



675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-5642
cityofriodell.ca.gov

Department of General Services (DSG)

**Information received for Public Records Act
(PRA) request regarding the relocation of the
Cal Fire Humboldt Del Norte Unit
Headquarters to the Todd Property in Rio Dell.**

Received May 17, 2024



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Kevin Caldwell

From: Riosa, Aaron@DGS <Aaron.Riosa@dgs.ca.gov>
Sent: Thursday, May 23, 2024 10:34 AM
To: Kevin Caldwell
Cc: PMDB Contract Support@DGS; Carle, Brandee@DGS
Subject: RE: PRA 2023-63: Cal Fire Humboldt

Good morning Mr. Caldwell,

Following up on your questions for this request, please see the responses below:

1. Please provide copies of any CEQA documents to date on the project. **There are no CEQA documents to date for this project.**
2. Has Cal Fire determined which concept, A, B or C, they are pursuing? **This has not been determined yet.**

Thank you,

Aaron Riosa
Contracts Analyst
DGS - RESD - PMDB
Email: aaron.riosadgs.ca.gov
Telework: Tu/Fri 7:00am – 5:30pm
In-Office: Wed/Th 7:00am – 5:30pm

From: Riosa, Aaron@DGS
Sent: Tuesday, May 21, 2024 9:01 AM
To: caldwellk@cityofriodell.ca.gov
Cc: PMDB Contract Support@DGS <PMDBContractSupport@dgs.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Subject: PRA 2023-63: Cal Fire Humboldt

Good morning Mr. Caldwell,

Your request has been received as of Monday, 05/20/2024. Starting a new email chain for this separate request. Per the 10-day period to respond to public record requests, the deadline to respond is **Thursday, May 30th**.

Thank you,

Aaron Riosa
Contracts Analyst
DGS - RESD - PMDB
Email: aaron.riosadgs.ca.gov
Telework: Tu/Fri 7:00am – 5:30pm
In-Office: Wed/Th 7:00am – 5:30pm

Kevin Caldwell

From: Riosa, Aaron@DGS <Aaron.Riosa@dgs.ca.gov>
Sent: Monday, May 20, 2024 9:59 AM
To: Kevin Caldwell; Carle, Brandee@DGS
Cc: Kyle Knopp; Karen Dunham; Travis Sanborn; Russ Gans; Randy Jensen; Sunshine Kelly
Subject: RE: Carle, Brandee@DGS shared the folder "PRA - Humboldt" with you

Good morning Mr. Caldwell,

I am glad we could follow up your question. With this, this public records request will be considered closed and completed.

For the follow up question, a separate public records request will need to be submitted at a future date to be fulfilled.

Thank you,

Aaron Riosa
Contracts Analyst
DGS - RESD - PMDB
Email: aaron.riosadgs.ca.gov
Telework: Tu/Fri 7:00am – 5:30pm
In-Office: Wed/Th 7:00am – 5:30pm

From: Kevin Caldwell <caldwellk@cityofriodell.ca.gov>
Sent: Monday, May 20, 2024 9:03 AM
To: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Cc: Kyle Knopp <knoppk@cityofriodell.ca.gov>; Karen Dunham <dunhamk@cityofriodell.ca.gov>; Travis Sanborn <sanbornt@cityofriodell.ca.gov>; Russ Gans <RGans@mitchelllawfirm.com>; Riosa, Aaron@DGS <Aaron.Riosa@dgs.ca.gov>; Randy Jensen <jensenr@cityofriodell.ca.gov>; Sunshine Kelly <kellys@cityofriodell.ca.gov>
Subject: RE: Carle, Brandee@DGS shared the folder "PRA - Humboldt" with you

Thanks for the prompt reply. Please provide the elevations when available and copies of the technical reports I referred to when complete. Also, please make sure we are on the referral list for Notice of Preparation (NOP) for the environmental document.

I also encourage your team to reach out to our Water Superintendent Randy Jensen and Wastewater Superintendent Sunshine Kelly, copied, regarding capacity, distribution/transmission.

Thanks again for your help!

Kind Regards,

Kevin Caldwell
City of Rio Dell
Community Development Director
Building Inspector
Hours: Monday - Thursday 8:00 am - 5:00 pm
675 Wildwood Avenue
Rio Dell, CA. 95562

(707)764-3532

Email: caldwellk@cityofriodell.ca.gov

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From: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>

Sent: Monday, May 20, 2024 8:54 AM

To: Kevin Caldwell <caldwellk@cityofriodell.ca.gov>

Cc: Kyle Knopp <knoppk@cityofriodell.ca.gov>; Karen Dunham <dunhamk@cityofriodell.ca.gov>; Travis Sanborn <sanbornt@cityofriodell.ca.gov>; Russ Gans <RGans@mitchelllawfirm.com>; Riosa, Aaron@DGS <Aaron.Riosa@dgs.ca.gov>

Subject: RE: Carle, Brandee@DGS shared the folder "PRA - Humboldt" with you

Good morning,

Regarding the building elevations, there is nothing to provide currently.

All technical studies that have been performed to date were provided.

Thank you,

Brandee Carle

Project Director
Department of General Services
Real Estate Services Division
Project Management and Development Branch
707 3rd Street, 4th Floor, West Sacramento, CA. 95605
(279) 946-7944

From: Kevin Caldwell <caldwellk@cityofriodell.ca.gov>

Sent: Monday, May 20, 2024 8:44 AM

To: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>

Cc: Kyle Knopp <knoppk@cityofriodell.ca.gov>; Karen Dunham <dunhamk@cityofriodell.ca.gov>; Travis Sanborn <sanbornt@cityofriodell.ca.gov>; Russ Gans <RGans@mitchelllawfirm.com>

Subject: RE: Carle, Brandee@DGS shared the folder "PRA - Humboldt" with you

Hi Brandee:

Thank you for the information. The "Elevations" folder was empty. Can you please send those over as soon as you get a chance. The City Council is actually discussing the development at their meeting tomorrow evening. Also, please provide a copy of the Drainage/Hydraulics Report, Traffic Study, Greenhouse Gas (GHG) analysis and Vehicle Miles Traveled (VMT) analysis when you get a chance.

Thanks again for your help!

Kevin Caldwell
City of Rio Dell
Community Development Director

Building Inspector
Hours: Monday - Thursday 8:00 am - 5:00 pm
675 Wildwood Avenue
Rio Dell, CA. 95562
(707)764-3532
Email: caldwellk@cityofriodell.ca.gov

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From: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Sent: Friday, May 17, 2024 12:39 PM
To: Kevin Caldwell <caldwellk@cityofriodell.ca.gov>
Subject: Carle, Brandee@DGS shared the folder "PRA - Humboldt" with you



Carle, Brandee@DGS shared a folder with you

Here's the folder that Carle, Brandee@DGS shared with you.

 [PRA - Humboldt](#)



This link only works for the direct recipients of this message.

Open



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

135 Ridgway Ave.
SANTA ROSA, CA 95401
(707) 576-2275
Website: www.fire.ca.gov



State of California

Natural Resources Agency

Memorandum

To: Jeff Katz
COAR Design Group
200 E Street
Santa Rosa, CA 95404

Date: 03/21/2024

From: Daniel Leeds
CNR Tech Services
1235 Ridgway Ave.
Santa Rosa, CA 95401

Subject: Meeting Notes from Humboldt-Del Norte UHQ Meeting
Fortuna, CA, March 12, 2024

This memo is intended to document the information verbally communicated during the Humboldt-Del Norte UHQ design meeting. Please excuse any redundant or repetitive information as this is a collection of commentary from various groups and perspectives. The following transcriptions have been made to provide you with some of the key requests and details discussed on 03/11/2024 and 03/12/2024.

General Project:

- Questions regarding bus/apparatus access to site – COAR.
- Suggested more PV – currently incorporates 15 parking spots – COAR.
 - o Is it necessary to identify additional costs of expanding the PV/covered parking?
 - DGS is concerned with additional costs.
- Net zero project – gold certification required – DGS.
- DGS commented that Shasta has good security base on the location of features/buildings, and has concerns regarding the location of PG&E substation in Rio Del.
- Requested to COAR: Security of ECC from accidental or purposeful damages (specifically vehicle impact and people).
 - o Separate security fence.

- Located at back of property.
 - Visually protected from/for neighbors
- Power pole on north end of property will need to be relocated/removed.
- PACE is requesting GIS documents from city.
- COAR requesting title report.
- Discussed moving admin building to northwest corner as first public contact/buffer on public and residencies.
- CALFIRE confirmed that the apparatus building does not need to be directly adjacent to the street as they do not service local fires and the additional few seconds to drive out of the site are negligible for their duties.
- Admin features on West (9-5), Operational features to East (24/7).
- Discussed adequate road access for various operations including:
 - Dozer Drivers
 - Apparatus
 - Public and private vehicles
 - Utility access/site maintenance
- CALFIRE requests a professional grade conference room with seating for 200 people.
- DGS requested information on the "Test Pit," which is standard in auto shops, but not identified on any of the plans or COBCPs
- Should PV/charging infrastructure be included for apparatus?
 - Future fleet requirements are not specified at this time.
 - Verbally confirmed to plan for 2 apparatus charging stations.
- PACE requesting MEPC plans.
- Designs should include special considerations site wide for mold, seismic activities, and water damage as these factors are extremely present.
- Butte, South Opps, and Shasta all contain good design features.

Rio Dell:

- Rio Dell has a private fire department – Chief Shane Wilson (also Supervisory Fire Marshal in this Unit).
- Shane is a good person to contact for information on the utilities/operations within the city of Rio Dell.
- 1,075,000 gallons of water storage in Rio Dell.
- Concern with noise complaints/impacts to community along west side of property.
- PG&E has high voltage cables entering sub-station at south-east corner of property.
- Access points:
 - Main road – Davis.
 - Additional – Pacific, Wildwood, Monument.
 - Other improved streets – 3rd, Berkeley.
 - 4th street intersection is not developed and requires lots of improvements (private property owner is likely to resist development).
 - Could have explicit dozer access off of intersection of Davis and Dixie.
- 10" water main across Davis Street – may require tunnel to access.

Dozer/MCC Garage:

- 1 dozer, 1 skid steer + attachments, side-by-sides, chipper, etc. – full org chat and equipment list to come.

- Cal is scheduled to be all electric by 2035, should this be incorporated? How much?
- Is this an essential services building?

