #734124 | DVBE #1012610



From: David Roberts [<mailto:droboters@edhfire.com>]
Sent: Tuesday, September 19, 2017 11:38 AM
To: Michelle Visentin
Subject: Parcel 117-082-05-100

Hi Michelle,

Thanks for speaking with me today. Here is the parcel. It is the 5 acres located on the corner of Golden Foothill and Cyprus Point Ct.

Thank you for your help, you guys are always great to work with!

Dave Roberts – Fire Chief
Serving the Communities of El Dorado Hills, Rescue and Latrobe

Perseverance is the hard work you do after you get tired of doing the hard work you already did!

El Dorado Hills Fire Department
1050 Wilson Blvd
El Dorado Hills, CA 95762

Office (916) 933-6623 Ext 1011
Mobile (916) 276-5760
Fax (916) 933-5983

Email – droboters@edhfire.com Website: www.edhfire.com

AMERICAN COMMERCIAL REAL ESTATE

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September 20, 2017

Chief Dave Roberts
El Dorado Hills Fire Department
1050 Wilson Boulevard
El Dorado Hills, CA 95762

RE: Valuation of Assessor Parcel Number 117-082-05-100

Dear Chief Roberts,

Thank you for giving me the opportunity to assist you in determining the value of the 5.0 acre vacant land parcel located at the northeast corner of Golden Foothills Parkway and Cypress Point Court, adjacent to your Station 87, in El Dorado Hills Business Park, El Dorado Hills, California.

I am a California licensed real estate broker with over 38 years of commercial real estate experience mainly in the City of Folsom and in El Dorado County. I have considerable experience in selling development land throughout the Sacramento Region.

In evaluating this 5 acre parcel I considered the property location, zoning, utilities, topography, comparable sales, and residual value. The property is well-located on a high-identity corner in a prestigious business park and zoned "Research and Development." Utilities are at or proximate to the site. A cursory view of the topography indicates that the site can be balanced without importing or exporting much, if any, material, and appears very developable. Sales comps and residual value were very close in price.

My professional opinion of value on an open market for
El Dorado County APN 117-082-05-100 is

\$ 4.50 per sq.ft.

(\$196,020 per acre)

(\$ 980,100)

Please call me if you have any questions. I did not elaborate on my research due to the short time frame for providing this information, however, I can provide backup material if requested.



Marilyn Gautschi
Broker

**VACANT LAND PURCHASE CONTRACT
AND RECEIPT FOR DEPOSIT**

DATE: January 07, 2005 at El Dorado Hills, California,
 RECEIVED FROM El Dorado County Water District ("Buyer")
 A DEPOSIT OF Five Thousand (\$5,000) Dollars
 TOWARD THE PURCHASE OF Lots 48, 51, 9 and 10
 FOR PURCHASE OF PROPERTY SITUATED IN El Dorado Hills, COUNTY OF El Dorado, California,
 DESCRIBED 21.588 total acres ASSESSORS PARCEL # 108-272-02, 108-272-05, 108-550-09 and 108-550-10
 ("Property").

1. A. BUYER'S DEPOSIT in the form of personal check, cashier's check, other \$ 5,000.00
 PAYABLE TO Placer Title Company 3820 El Dorado Hills Blvd., Suite 401 El Dorado Hills, CA 95762
 Shall be deposited with Escrow Holder, into Broker's trust account, or
 TO BE HELD UNCASHED UNTIL the next business day after acceptance of the offer or
- B. BALANCE OF DOWN PAYMENT to be deposited with Escrow Holder within sufficient time to close escrow \$3,747,088.00
- C. ADDITIONAL FINANCING TERMS: Plus Bonds, If Any \$ _____
- D. TOTAL PURCHASING PRICE, not including costs of obtaining loans and other closing costs... \$3,752,088.00
- E. OBTAINING DEPOSIT, DOWN PAYMENT, and OTHER CLOSING COSTS by Buyer is NOT a contingency, unless otherwise agreed in writing.
- F. IF THIS IS AN ALL CASH OFFER, Buyer shall, within 5 (or _____) days from acceptance provide to Seller verification of sufficient funds to close this transaction. Seller may cancel this Agreement in writing within 5 (or _____) days: (1) after receipt of the funds verification, if Seller disapproves it; or (2) after the time to provide the funds verification expires, if Buyer fails to provide it.

2. ALLOCATION OF COSTS: (Check boxes which apply)

CLOSING COSTS

- A. Buyer, Seller, to pay County transfer tax or transfer fee. Split 50/50
- B. Buyer, Seller, to pay City transfer tax or transfer fee.
- C. Buyer, Seller, to pay Owner's Association transfer fee. Split 50/50
- D. Buyer, Seller, to pay for owner's title insurance policy.
- E. Buyer, Seller, to pay Escrow fee. Split 50/50

Escrow Holder shall be Placer Title Company 3820 El Dorado Hills Blvd., Suite 401 El Dorado Hills, CA 95762

OTHER COSTS:

- F. Buyer, Seller, to pay for costs of reports identifying whether Property is located within a Geologic, Seismic, Flood Hazard Zone or State Fire Responsibility Area.
- G. Buyer, Seller, to pay costs, if any, of identify Property corners.
- H. Buyer, Seller, to pay

3. ESCROW: Escrow shall close 60 days from acceptance, or on _____, 20____. This agreement shall, to the extent feasible, constitute escrow instructions of Buyer and Seller. Escrow instructions consistent with this Agreement shall be signed by Buyer and Seller and delivered to the designated Escrow Holder, within 3 days from acceptance, at least _____ days before close of escrow, or _____. Escrow instructions may include matters required to close this transaction which are not covered by this Agreement. The omission from escrow instructions of any provision in this Agreement shall not constitute a waiver of the provision or the contractual rights or obligations of any party. Any change in terms or provisions of this Agreement requires the mutual, written consent of Buyer and Seller. Buyer and Seller hereby jointly instruct Escrow Holder and Brokers: (a) That Buyer's deposits placed into escrows or into Broker's trust account shall be held as a good faith deposit towards the completion of this transaction; and (b) To pay compensation due Brokers under this Agreement. Release of Buyer's funds will require mutual, signed release instructions from Buyer and Seller, judicial decisions, or arbitration award.
4. POSSESSION AND KEYS: Seller shall deliver possession and occupancy of the Property to Buyer, on the date of close of escrow. Property shall be unoccupied, unless otherwise agreed in writing. Seller shall provide keys and/or means to operate all Property locks and mailboxes.
5. TITLE AND VESTING: Buyer shall be provided a current preliminary (title) report covering the Property. Buyer shall, within the time specified in paragraph 15, provide written notice to Seller of any items reasonably disapproved. At close of escrow:
 - A. Title to the Property shall be transferred by grant deed (or, for stock cooperative, by assignment of stock certificate), and shall include OIL, MINERAL, and WATER rights, if currently owned by Seller, unless otherwise agreed in writing.
 - B. Title shall be free of liens, except as provided in this Agreement.
 - C. Title shall be subject to all other encumbrances, easements, covenants, conditions, restrictions, rights and other matters which are either:
 - (1) Of record as shown in the preliminary (title) report, unless disapproved in writing by Buyer within the time specified in paragraph 15; or
 - (2) Disclosed to or discovered by Buyer prior to the close of escrow, unless disapproved in writing by Buyer within the time specified in paragraph 15.

Buyer and Seller acknowledge receipt of these pages, which constitutes Page 1 of 7 Pages.

Buyer's Initials () () Seller's Initials () ()