Auto Shop:

- Request to increase door widths and space between doors if possible.
 - o many equipment models barely fit through doors.
 - o Would prefer not to have to fold mirrors to enter bays.
- ensure bulk fluid room has easy access (forklifts).
- easy access to workspaces, good flow of pathways.
- Previous complaint – compressor in main workspace is too loud.
- Orient building to prevent prevailing winds from entering building.
 - o Inset/recessed doors to help prevent weather entry.
 - o No puddling where people enter and exit vehicles.
- Ben Lomond CC has a new auto shop and has lots of feedback about functionality and features including:
 - o Dislikes the radiant floor.
 - Expensive to operate, inefficient.
 - Could be compromised by machinery mounting hardware.
 - o Metal tracks on floor (dozer bay) prevent creepers and toolboxes from rolling past – movable surface mats suggested for future sites.
- Requested extra power outlet access, places to hang things, additional office spaces, equipment specific features.
- Hotties at shops, not App. Garage?

Warehouse:

- Requesting estimates of typical storage.
- Fire Marshal suggested that packaging of stored items could change risk/requirements – cumulatively regulated.
- Nomex needs to be hung, climate controlled, protected from light, protected from exhaust (NFPA 1851 – recently updated).
- 2 of each extractor? Which sizes?
- Requesting ATV wash rack – may be incorporated into app wash.
- Ensure adequate space for forklift turnaround.
- Forklift exhaust control measures.
- Ramp for ATV unloading – this unit utilizes ATVs often and loading/unloading is a dangerous activity.
- Sally Port.
- Larger freezer than previous – current freezer is 100 sq.ft.
- Limited access for non-unit personnel – past problems with visiting crews raiding gear – locks, separate areas, etc.
- 2 docks – 1 recessed ram for semi-trucks, 1 forklift access -versatile unloading capabilities.
- HVAC to protect storage and personnel *Humboldt has mold problems, can get moldy under boxes sitting on shelves.

Administrative Building:

- Personnel Inventory/Org. Chart has been requested.

- Landscaping?
- Insulated executive staff offices/rooms, no just the quiet rooms.
- Duty specific features for various activities:
 - o Law enforcement.
 - o Resource Management.
 - o Fire Marshal.
 - o SSM.
 - o Office of Finance.
 - o Public facing operations.

Training Facility:

- CALFIRE team likes the layout of the South Ops. Training facility.
- Requesting large reception room.
- Requesting segregated corner (≥ 1 acre; away from public) for burning simulation exercises (no actual fire?), field training space, electrical panels, 50 A plugs, shelter leans, hydrants (2+), etc.
- Requesting additional storage.
- This may be an appropriate building for the requested 200+ person reception room.
- Fire Academy needs 200 student building space.
- Recirculation system for training hydrants, COAR has suggestions from previous projects.

ECC:

- More offices for personnel – adjacent to pods.
 - o RDS/RDS2 (Research Data Specialist) – office with plotter.
 - o Designated IT personnel office.
 - o 2 Comm. Supers.
- Requesting expandable wall in conference room.
- New standards in NFPA 1221.
- Located away from public.
- Gates and fences.
- Highly secure.
- 6 beds, 3 rooms with bathroom access.
- Garage/office space for housing MCC (climate controlled).
- Community space.
- Command floor in middle with offices around perimeter.
- Radio vault to be separate/outside of main building.
- Designated generators.

COAR Requests:

- Organizational Chart – fleet, personnel, vehicles, specific buildings, visitor parking (specifically for admin. building).
- Normal operational hours/anticipated energy usage.

Humboldt-Dell Norte Unit personnel have been prompted to develop and submit additional comments/requests by April 15, 2024.

For additional information or clarification related to these transposed meeting notes, please contact:

**Daniel Leeds**

Civil Engineer

CNR Tech Services

135 Ridgway Avenue,

Santa Rosa, CA 95401

(530) 708-5424 Mobile



KC

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Friday, October 27, 2023 2:17 PM
To: Greenleaf, William@DGS
Subject: RE: Humboldt Del Norte - Service Center & Project Time Frames
Attachments: COAR Proposal Humboldt Del Norte Draft 102723.pdf

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Good afternoon Bill. Please find attached our proposed scope document for the project based on all the information you have provided to date. I have consultants working on finalizing their fees based on this scope. Please review and let me know if you want changes or adjustments made to this. Once I get your feedback I can finalize the cost information and provide the final proposed fees as well. Im happy to get on a call to discuss if that is easier. I look forward to your feedback and guidance so we can finalize this and get started on this project.

Thanks and have a great weekend.



Jeff Katz
PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Tuesday, October 24, 2023 9:01 AM
To: Jeff Katz <jeff@coargroup.com>
Subject: RE: Humboldt Del Norte - Service Center & Project Time Frames

Yes Sir, thank you. Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Jeff Katz <jeff@coargroup.com>
Sent: Tuesday, October 24, 2023 8:59 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: RE: Humboldt Del Norte - Service Center & Project Time Frames

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Thanks Bill. This schedule is very helpful. I am working on scope doc now and hope to have for your review this week. If scope looks right I can finalize costs. Will that approach work?



Jeff Katz

PRINCIPAL | AIA

coargroup.com

c 619.504.0984

o 707.544.3920

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>

Sent: Tuesday, October 24, 2023 8:55 AM

To: Jeff Katz <jeff@coargroup.com>

Subject: Humboldt Del Norte - Service Center & Project Time Frames

Jeff:

The Service Center is a warehouse with racks for storage, the SFM will require you provide a "High Pile" study for review.

For each phase I would estimate the timing as follows:

PP phase	12 months + 4 months for DGS & DOF approvals and WD funding.
WD phase	12 months + 6 months for SFM + 4 months to bid & award.
C phase	20 months + 2 months commissioning and close out.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov

(916) 376-1730

Kevin Caldwell

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Wednesday, September 27, 2023 7:11 PM
To: Greenleaf, William@DGS
Cc: Ton, Michael@DGS; Davis, Ken@CALFIRE; Lau, Albert@CALFIRE; Ames, Matthew@CALFIRE; Lucia-Valenzuela, Michelle@CALFIRE
Subject: RE: Humboldt Del Norte - Scope of Work
Attachments: FY2223_ORG3540_BCP5567.pdf

Gentlemen,

Below is the summary of approved buildings as outlined in the COBCP with estimated square footage that is very similar to current SHU Unit Headquarters in Redding.

Administration Building				17,000	sf
ECC/support building				9,550	sf
Autoshop				12,960	sf
Covered Washrack & Bldg. for Recycling Equip.				1,700	sf
Training Building				5,010	sf
SCBA repair building				800	sf
Service center building				11,340	sf
Telecommunications building/ Comm Tower				2,400	sf
Fitness Building				3,200	sf
Generator building (Fire Station and Admin)				500	sf
Parking garage with PV Panels (15-vehicle)				6,250	sf
Combined 14-Bed/3-Bay Appr/Dozer shed				13,220	sf
Flammable Storage Building				120	sf

There is additional space planning for:

Scope change

1. Remove the dozer from the apparatus building and use an SHU-type Mobile Command Dozer Building

Space planning to include:

2. Staging area for 3 Strike Teams (15 Engines) which can also be used as demobilization staging near the Autoshop
3. Additional 14-Bed Dormitory, 2 Bay Apparatus Building (like Butte Fire Center) to support the HUU CCC Fire Crew based in Fortuna with no permanent facility (working out of a trailer and storage containers). They were just made permanent crews in the current budget.

Michael Duggan

CAL FIRE-Technical Services Unit

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Wednesday, September 27, 2023 9:01 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Warning: this message is from an external user and should be treated with caution.

Gentlemen:

As discussed in the last Capcom meeting, if you can give me a best guess of the square footage for each structure I can begin the fee negotiation with the architect.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Monday, August 28, 2023 5:38 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Copy that.

I will get the SQFT from SHU project since that had the most program development recently.

The only item I don't see on approved scope is for the garage space for the Mobile Command Unit like they have at CNR-SHU Headquarters Project. We need to reserve space for a future capital project to design/construct a facility for our Fortuna Fire Crew Staff also staging area for strike teams and/or incident demobilization like was planned at SHU UH.

<https://esd.dof.ca.gov/dofpublic/viewBcp.html>
under the 2021-2022 BCP Budget Year for Acquisition
under the 2022-2023 BCP Budget Year for Preliminary Plans

Org code 3540

Michael Duggan
CAL FIRE-Technical Services Unit

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Monday, August 28, 2023 4:30 PM
To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

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Aye Aye Sir, thank you. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov

(916) 376-1730

From: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>

Sent: Monday, August 28, 2023 4:22 PM

To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>

Subject: RE: Humboldt Del Norte - Scope of Work

Bill

I will let Duggan answer this, since my numbers are a few years old and there might be increases in building sizes.

Thanks



Albert Lau, PE

Senior Civil Engineer
CNR Tech Services
135 Ridgway Ave.
Santa Rosa, CA 95403
1 (707) 696-7120 Mobile



From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>

Sent: Monday, August 28, 2023 4:16 PM

To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>

Subject: RE: Humboldt Del Norte - Scope of Work

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Albert:

If you can give me the estimated square footage for each I will use that information with the previous Calfire buildings square footage provided to proceed with the A&E contract.

Thank you very much for the help, I appreciate it. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division

Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>

Sent: Monday, August 28, 2023 4:05 PM

To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>

Subject: RE: Humboldt Del Norte - Scope of Work

Bill

I think there is also an Autoshop, fire station with dozer storage, flammable storage building, and a fitness/tactical training building.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative #1 — construct a new UH and FS. This alternative ensures a facility that meets the operational needs of both the UH and FS meets code requirements for safety and health and is adequately sized to house staff and equipment.

2. Detailed scope description.

Site Development

- Demolition
- Earthwork
- Drainage
- Concrete paving, walks, parking, curbs, and gutters
- Hose wash rack
- Fuel Island/vault, with a spill containment device for the fueling apron
- Security site lighting
- Fencing with gates
- Landscaping and irrigation
- Lighted flagpole and signage
- Trash enclosure

Utilities

- Domestic water well, with treatment and storage tanks
- Fire suppression well, with storage tanks
- Fire sprinkler system, with diesel-driven fire suppression pump
- Septic system, with distribution field
- Electrical Back-up, propane generator, with separate tank and transfer switch
- Liquefied petroleum gas/natural gas, with tank for buildings
- Telephone/data cabling/installation
- Radio cabling/installation, including a tower

Buildings

- Administration building ECC/support building

- Auto shop
- Covered vehicle wash rack, with water recycle system building
- Training building
- Self-Contained Breathing Apparatus repair building
- Service center building
- Telecommunications building
- Fitness/tactical training building
- Generator/pump/storage building
- Parking garage (15+ vehicle capacity) with photovoltaic panels
- Standard two-engine fire station with dozer transport
- Flammable storage building

Thanks



Albert Lau, PE
Senior Civil Engineer
CNR Tech Services
135 Ridgway Ave.
Santa Rosa, CA 95403
1 (707) 696-7120 Mobile



From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Monday, August 28, 2023 3:49 PM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Subject: Humboldt Del Norte - Scope of Work

Warning: this message is from an external user and should be treated with caution.

Mike:

I would like to proceed with contracting the A&E firm selected for this project to begin the funded preliminary plan phase, please confirm or advise the current project scope.

Thank you very much, Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

DEPARTMENT OF GENERAL SERVICES

REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT AND DEVELOPMENT BRANCH

PROJECT COST SUMMARY

BUDGET ESTIMATE

Project	Humbolt-Del Norte Unit HQ Relocation	BUDGET ESTIMATE	19CDF008 v 002
Location	Rio Dell, Humboldt County	Current / Estimate CCCI	9654 / 7892
Customer	Department of Forestry and Fire Protection	Date Estimated	12/11/2023
Designed By	COAR Design Group	Project Number	000000000011227
Project Mgr	William Greenleaf	Three Page Prepared By	Candace Epstein
Template	Design/Bid/Build	DOF Project ID Number	

Description

This project is to acquire property to relocate the Humboldt Del Norte Unit Headquarters (UH) from the Fortuna Fire Station (FS) site and to design and construct an administration/training building, emergency command center/support building, SCBA repair building, service center building, telecommunications building, covered parking for 15 vehicles, generator/pump/storage building with generator, a radio communications tower, site development, utilities, landscaping and irrigation, site lighting and fencing, telephone and radio cabling.

Estimate Summary

Utilities	\$1,212,000.00
Site Work	\$5,006,000.00
Administration/Training Building - 17,000 SF	\$5,950,000.00
ECC/Support Building - 9,530 SF	\$3,336,000.00
SCBA Repair Building - 800 SF	\$240,000.00
Service Center Building - 11,340 SF	\$3,402,000.00
Telecommunication Building/Comm Tower - 2,400 SF	\$920,000.00
Generator Building (Fire Station and Admin) - 500 SF	\$432,000.00
Covered Parking (15-Vehicle with Solar Panels) - 6,250 SF	\$1,563,000.00
125 KVA Generator (x2)	\$300,000.00
14-Bed/3-Bay Apparatus Building - 9,200 SF	\$3,864,000.00
Autoshop - 10,570 SF	\$3,700,000.00
Covered Washrack Building for Washrack Recycling Equip. - 1,700 SF	\$510,000.00
Flammable Storage Building - 120 SF	\$36,000.00
Training/Tactical Training Building - 5,010 SF	\$1,503,000.00
Fitness Training Building - 3,200 SF	\$960,000.00
Mobile Command Center/Dozer Building - 9,432 SF	\$3,864,000.00

Estimated Total Current Costs

\$36,798,000.00

Adjust Original CCCI of 7892 on 07/2021 / Current CCCI of 9654 on 12/2023

\$8,215,700.00

Estimated Total Current Costs on 12/2023

\$45,013,700.00

Escalation to Start of Construction 19 Months at 0.42% / Month

\$3,592,100.00

Escalation to Mid Point 12.00 Months at 0.42% / Month

\$2,268,700.00

Estimated Total Contracts

\$50,874,500.00

Contingency at 5%

\$2,000,000.00

Estimated Total Contract

\$52,874,500.00

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Monday, December 18, 2023 9:44 AM
To: Greenleaf, William@DGS
Subject: RE: Humboldt - Consultants
Attachments: COAR Proposal Humbolt Del Norte 121823.pdf

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Good morning Bill. Please provide updated proposal attached. I was able to get our Prelim phase costs down to the desired budget and made the other adjustments we discussed. If there are additional items that you want adjusted please let me know. Thanks.



Jeff Katz
PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Friday, December 15, 2023 12:36 PM
To: Jeff Katz <jeff@coargroup.com>
Subject: RE: Humboldt - Consultants

Not a problem, thank you. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Jeff Katz <jeff@coargroup.com>
Sent: Friday, December 15, 2023 11:39 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: Re: Humboldt - Consultants

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Ok. I'll have you updated proposal Monday morning. Thanks

Jeff Katz
Principal | AIA
www.coargroup.com
c 619.504.0984
o 707.544.3920

On Dec 15, 2023, at 11:14 AM, Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov> wrote:

Jeff:

Make sure you have listed the consultants you intend to use for the project, it is not an easy task to change from one that is listed to a new one.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

December 18, 2023

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
 Project Management and Development Branch
 707 3rd Street, Fourth Floor
 West Sacramento, CA 95605

RE: Architectural Services – Humbolt Del Norte Unit Headquarters Proposal

Dear Mr. Greenleaf:

We are pleased to provide this proposal for the Humbolt Del Norte Unit Headquarters based on documentation you have provided and our follow up discussions. Please note that this proposal is based on the Scope of Services we believe is necessary to successfully complete this project. Our proposal includes the following disciplines: Civil, Structural, Mechanical, Plumbing, Electrical, Landscape Architecture, LEED, Commissioning, Geotechnical Engineering and Cost Estimating services. Demolition plans and Hazardous Materials survey is included for any underground hazardous materials removal. The following sections include a more detailed explanation of the scope being provided. If there are scope items that are not included, or that are not necessary, we are pleased to adjust the scope to meet your needs.

PROJECT DESCRIPTION

Provide professional architectural and engineering services for the design and construction of a new Unit Headquarters on State property located on a newly purchased 17.9 acre parcel. New construction includes the following structures and approximate square footage:

Administration Building				17,000	sf
ECC/support building				9,550	sf
Autoshop				12,960	sf
Covered Washrack & Bldg. for Recycling Equip.				1,700	sf
Training Building				5,010	sf
SCBA repair building				800	sf
Service center building				11,340	sf
Telecommunications building/ Comm Tower				2,400	sf
Fitness Building				3,200	sf
Generator building (Fire Station and Admin)				500	sf
Parking garage with PV Panels (15-vehicle)				6,250	sf
Combined 14-Bed/3-Bay Apparatus Building				9,120	sf
Flammable Storage Building				120	sf
Mobile Command Center / Dozer Building				8,643	sf
TOTAL				88,593	sf

The scope of work will include site work as needed, necessary grading and drainage, above ground fuel storage and dispensing facilities, Staging area for 3 Strike Teams (15 Engines), concrete and

asphalt paving, sidewalks, curbs, wash rack, landscaping, lighting, solar power, fencing, Communications Tower, utilities including water, sewer, electrical power including generator, telephone cabling/installation, radio cabling/installation, and associated appurtenances and space planning for a future 14-Bed, 2 Bay Apparatus Building. The project shall be designed to meet the requirements of LEED Gold and Net Zero Energy (ZNE).

The AHJs for this project are anticipated to be City of Rio Dell, Humboldt County, CAL FIRE, DGS, State Fire Marshal (SFM), and Division of the State Architect (DSA).

The project is noted to have an assumed construction budget of \$39,500,000 but in our opinion will likely require a higher budget to complete the necessary scope. We will work with the State during the early design stages to properly identify the scope that fits the available budget. Should the budget be expanded at some future point we reserve the right to request additional design fees for any added scope driven by those cost increases.

We are proposing to offer the following scope of services.

PRELIMINARY PLAN PHASE – SCHEMATIC DESIGN

Task P1 – Initial Project Review and Program Verification:

Review background information, provided by the Department of Forestry and Fire Protection (Cal Fire) and the Department of General Services (DGS), regarding site functional layout, interview Cal Fire personnel to verify their Program requirements, and determine the most cost-effective means to satisfy the Cal Fire program needs, and meet the requirements of the applicable codes. Summarize the results in a report identifying any Program changes.

1. Meet with DGS and Cal Fire stakeholders to walk the site and discuss project opportunities and challenges.
2. Provide a detailed design schedule indicating required milestone dates.
3. Establish communication channels with all parties involved.

Task P2 – Concept Design

Develop conceptual designs for all site and building elements making up the project. Develop a minimum of two concepts for each building element and a minimum of two site layout concepts for review by the stakeholders. Refine concept design based on feedback from the State and develop a revised concept design for approval.

1. Perform a building code analysis of the proposed schematic design to ensure compliance with the applicable provisions of the California Code of Regulations. Summarize this analysis in a written report.

Task P3 – Utilities Research and Information Gathering:

Research existing utility companies and applicable agencies, collect and review available record drawings, reports and data. Identify existing utilities within the Project boundaries. Utility information requests shall be sent to affected companies and agencies requesting verification of the location, size and depth of utilities within the Project boundaries. Incorporate the most cost-effective design solutions for the Project in the Schematic Design drawings.

Task P4 – Civil Engineering:

Task P4A – Preliminary Title Report and Records Search

Provide title research and documentation including:

1. Purchase a Preliminary Title Report covering the “Research Area” defined as the area to be investigated that is provided by the State’s Project Director.
2. Obtain copies of all title exception, recorded map, and vesting documents for Research Area.

3. Review any relevant plans and documents provided by State to determine any issues that may impact Research Area whether recorded or not; including but not limited to: all existing utilities, improvements, easements, right-of-ways, exceptions to title, etc.

Task P4B – Project Area Determination and Survey

1. Provide topographic aerial survey map suitable as a basis for design.
2. Perform site survey to supplement aerial survey, and prepare a final topographic map in AutoCAD format, which shows the following information:
 - a. Trees - location and diameter.
 - b. Roads and access driveways.
 - c. Drainage courses.
 - d. Topography at one-foot intervals.
 - e. Existing site improvements, including:
 1. Structures (building corners and posts/columns).
 2. Curbs.
 3. Paving.
 4. Concrete walkways.
 5. Existing site utilities visible from the surface.
 6. Spot elevations as required by Owner and/or Client.
 7. Finish floor elevations of all structures and at all door landings.
 8. Significant grade changes (e.g., stairs, ramps, and vertical edges).
 9. Delineation of unique site features as needed to provide a complete description of the existing condition of the survey area.
3. Perform supplemental survey to set durable monuments to delineate the primary exterior boundary corners of the developed parcels. Note: Pursuant to the California Business and Professions Code, the services being performed for this task will trigger the mandatory preparation of a Record of Survey map
4. Prepare and file a Record of Survey map depicting the locations of the boundaries determined and monuments set in conjunction with Tasks 2 and 3 above. Information will be included to describe the data, methods, and analysis used to establish the relevant boundary lines.

Task P4C – Prepare the Legal Description

Develop a Legal Description for Project Area based upon the survey, research, site inspection and agreement of Project Team. The Legal Description shall include:

1. The basis of bearings shall be established along a record line or between monuments of record either on or directly tied to the property lines of the facility where the Project Area is located.
2. Establish a legal reference point that can be identified, and label it (ex. Point of Commencement (POC), Point of Beginning (POB), or similar.)
3. Horizontal control shall be tied to the California Coordinate System of 1983 (CCS83), unless, otherwise directed by the State. If CCS83 cannot be obtained, Consultant shall request a waiver from the State in writing stating the reasons and documenting a coordinate system that will be used.
4. Include any pertinent parcel information of record (ex: book and page numbers, assessor parcel numbers, lot numbers, etc.) in addition to the necessary information to get from the POC or POB to the True Point of Beginning (TPOB).
5. The calls for bearing and distance necessary to go from TPOB around the perimeter of the agreed Project Area back to the TPOB.
6. The square footage and acreage of the Project Area.
7. Typed on 8 1/2" x 11" bond.
8. Stamped by a Land Surveyor licensed in the State of California and wet signed.
9. Provide an electronic copy as well.

Task P4D – Prepare an exhibit map of the Legal Description

The exhibit shall contain the following information:

1. A vicinity map shall roughly locate the Project Area relative to the overall facility boundary of record, or recorded roads.
2. Show relationship of Project Area to adjacent buildings and/or features.
3. Either be to scale, with scale stated, or have geometric relationship to b. above.
4. Outline the proposed project structure within the Project Area
5. Detail graphically the TPOB, and all bearings and calls around the perimeter of the Project Area
6. Detail graphically the POC (POB), and all bearings and calls from it to the TPOB.

Task P4E – Prepare exhibit map that plots all relevant exceptions

Provide an exhibit map of exceptions reflected on the Preliminary Title Report that impact the Project Area:

1. Plot and label all geographically locatable exceptions reflected on the Preliminary Title Report.
2. Locate the Project Area within the larger parcel of record.
3. Typed on 8 1/2" x 11" bond.
4. Stamped by a Land Surveyor licensed in the State of California and wet signed.
5. Provide an electronic copy as well.

Task P4F – Prepare a title exception report review and summary

Provide a title exception report review and summary that:

1. Determines each exception either:
 - a. **AFFECTS** the Project Area.
 - b. **DO NOT AFFECT** the Project Area.
2. Explain why each exception was categorized as it was in a. above.
3. Typed on 8 1/2" x 11" bond.
4. Stamped by a Land Surveyor licensed in the State of California and wet signed.
5. Provide an electronic copy as well.

Task P5 – Geotechnical Report:

Provide a geotechnical investigative study and report of the existing soil conditions, which includes: field reconnaissance, review of previous studies, soil borings, and soil testing. Required work shall include drilling, logging, and sample soil borings. Perform laboratory testing in accordance with standard testing procedures to determine the relevant engineering properties of typical soil samples obtained during the field exploration. During Design Development, prepare a Soils Report for Project area to develop erosion control solutions and an economical foundation design.

1. Review available design plans and conceptual layouts to select exploration locations.
2. Notify subscribing utility companies via Underground Service Alert (USA) a minimum of 48 hours (as required by law) prior to performing exploratory excavations at the site.
3. Perform exploratory test pits using a backhoe for subsurface exploration. We will excavate 8 to 10 exploratory test pits across the site to depths ranging from approximately 5 to 10 feet, or refusal, whichever is shallower, based on conditions encountered. Field percolation testing will be performed in 2 test pits to evaluate infiltration characteristics.
4. Perform laboratory tests to evaluate the pertinent soil index and engineering properties.
5. Analyze the field and laboratory testing data and prepare a project geotechnical report

Task P6 – LEED Analysis and LEED Registration:

Provide oversight of the LEED process throughout the Design and construction of the project with a goal of achieving LEED Gold for the project. In this Preliminary phase the scope will include:

1. Review the existing documents and prepare a Draft LEED Scorecard for distribution to the team for review and comment
2. Conduct a LEED Start-Up Meeting with the team via Microsoft Teams to review the LEED Scorecard and obtain additional feedback regarding each item, such as Feasibility, Cost, Schedule Impacts, etc.
3. Update the LEED Scorecard based on the Start-Up Meeting and redistribute to the team
4. Audit future design documents against the LEED Scorecard
5. Update and distribute the LEED Scorecard
6. Provide ongoing support to the design consultants regarding LEED requirements
7. Provide LEED-related specifications, including LEED Requirements, IAQ Management Plan and Construction Waste Management
8. Serve as the project's LEED Administrator for the LEED Online website, including registering the project and inviting team members to LEED Online

Task P7 – ZNE Compliance

Perform Zero Net Energy analysis of the proposed Schematic Design to ensure ZNE standards are achieved for the Administration Building.

Task P8 – Agency Approvals:

Identify and incorporate into the project drawings all various approvals, permits required by all government agencies including but not limited to water quality, air quality, traffic encroachment, etc. Provide any required exhibits or services and usage information required by any reviewing agency.

Task P9 – Cost Estimate:

Prepare a Preliminary Statement of Probable Cost (PSPC) which identifies quantities, unit man-hours, total man-hours, unit material costs, total unit material costs and total construction cost. Estimates shall be prepared in CSI format. All labor costs estimated shall be based on State prevailing wage in the area where work is to be performed. The PSPC shall include:

1. Construction of all structures and improvements.
2. Utilities and services required for the proper use of the completed buildings and improvements.
3. All permits and approvals required, including highway encroachment, air quality and water quality.
4. The estimates prepared at this stage of design are based on schematic design and design development level drawings and will include appropriate design contingencies which will reduce as the design is further developed.

Task P10 – Project Coordination and Meeting Attendance:

Attend meetings as required to develop a design concept that is acceptable to CalFire. Provide written minutes of all meetings to meeting participants. Distribute monthly Project status reports the 1st of each month.

Task P11 – Deliverables to State:

Provide 100% complete Schematic Design Documents illustrating the proposed Project components. The Schematic Design Documents shall integrate the results of the Initial Project Review, Program Verification documents, Building Code Analysis, building code authority review, and above required information into the proposed Project solution. All building components identified as State building code deficiencies shall be documented and included in the PSPC. The State will provide review comments within 21 calendar days. Comments shall be incorporated in the documents during the Design Development Phase.

Task P11A – 100% Schematic Design:

1. Develop concept designs for building construction and site development, based on needs identified for the space needs program.
2. Develop Preliminary Building Floor Plans and massing studies for each of the structures.
3. Prepare conceptual site drawings for the project area indicating placement of structures and amenities on site. This will include the following:
 - o building site orientation, site ingress and egress, and miscellaneous site information.
 - o Develop preliminary Civil Plans including preliminary grading plans, utility study and hydrology based on topo survey data.
 - o Prepare preliminary landscape and hardscape plans.
4. Develop building structural, mechanical, plumbing and electrical system Basis of Design documentation for the project. Design shall be in accordance with State requirements prohibiting the use of natural gas infrastructure, and this project is expected to align with the policy of being LEED Gold compliant and NZE.
9. Provide a written preliminary evaluation of the project, schedule and construction budget based on selected design option.
10. Make required submissions to State for Final Schematic Design review and approval. Drawings required for this submittal would include: building code analysis, Site plans including utility points of connection and corresponding information, grading plans with elevations, landscape plan, floor plans, typical room layouts, roof plans, exterior elevations, building sections, fire and life safety plan, mechanical and plumbing system diagrams, electrical system single line diagrams, and structural system diagrams, Exterior Color and Material Sample Boards and colored rendering of the facilities.
11. Make required presentations to various agency review organizations to review proposed design.
12. Make required modifications to Schematic Design to obtain Schematic Design approval.
13. After obtaining approval of Schematic Design we will proceed into Design Development

PRELIMINARY PLAN PHASE –DESIGN DEVELOPMENT

Task P12 – Site Plan and Civil Review

Develop proposed locations for Project buildings and improvements consistent with the location of underground utilities, topographic survey, tree location and incorporating the circulation requirements of all codes, and security needs identified by CalFire. Any sidewalks and landings required by the circulation pattern shall be clearly identified. Develop a plan for the landscaping and sprinkler system as required by the Project.

Task P13 – Electrical Design

Design electrical power delivery system as necessitated by Project. Develop solutions for distribution of electrical power, lighting, telecommunications, data systems, security, and fire alarm requirements.

Task P14 – Mechanical Design

Develop HVAC design for Project that conforms to all codes for ventilation, etc. Develop plumbing and fire protection systems. Coordinate the fire protective service connection with the Projects water use plan.

Task P15 – Access Compliance Project Review

Submit, review and document revisions as required by the State Architect for Access Compliance Section's design review and approval process. Incorporate all Access Compliance Section comments into the final Design Development documents.

Task P16 – State Fire Marshal Project Review

Submit, review, and document revisions as required by the State Fire Marshal's design review and approval process. Incorporate all State Fire Marshal's requirement into the final Design Development documents.

1. The Service Center is a warehouse with racks for storage, the SFM will require a "High Pile" study for review and approval.

Task P17 – Structural Engineering

Develop structural design for Project that conforms to all applicable codes and use.

Task P18 – Commissioning (Cx) Services

Provide Basic Commissioning services for the Administration Building, including:

- Develop the Basis of Design (BOD) to provide a narrative describing the design of the systems to be commissioned and to outline any design assumptions that are not otherwise included in the design documents. This document will be the basis for the Owner's Project Requirements (OPR) for the project
- Develop the outline commissioning specification for incorporation into the design documents.
- Develop the draft Commissioning Plan.

Task P19 – LEED & ZNE Services

Update the LEED analysis that is consistent the requirements referenced in tasks P6 & P7 noted above. Update shall include all new information developed since the previous analysis. Submit Credit Interpretation Requests (CIR) to the USGBC as may be required.

Task P20 – Deliverables to State:

Provide Design Development Documents to State for review and approval at the following intervals: Provide 50 % and 100 % Design Development documents consisting of drawings and the above referenced Statement of Probable Cost, LEED Checklist, and ZNE Compliance.

Task P20A – 50% Design Development:

1. Refine design of Site Plan, Site Circulation Plan, Fire Access Plan, Architectural Plans, and Engineering Plans.
2. Prepare preliminary material and equipment selections for review.
3. Prepare updated design renderings and conduct Virtual Reality walk thru.
4. Develop structural system consistent with design concept.
5. Develop building mechanical, plumbing and electrical systems consistent with design concept.
6. Coordinate with State systems for phone/data/cable and alerting requirements.
7. Prepare Interior Elevations, Building Sections, Reflected Ceiling Plan and Roof Plan.
8. Prepare preliminary interior material and color boards for review and selection.
9. Prepare preliminary FFE matrix in conjunction with CalFire purchasing, and make recommendations on all finishes and materials to be consistent with design.
10. Develop performance plans and specifications for Fire Sprinkler and Fire Alarm systems to be incorporated into Construction Documents. Final design of sprinkler and alarm systems shall be a deferred approval item provided by the contractor.
11. Make required submittal to the State for 50% Design Development Review and comment.

Task P20B – 100% Design Development:

1. Review and respond to State provided comments on 50% Design Development Submittal.
2. Make revisions to Design Development package to comply with comments received.
3. Provide 100% Design Development documents consisting of plans, outline specifications and calculations, updated Statement of Probable Cost (SPC), LEED Checklist and ZNE

- Compliance. Provide final Geotechnical Report, Basis of Design and draft Commissioning Plan.
4. For the preparation of the program through 100% design development documents, we shall be responsible for the professional quality, technical accuracy and the coordination of all designs, drawings, specifications, and other services provided. At all review stages where the State will be providing comments we will verify to the State in writing, on an item-by-item basis, as to whether the comment was incorporated or why the comment was not incorporated.
 5. After obtaining written approval of the information presented in the Design Development drawings, we will proceed into Working Drawings.

WORKING DRAWING PHASE (NIC)

Upon written authorization by the State, provide Working Drawing (Construction Document) Services for the Project, utilizing information obtained from the State, the approved Design Development Documents, and the approved Estimate of Probable Cost. Provide Construction Document services for the Project as follows:

Task W1 – Access Compliance Approval for the Project:

We will submit, coordinate the review, and revise the documents as required to obtain approval from the State Architect, Access Compliance Unit, for the Project (fees not included). We will incorporate all review comments from State Architect, Access Compliance Unit, into the final Construction Documents and as required to ensure compliance with all the provisions of the California Building Standards Code contained in the California Code of Regulations.

Task W2 – State Fire Marshal Approval for Project:

We will submit, coordinate the review, and make document revisions as required to obtain approval from the State Fire Marshal for the Project (fees not included). We will incorporate all review comments from State Fire Marshal into the final Construction Documents to ensure compliance with the provisions of the California State Fire Marshal Regulations (Title 19) and all the provisions of the California Building Standards Code contained in the California Code of Regulations.

Task W3 – Essential Services Approval for Project

We will submit, coordinate the review, and revise the documents as required to obtain essential services design approval from Department of State Architect for the Project (fees not included). We will incorporate all review comments from the Department of State Architect into the final Construction Documents.

Task W4 – Cost Estimate: Prepare a Final Statement of Probable Cost (FSPC) which identifies quantities, unit man-hours, total man-hours, unit material costs, total unit material costs and total construction cost. Estimates shall be prepared in CSI format, Divisions 1-48. All labor costs estimated shall be based on State prevailing wage in the area where work is to be performed.

Task W5 – LEED and ZNE Services:

Provide oversight of the LEED process throughout the Design and construction of the project. Update the LEED Gold analysis and ZNE compliance requirements. Collect information and perform calculations to satisfy the LEED and ZNE prerequisites and credit submittal requirements. Include LEED and ZNE requirements in the construction drawings and specifications. Submit the designated Design Phase credits to the USGBC at the end of the Design Phase for approval. In this phase work will include:

1. Review documentation for conformance with LEED requirements, and provide comments and/or corrections as appropriate
2. Collect LEED documentation from design team, and upload to LEED Online website
3. Compile from team and submit all required documentation for the Design Review Submittal
4. Coordinate the Team's response to and resolution of GBCI Design Review comments
5. Accept Design Review results, and communicate project status to team

Task W6—Commissioning (Cx) Services for the Administration Building

Provide Commissioning services for the Administration Building and provide the following:

1. Finalize the commissioning specification for incorporation into the construction documents.
2. Finalize the commissioning plan for incorporation into the construction documents.

Task W7 – Deliverables to State:

Construction Documents to the State for review and approval at the following intervals:

1. 50% complete stage
2. 100% complete stage with State and Peer review comments
3. 100% complete stage with stamped DSA and SFM approvals

Based on the approved Design Development documents and any additional project specific information developed, prepare Construction Document plans and specifications. The Construction Document plans and specifications shall include, but not be limited to, all architectural, civil, structural, mechanical, and electrical work necessary to complete the construction work.

1. Construction Documents will incorporate Geotechnical requirements and recommendations for soils preparation, foundation and paving design.
2. Final Statement of Probable Construction Cost will be included as indicated above.
3. Prepare an initial Storm Water Pollution Prevention Plan (SWPPP) specific to the site design. Coordinate and consult with appropriate state and local water quality regulation entities during project design. Design shall meet both state and local storm water quality management requirements. Incorporate the SWPPP into Erosion Control specifications and specify what elements of the SWPPP the General Contractor shall complete.

Task W8 – Bidding Process

Bidding process and procedures will be the responsibility of the State. We will attend pre-bid site walk through and prepare written responses to all questions during the Bidding Period.

1. Provide input for the pre-bid meeting and attend the pre-bid meeting and site visit.
2. Assist in responding to questions raised during the bidding process.
3. Maintain a tabulated record of Requests for Bid Information (RFBI) and the response to the questions Prepare Addenda if required to address bidding questions.
4. Submit all Addenda and assist in obtaining approval from State Fire Marshall and DSA to incorporate into the Permit Set.

CONSTRUCTION SUPPORT (NIC)

Upon written authorization from the State provide Construction Support services for the project as follows:

Task C1 - Site Inspection Trips and Meetings:

In addition to the pre-construction meeting, participate in monthly onsite construction meetings throughout the duration of construction for onsite review of the construction progress (i.e., Requests for Information (RFI), Submittals, Deferred Approvals, Change Orders, Architectural

Supplemental Instructions (ASI), etc.).

1. Take and distribute minutes of the above meeting to participants.
2. At the end of construction, when State determines the work is complete, conduct a final inspection of the work to develop a Punch List of the items that are incomplete, unfinished, or in need of corrective work. Follow-up inspections shall be conducted to verify the Building Contractor's compliance with the Punch List.

Review construction submittals and address submittal clarification/substitution requests.

1. Maintain and monitor logs of shop drawings and submittals, indicating the date received and the date returned for each party in the review and approval process.
2. Promptly notify the State if any delay of action in the review process of shop drawings and submittals will cause a delay in the Project Construction Schedule and recommend to the State any corrective action necessary.
3. Submittals include the necessary documentation for the Operations/Maintenance Manuals, warranties, construction waste reports and recycled content report as well as the product data, shop drawings and other required submittals.
4. Coordinate submittal logs with the General Contractor.

Respond in writing to any Contractor's Requests For Information (RFI's) during construction.

1. Create a log identifying each RFI, the date the RFI was submitted, the resolution to each RFI, and the date the resolution was submitted.
2. Maintain a log of all requests indicating the time from initial receipt to conclusion of the request and the dates and times required for each party to act on the request.
3. Review each RFI prior to distribution to the appropriate party to ensure that the item is not already included in the contract documents and has been written in a manner that is understandable to all parties.
4. Advise the State of recommendation for action.
5. Issue drawing modifications or sketches as required to provide clarification.

Task C2—Commissioning Coordination

During construction, coordinate with the Commissioning Authority:

1. The planning, organizing and scheduling Cx activities.
2. Commissioning progress meetings.
3. Review construction submittals.
4. Write equipment pre-functional checklists and functional test procedures.
5. Periodically review construction activities.
6. Review systems readiness (pre-startup) checks and systems inspections, systems startup, testing and balancing, and functional tests.
7. Building Envelope Commissioning.
8. Thermographic Study.
9. Thermal Comfort Verification

Task C4 - As-Built Documentation:

Provide As-Built Drawing files to the State based on Contractor provided markups of field conditions, changes, etc.

Task C5 – LEED and ZNE Documentation:

Provide oversight of the LEED process throughout the construction of the project to obtain LEED Gold certification and ZNE Compliance. In this phase work will include:

1. Conduct a Construction Team Kick-Off meeting with the contractor to review their responsibilities and agree on information flow for submittals, review construction schedule, etc
2. Review contractor submittals for LEED requirements, and upload relevant documents to LEED Online
3. Document LEED compliance for construction processes, such as Construction Waste Management, IAQ Management, monitor Commissioning activities, etc

4. Update and distribute the LEED Scorecard
5. Conduct Meetings with the contractor at 50% completion and 80% completion to ensure project stays on track
6. Submit LEED Construction Review Application, including follow-up with GBCI as necessary
7. Coordinate the Team's response to and resolution of GBCI Review
8. Accept Construction Review results, and communicate project status to team
9. Coordinate delivery of LEED certificates

ASSUMPTIONS & ADDITIONAL SERVICES

The following items are not included in the Basic Services and will be provided as additional services only after written authorization is received. Unless a subsequent fixed fee proposal is provided, the work will be done on an hourly basis.

Additional Services not included in our basic scope of work include:

1. Revisions to Contract Documents resulting from State requested changes to documents previously approved by the State, or due to code or zoning changes made subsequent to approval.
2. Preparing separate construction document packages for discretionary permits, alternate bid items or project phasing.
3. Attendance of any public hearings and/or additional meetings other than noted.
4. Services required because of significant changes in the project (not due to the design team's acts or omissions) including, but not limited to, budget, size, quality, complexity, schedule, or the method for bidding and contracting for construction.
5. Processing change requests for Owner requested changes after approval, and for unforeseen site conditions, after bid, including revisions to Contract Documents, processing approval of revisions through DSA or SFM, and Change Order negotiation.
6. Providing services in conjunction with implementing substitutions proposed by the Contractor and making subsequent revisions to Contract Documents resulting from such. This includes the review of alternate lighting packages.
7. Providing services made necessary by the default of the Contractor, by major deficiencies in the work of the Contractor, or by failure of performance of either the State or the Contractor under the Contract for Construction.
8. Constructability review responses and alterations proposed by a Construction Manager are not included.
9. Providing services in conjunction with arbitration proceedings or legal proceedings, except where the Architect is a party to such proceedings.
10. Providing "Special Inspection" services required by law or the Contract Documents.
11. Fire Protection Engineering for full fire protection systems design. As noted above, performance criteria specifications are included in base scope.
12. A Geotechnical Fault Study.
13. A Geotechnical Report is required with foundation and seismic design parameters. Alternate foundation systems such as mat or post-tensioned slabs or deep pier or pile foundations with non-grade supported slabs and grade beams as well as liquefaction or slope stability mitigation are not included at this time.

14. It is assumed that all required utilities will require new service/mains. No Utility Company fees are included in this proposal and will be paid direct by the State.
15. It is assumed that adequate water pressure is available and that water and/or fire pump design is not required/included.
16. Septic tank and/or leach field design.
17. Transportation/Traffic Engineering.
18. Full FFE package development and coordination for procurement.
19. Plan check and permit fees (if paid by the consultant) will be a reimbursable expense, charged at 1.1 times the Consultant's cost.
20. All delivery, printing and reproduction costs will be a reimbursable expense, charged at 1.1 times the Consultant's cost

We propose to provide the stated basic services for a fixed fee as noted below. Invoices will be submitted monthly for the work completed during the month, on any particular phase in accordance with State Guidelines. The proposed breakdown for the Basic Services charges will be as follows.

Preliminary Design	\$ 2,200,000.00
Working Drawings (NIC)	\$ 2,125,000.00
Construction Phase (NIC)	\$ 750,000.00
<u>Reimbursable Expenses</u>	<u>\$ inc. above</u>
TOTAL BASE SCOPE	\$5,075,000.00

It is our current understanding that the overall schedule to complete the project is based on the following but is subject to change:

1. Preliminary Plan phase: 12 months + 4 months for DGS & DOF approvals and Working Drawing funding.
2. Working Drawing phase: 12 months + 6 months for SFM + 4 months to bid & award.
3. Construction phase: 20 months + 2 months commissioning and close out.

The consultants we intend to use on the project include:

- PACE Engineering – Civil, HVAC, Plumbing, Electrical and low voltage/communications
- ZFA Structural Engineers – Structural
- MTI-KC – Geotechnical
- Melton Design Group - Landscape Architecture
- Drew George and Partners - LEED Consulting
- MBO Commissioning Consulting

Humbolt Del Norte Unit Headquarters Proposal
December 18, 2023
Page 13

We are prepared to start immediately on this project and support the State in developing this very important project. We appreciate the opportunity to present this proposal. We are available to meet with you at any time to review and discuss the proposed scope of services and fee proposal. We are excited about the opportunity to work with you on this project. If you have any questions regarding this scope of work please do not hesitate to contact me at (619) 504-0984.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jeff Katz", with a long horizontal flourish extending to the right.

Jeff Katz, AIA
Principal

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Monday, March 18, 2024 10:44 AM
To: Jeff Katz
Cc: Lau, Albert@CALFIRE; Ames, Matthew@CALFIRE; Duggan, Mike@CALFIRE
Subject: Humboldt-Rio Dell - Project Meeting Comments

Jeff:

I made a few notes during the project meeting as follows:

1. Please identify and keep track of any requested scope changes, as four specifically were brought up by Calfire:
 - a. **Pump Test Pit.** Not included in the project scope, costs (\$1M) need to be estimated and DOF approved.
 - b. **Solar Panels on Covered Parking (15 vehicles) are included.** Any additional covered parking with solar panels is an increase in project scope, requiring DOF approval.
 - c. **Solar Panels on Covered Parking vs. ground mounted.** Covered parking structures with solar panels are a much more expensive project cost, need estimated costs and DOF approval.
 - d. **Training Center – 5,010 sf included.** Any significant additional square footage needs to be identified, cost estimated and DOF approved.
2. Title Report, I will provide report prepared during property acquisition.
3. Geotechnical Report, COAR will provide including seismic activity.
4. Under ground water storage, this is a new item to me and have not provided on other Calfire projects. If Calfire feels there is a need for water storage would suggest above ground tanks.
5. EV stations for future fire trucks, could include only conduits for future EV stations (2035 code requirement).
6. Electronic copy of Shasta Trinity preliminary plans was requested from DGS.
7. 16' wide overhead truck openings requested.
8. Updated codes for turnout gear, including storage and ventilation.
9. Extractor and dryer requirements for turnout gear.
10. Training center needs to accommodate at least 200 people, South Ops training facility has 9,000 +/- sf and Shasta Trinity training has 9,805 sf.

In addition to the above notes, I expressed my concern about the City requirements for ingress/egress at the site.

Keep all scope additions and scope increases clearly identified in meeting notes, as they each need to be tracked with estimated costs and Calfire/DOF approval status.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

HUMBOLDT-DEL NORTE UNIT ADMINISTRATION

Administration Building

Joshua Bennett
Assistant Chief (S)
542-111-1039-007
Administration

Administration Building

Laura West
Staff Services Manager I (S)
541-111-4800-001
Administration

Service Center Building

Forestry Logistics
Officer
Vacant
541-111-1926-001

Trevor Cuschieri
541-111-1926-500

Service Center

Training Building

Sean Wilson
Training Battalion Chief (NS)
542-111-9723-001

Fire Captain - A
Brook Hoalton
542-111-1095-537
Cory Cox
542-111-1095-522

Fire Apparatus
Engineer
Brandon Wetklow
542-111-1077-511

Office Technician (T)
Janet Rodriguez
541-111-1139-003
Training/Personnel

ECC Building

John Gonzales
ECC Battalion Chief (NS)
542-111-9723-005

Fire Captain - A
Eric Haydt
542-111-1095-501
Brian Larson
542-111-1095-511
Rustin Ward
542-111-1095-534
Christopher DeForest
542-111-1095-525
Jacob Monroe
542-111-1095-542
VACANT
542-111-1095-543

Communications
Supervisor Will Jeffries
541-111-1671-001

Communications

Operators

Elia Bishop
542-111-1670-602

Mythara Maroon
542-111-1670-601

Eva Kenyon
542-111-1670-603

Crystal Marquez
542-111-1670-500

Bailey Perry
542-111-1670-501

Research Data Specialist II
Matt Turner
542-111-5758-001

Administration Building

Justin Silveira Relief
Battalion (NS)
542-111-9723-009

Administration Building

Rae Anna Handel
541-111-1303-001
Kathryn Silveira
541-111-1303-002
VACANT
541-111-1303-003

Personnel Specialist

Administration Building

VACANT
Office Assistant (T)
541-111-1379-002
Reception

VACANT
Office Assistant (T)
541-111-1379-005
RM / FC
Full Time PSN
Split coded 02350/
06375

Administration Building

Carrie Stockwell
Staff Services Analyst
541-111-5157-001
Finance/P-Card

Christopher Stockton
Staff Services Analyst
541-111-5157-002
Finance/P-Card

Amanda Misner
Staff Services Analyst
541-111-5157-003
Finance/P-Card/Shop

Vina Johnson
Staff Services Analyst
541-111-5157-004
Finance/P-Card

Amanda Green
Office Technician (T) (0.5)
541-111-1139-004
Finance

Mike White
AGPA Budgets
541-111-5393-701
Finance/Budget Analyst

Michelle Cuschieri
AGPA Hiring
541-111-5393-702
Hiring/Personnel

Amanda Misner will need
office space in the shop,
not admin building

IT specialist Carter will need own
office space with another
secured space for IT inventory

Information Technology
Specialist I
Spencer Carter

Telecom Systems Analyst I
Joel Swastek

s/ Kurt McCray 4/1/2024
Kurt McCray, Unit Chief

Kevin Caldwell

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Monday, April 15, 2024 6:25 PM
To: Jeff Katz; Erin Smith; Christie Jewett
Cc: Greenleaf, William@DGS; Carle, Brandee@DGS; Davis, Ken@CALFIRE; Ames, Matthew@CALFIRE; Bennett, Josh@CALFIRE; Curtis, Chris@CALFIRE; Lau, Albert@CALFIRE; McCray, Kurt@CALFIRE; West, Laura@CALFIRE; Stirton, Bill@CALFIRE; Hobbs, Marty@CALFIRE; Duggan, Mike@CALFIRE; Misner, Derrick@CALFIRE; Ward, Jeremy@CALFIRE; Wilson, Shane@CALFIRE
Subject: Humboldt-Del Norte UHQ Initial Commentary/Feedback
Attachments: HUU Org Chart Administration.pdf; HUU Org Chart Executive.pdf; HUU Org Chart Fire Station & Fire Center.pdf; HUU Org Chart Ops- Shop & Planning.pdf; HUU Org Chart Resource Management.pdf; HUUOrg Chart OSFM McKinleyville.pdf; Comm Discussion Email 4.11.24.png; Comm Discussion Email 4.15.24.png

Hello Jeff, Erin, and Christie,

To begin, please see the Admin Building Org Charts (six .pdf attachments).

Secondly, I would like to confirm that we are in the process of organizing a CAL OES communications survey for the site. I'm not sure if it is useful at this point, screenshots from an internal email discussing our general communication needs for the site are also attached (two .png attachments)

The following feedback has been provided regarding the 3 conceptual site layouts:

- The Unit's executive staff believes that "Concept A" most closely matches their needs, but there is some concern about the antennae location and distance to the ECC.
- "Concept B" has noteworthy features including moving the primary driveway access further from the freeway ramp, and a more consolidated telecom area.
- The majority of the comments to this point have been focused on the ECC issue, I am going to prompt another round of comment request and to solicit information regarding noise and light/proximity to neighbors, parking needs/site access/flow, staging areas, storage areas, buffers to traffic, and anything else that may be critical to laying out the initial site plan.

Hopefully, the org. charts and first round of feedback are enough to help steer the initial design process. More to come.

Thank you for your patience in this process.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



Kevin Caldwell

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Tuesday, April 16, 2024 2:35 PM
To: Lau, Albert@CALFIRE; Greenleaf, William@DGS; Davis, Ken@CALFIRE; Ames, Matthew@CALFIRE; Bennett, Josh@CALFIRE; Curtis, Chris@CALFIRE; McCray, Kurt@CALFIRE; West, Laura@CALFIRE; Stirton, Bill@CALFIRE; Hobbs, Marty@CALFIRE; Duggan, Mike@CALFIRE; Misner, Derrick@CALFIRE; Ward, Jeremy@CALFIRE; Wilson, Shane@CALFIRE; Carle, Brandee@DGS
Subject: Humboldt-Del Norte UHQ Comment Period

Hello HUU UHQ Contributing Members,

Firstly, thank you all for your contributions to the request for feedback regarding the initial design meeting and site concept(s).

The information has been relayed to COAR, but it is crucial that we get as much as possible to them in the early stages of this design in order to streamline the incorporation of our needs, and develop a positive professional working relationship with the design group.

Being that this project is a Unit HQ, input and opinions from all levels have value.
Please keep gathering information so we can make this project a success.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Friday, May 3, 2024 6:52 AM
To: Leeds, Daniel; Lau, Albert@CALFIRE
Cc: Carle, Brandee@DGS; Erin Smith
Subject: Humboldt UHQ

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Good morning Daniel. Just checking in to see if you had any feedback for us on the discussion points from last weeks meeting. We are working on deliverables for next week and want to make sure we incorporate any feedback. Thanks.



Jeff Katz
PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

MEETING MINUTES 03

PROJ. Humboldt Del Norte Unit Headquarters MEETING DATE: 4/25/2024 MEETING TIME: 1:00 PM
 LOCATION: Virtual PREPARED BY: Erin Smith
 PROJ. NO: 230806

ATTENDEES:

Daniel Leeds	CalFire	daniel.leeds@fire.ca.gov
Michael Holden	CalFire	michael.holden@fire.ca.gov
Brandee Carle	DGS	brandee.carle@dgs.ca.gov
Jeff Katz	COAR Design Group	jeff@coargroup.com
Christie Jewett	COAR Design Group	christie@coargroup.com
Erin Smith	COAR Design Group	erin@coargroup.com

DISTRIBUTION:

Email from Erin Smith COAR Design Group erin@coargroup.com

BI-WEEKLY TEAM MEETING- THE FOLLOWING ITEMS WERE DISCUSSED: OVERVIEW OF LATEST SITE PLAN CONCEPT AND PROGRAMMING DOCUMENT INCORPORATING ORG CHART INFORMATION.

PLEASE NOTE: "ACTION" AND "STATUS" COLUMNS ARE INDICATED WHERE SPECIFIC ITEMS OR TIMELINES HAVE BEEN REQUESTED. BLANK FIELDS ASSUME ITEM IS FOR DESIGN TEAM CONSIDERATION AND/ OR AN "FYI" FOR THE PROJECT TEAM.

NEW BUSINESS:

ITEM	COMMENT	ACTION	STATUS
3.1	Overview of Programming Document: <ul style="list-style-type: none"> CalFire to review and confirm space needs and Org Charts have been interpreted correctly. COAR is moving forward with building design based on the current document and will incorporate revisions as received. Note potential scope changes specific to building area (ex: Training Building) are listed on programming document pg.1 'Building Area Summary.' See also item 1.1 at the bottom of these meeting minutes. COAR will continue to track and provide tools needed for DGS and CalFire to coordinate cost implications and final approval with DOF. 	CalFire	Comments will be provided to COAR by 5/2/24
3.2	Overview of updated Site Plan concept: <ul style="list-style-type: none"> Entry: Note updated split entries for main traffic coming in central drive, public/Admin parking splitting off to west and Dozer transport, FS return and delivery vehicles splitting to east driveway to allow greater turn radius for larger apparatus and vehicles. Team agreed this is an improvement since last site concept but will review in more detail and provide comments. Parking: <ul style="list-style-type: none"> CalFire to review and confirm parking count requirements per building. CalFire requested covered parking: can PV at the southeast be redistributed to covered parking at more areas? ECC could be an appropriate location for this. COAR noted that additional covered parking is not 	CalFire	Comments will be provided to COAR by 5/2/24

MEETING MINUTES (CONTINUED)

	currently in scope and it was agreed that this issue can be further investigated at a later date once site plan details are confirmed.		
3.3	<p>Com Tower and ECC:</p> <ul style="list-style-type: none"> Note current ECC building and Com Tower locations are placeholders while we await CalOES survey. Estimated timeline for Tower survey: June 24. Primary concerns are: <ul style="list-style-type: none"> What direction should tower point? Distance from existing overhead high voltage power lines: is OES providing this or should COAR research? ECC location: locate outside of fall radius or provide roof structure to withstand tower fall? <ul style="list-style-type: none"> Daniel and Brandee to confirm strategy at other HQ projects. Note: Radio vault needed in conjunction with Tower – Ideally in ECC but adjacent to tower if not in ECC. 	<p>CalFire: M. Holden</p> <p>DGS & CalFire: D. Leeds</p>	<p>6/24/24</p> <p>5/9/24</p>
3.4	<p>Next steps:</p> <ul style="list-style-type: none"> CalFire to review 4/25/24 programming document and confirm correct interpretation of space needs and Org Charts. CalFire to provide feedback on 4/25/24 Site Plan concept building adjacencies and parking counts. COAR to update programming document with personnel office square footage requirements provided by DGS. PG&E substation: COAR to confirm location with Civil Engineer and note on Site Plan. Next steps turnaround targets: one week for CalFire to provide feedback, then one week for COAR to incorporate. 	<p>CalFire</p> <p>CalFire</p> <p>COAR</p> <p>COAR</p>	<p>5/2/24</p> <p>5/2/24</p> <p>5/9/24</p> <p>5/9/24</p>

PREVIOUS BUSINESS- MEETING 02:

ITEM	COMMENT	ACTION	STATUS
2.1	<p>Location of Comm. Tower is a primary concern:</p> <ul style="list-style-type: none"> Should be close to ECC to reduce length of cable runs from tower to server room. Location on site plan options is placeholder for now. (Currently shown near overhead power lines.) West side of site could be problematic to residences because of radio wave concerns. ECC and Comm Tower can be located remotely from other services and will have added security. Signal direction needs confirmation: is it from all directions or specific direction? <ul style="list-style-type: none"> Ensure ECC is either far enough away from Tower or roof is constructed to withstand fall. Bill to provide tower size used at other Cal Fire projects. Albert will confirm if a Radio Survey request has been submitted to OES and will update the team on status. (Driven by funding availability. Will include 	<p>DGS</p> <p>CalFire</p>	<p>Closed</p> <p>Closed</p>

MEETING MINUTES (CONTINUED)

	considerations for electromagnetic interference, property lines and PG&E equipment in SE corner of site.)		
2.2	Bill confirmed current Site Concepts provide what DGS needs for next steps with City of Rio Dell. If any inquiries from the City come in, forward to Bill and Brandee. They will forward on to DGS Management.		
2.3	Site Plan options feedback: <ul style="list-style-type: none"> ECC should be in SE corner separated from any roadways or other buildings. Future Fire Station can be in lower (south) portion of the site. Any additional feedback from Cal Fire is appreciated for building adjacencies or positions on site. Bill reiterated need for apparatus sufficient turnaround space – turn radius templates are not sufficient once site elements like fuel stations, bollards, etc. are constructed. Secondary site access from 4th street was discussed at the kick-off meeting but agreed upon today we should avoid site access from anywhere other than the primary at Davis St. <ul style="list-style-type: none"> Provide emergency access only, gated. 		
2.4	Next steps: <ul style="list-style-type: none"> Org chart for Admin Building space needs & parking counts, and location of Comm. Tower are most important information needed from Cal Fire. <ul style="list-style-type: none"> Daniel to follow up with Laura West for status of Org. Chart. Albert to confirm status of OES request. COAR finalizing Space needs document which will be the next document issued to the team. COAR continuing to develop each building in more detail per Shasta HQ plans and feedback provided in the kick-off meeting. Meeting notes and bi-weekly calls moving forward: ensure we maintain tracking of potential scope change items. 	CalFire COAR COAR	Closed Issued 4/25/24 for CalFire Review Ongoing

PREVIOUSLY DISCUSSED, LISTED FOR TRACKING PURPOSES:

ITEM	COMMENT	ACTION	STATUS
1.1	Potential Scope changes which require further discussion as the project moves forward: <ul style="list-style-type: none"> Pump Test Pit Solar panels: Scope currently includes covered parking for 15 vehicles. Additional required to meet Net Zero requirement need estimates for ground mounted vs. covered parking mounted. Training Center: current scope includes 5,010 SF; additional SF to 9,000 SF +/- (as requested) needs cost estimate & approval. 	COAR to track and coordinate with Cal Fire/ DGS with final approval coming from DOF	

Please advise us in writing of any errors or misunderstandings of the Meeting Minutes as represented above. We will then revise and re-issue the corrected report. In the absence of receiving any such comment within fifteen working days after receiving this report, it will be assumed to be correct and we will proceed with the project as noted above.

Items designated as “Closed” will be removed from the next meeting Agenda / Meeting Minutes.

Kevin Caldwell

From: Erin Smith <erin@coargroup.com>
Sent: Friday, April 26, 2024 9:24 AM
To: Jeff Katz; Carle, Brandee@DGS; Greenleaf, William@DGS; Lau, Albert@CALFIRE; Leeds, Daniel; Holden, Michael@CALFIRE
Cc: Loretta Young; Christie Jewett
Subject: Humboldt UHQ Meeting Minutes - 4/25/24
Attachments: 24.04.25 - Meeting Minutes.pdf

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

All,

Please see meeting minutes from yesterday's call attached. Let us know if you have any questions or comments.

Thank you!



Erin Smith

PROJECT MANAGER
coargroup.com
o 707.544.3920
d 707.582.8656

From: Jeff Katz <jeff@coargroup.com>
Sent: Thursday, April 25, 2024 2:23 PM
To: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>
Cc: Erin Smith <erin@coargroup.com>; Loretta Young <loretta@coargroup.com>
Subject: Space Needs and Updated site

Please see attached as presented in our meeting today. Note that the SF numbers do not necessarily correspond with the Space Requirements document just provided. We will update accordingly. However, as noted please review versus the org charts that were provided to insure we interpreted those correctly. Also, any input on building relationships on the updated site plan is appreciated.

Please distribute to other team members as appropriate.

Thanks



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

Kevin Caldwell

From: Erin Smith <erin@coargroup.com>
Sent: Monday, April 15, 2024 11:44 AM
To: Leeds, Daniel; Greenleaf, William@DGS; Lau, Albert@CALFIRE; Carle, Brandee@DGS; Christie Jewett; Jeff Katz
Subject: Humboldt UH Meeting Minutes - 4/11/24
Attachments: 24.04.11 - Meeting Minutes.pdf

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Hi All,

Please see meeting minutes from last Thursday's call attached. Please let us know if you have any questions or comments.

Thank you!



Erin Smith

PROJECT MANAGER

coargroup.com

o 707.544.3920

d 707.582.8656

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Monday, April 15, 2024 8:45 AM
To: Jeff Katz <jeff@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>
Subject: RE: Humboldt UH site plan concepts

Good morning Jeff (and Company),

I am writing to confirm that we will be submitting the feedback/comments on the 3 Site Concepts submitted on 4/5/2024 and the initial HUU UHQ Kickoff meeting in Fortuna last month.

As comments are continuing to trickle in, I am looking to get them compiled and delivered by the end of the day.

Simply checking in.



Daniel Leeds

Civil Engineer

CNR Tech Services

135 Ridgway Avenue,

Santa Rosa, CA 95401

(530) 708-5424 Mobile



From: Jeff Katz <jeff@coargroup.com>

Sent: Friday, April 5, 2024 5:12 AM

To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: Humboldt UH site plan concepts

Warning: this message is from an external user and should be treated with caution.

Good morning. Attached are 3 concept level site plans that respond to the issues we discussed in our kickoff meeting. These are high level concepts intended to get feedback on relationships between various buildings as well as general site circulation. We are going to work on refining building plans based on program feedback (while waiting on Admin building org chart info from Cal Fire) which will also impact this site layout. Note that the building footprints in this layout are based on approved building areas and not what has been requested (for example the size of the Training Building). Also note that the Comm Tower location requires additional feedback from OES/Radio folks to determine best location – probably not where we show it near high voltage overhead lines...

Please review and advise on any suggested modifications as we continue on with building program development.



Jeff Katz

PRINCIPAL | AIA

coargroup.com

c 619.504.0984

o 707.544.3920

MEETING MINUTES

PROJ. Humboldt Del Norte Unit Headquarters
 MEETING DATE: 4/11/2024
 MEETING TIME: 1:00 PM
 LOCATION: Virtual
 PREPARED BY: Erin Smith
 PROJ. NO: 230806

ATTENDEES:

Albert Lau	Cal Fire	albert.lau@fire.ca.gov
Daniel Leeds	Cal Fire	daniel.leeds@fire.ca.gov
Bill Greenleaf	DGS	william.greenleaf@dgs.ca.gov
Brandi Carle	DGS	brandee.carle@dgs.ca.gov
Jeff Katz	COAR Design Group	jeff@coargroup.com
Christie Jewett	COAR Design Group	christie@coargroup.com
Erin Smith	COAR Design Group	erin@coargroup.com

DISTRIBUTION:

Email from Erin Smith COAR Design Group erin@coargroup.com

THE FOLLOWING ITEMS WERE DISCUSSED: FIRST BI-WEEKLY TEAM MEETING, FOLLOWING UP ON KICK-OFF MEETING DISCUSSION AND CURRENT SITE PLAN OPTIONS.

PLEASE NOTE: "ACTION" AND "STATUS" COLUMNS ARE INDICATED WHERE SPECIFIC ITEMS OR TIMELINES HAVE BEEN REQUESTED. BLANK FIELDS ASSUME ITEM IS FOR DESIGN TEAM CONSIDERATION AND/ OR AN "FYI" FOR THE PROJECT TEAM.

NEW BUSINESS:

ITEM	COMMENT	ACTION	STATUS
2.1	Location of Comm. Tower is a primary concern: <ul style="list-style-type: none"> Should be close to ECC to reduce length of cable runs from tower to server room. Location on site plan options is placeholder for now. (Currently shown near overhead power lines.) West side of site could be problematic to residences because of radio wave concerns. ECC and Comm Tower can be located remotely from other services and will have added security. Signal direction needs confirmation: is it from all directions or specific direction? <ul style="list-style-type: none"> Ensure ECC is either far enough away from Tower or roof is constructed to withstand fall. Bill to provide tower size used at other Cal Fire projects. Albert will confirm if a Radio Survey request has been submitted to OES and will update the team on status. (Driven by funding availability. Will include considerations for electromagnetic interference, property lines and PG&E equipment in SE corner of site.) 	Bill G. Cal Fire: Albert Lau	
2.2	Bill confirmed current Site Concepts provide what DGS needs for next steps with City of Rio Dell. If any inquiries from the City come in, forward to Bill and Brandee. They will forward on to DGS Management.		

MEETING MINUTES (CONTINUED)

2.3	<p>Site Plan options feedback:</p> <ul style="list-style-type: none"> ECC should be in SE corner separated from any roadways or other buildings. Future Fire Station can be in lower (south) portion of the site. Any additional feedback from Cal Fire is appreciated for building adjacencies or positions on site. Bill reiterated need for apparatus sufficient turnaround space – turn radius templates are not sufficient once site elements like fuel stations, bollards, etc. are constructed. Secondary site access from 4th street was discussed at the kick-off meeting but agreed upon today we should avoid site access from anywhere other than the primary at Davis St. <ul style="list-style-type: none"> Provide emergency access only, gated. 		
2.4	<p>Next steps:</p> <ul style="list-style-type: none"> Org chart for Admin Building space needs & parking counts, and location of Comm. Tower are most important information needed from Cal Fire. <ul style="list-style-type: none"> Daniel to follow up with Laura West for status of Org. Chart. Albert to confirm status of OES request. COAR finalizing Space needs document which will be the next document issued to the team. COAR continuing to develop each building in more detail per Shasta HQ plans and feedback provided in the kick-off meeting. Meeting notes and bi-weekly calls moving forward: ensure we maintain tracking of potential scope change items. 	<p>Cal Fire: Daniel and Albert</p> <p>COAR</p> <p>COAR</p> <p>COAR</p>	4/15/24

PREVIOUSLY DISCUSSED, LISTED FOR TRACKING PURPOSES:

ITEM	COMMENT	ACTION	STATUS
1.1	<p>Potential Scope changes which require further discussion as the project moves forward:</p> <ul style="list-style-type: none"> Pump Test Pit Solar panels: Scope currently includes covered parking for 15 vehicles. Additional required to meet Net Zero requirement need estimates for ground mounted vs. covered parking mounted. Training Center: current scope includes 5,010 SF; additional SF to 9,000 SF +/- (as requested) needs cost estimate & approval. 	COAR to track and coordinate with Cal Fire/ DGS with final approval coming from DOF	

Please advise us in writing of any errors or misunderstandings of the Meeting Minutes as represented above. We will then revise and re-issue the corrected report. In the absence of receiving any such comment within **fifteen** working days after receiving this report, it will be assumed to be correct and we will proceed with the project as noted above.

Items designated as “Closed” will be removed from the next meeting Agenda / Meeting Minutes.

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Wednesday, December 13, 2023 11:06 AM
To: Duggan, Mike@CALFIRE; Lau, Albert@CALFIRE
Cc: Ton, Michael@DGS
Subject: Humboldt Del Norte - Scope of work
Attachments: 17 Humboldt-Del Norte Unit HQ EstimateNEW.pdf

i. Utilities.	ls.
ii. On and Off-Site Improvements.	20 ac.
iii. Administration/Training Building.	17,000 sf
iv. ECC/Support Building.	9,530 sf
v. SCBA Repair Building.	800 sf
vi. Service Center Building.	11,340 sf
vii. Telecommunications Building/Comm Tower.	2,400 sf
viii. Generator Building (Fire Station and Admin).	500 sf
ix. Covered Parking 15 vehicles (roof PV panels).	6,250 sf
x. 125 KVA Generator.	2 ea.
xi. 14-Bed/3-Bay Barracks Apparatus Building.	9,200 sf
xii. Auto Shop.	10,570 sf
xiii. Covered Wash Rack/Recycling Equip Building.	1,700 sf
xiv. Flammable Storage Building.	120 sf
xv. Training/Tactical Training Building.	5,010 sf
xvi. Training Building (Fitness).	3,200 sf
xvii. Mobile Command Center/Dozer Building	9,432 sf

Gentlemen:

Above is the current project scope of work as directed with removal of the dozer from the Barracks/Apparatus building, and adding a Mobile Command Center/Dozer Building.

The attached Calfire one page estimate dated 7/11/1905(?) estimated costs was used for the 2022/23 COBCP DOF dated 1/12/2022.

For the A&E Contract and a current 3-page estimate I will use the above revised scope of work and costs per the attached Calfire one-page estimate with an assumed date of 7/2021 and escalate to current date.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730



DEPARTMENT OF FORESTRY AND FIRE PROTECTION
CAL FIRE - TECHNICAL SERVICES
ONE-PAGE ESTIMATE



PROJECT:	Humboldt-Del Norte UH – Relocate Facility	CAL FIRE EST. #:	19/20 MA17
LOCATION:	HUMBOLDT COUNTY	EST. / PROJ. CCCI:	
DESIGNED BY:	DGS	ESTIMATE DATE:	7/11/1905
MANAGED BY:	DGS	EST. PREPARED BY:	SR-MJD/SHQ
PROJECT DIRECTOR:	TBD	DOF PROJ. ID NO.:	30.10.155

DESCRIPTION

This project is to acquire property to relocate the Humboldt-Del Norte Unit Headquarters (UH) from the Fortuna Fire Station (FS) site and to design and construct an administration/training building, emergency command center/support building, SCBA repair building, service center building, telecommunications building, covered parking for 15 vehicles, generator/pump/storage building with generator, a radio communications tower, site development, utilities, landscaping and irrigation, site lighting and fencing, telephone and radio cabling.

ESTIMATE SUMMARY

DIRECT COST

Utilities		\$1,212,000
Site work		\$5,006,000
Administration/training building	17,000 sf	\$5,950,000
ECC/support building	9,530 sf	\$3,336,000
SCBA repair building	800 sf	\$240,000
Service center building	11,340 sf	\$3,402,000
Telecommunications building/ Comm Tower	2,400 sf	\$920,000
Generator building (Fire Station and Admin)	500 sf	\$432,000
Parking garage (15-vehicle)	6,250 sf	\$1,563,000
125 KVA generator (x2)	2 ls	\$300,000
Combined 14-Bed/3-Bay Appr/Dozer shed	13,220 sf	\$5,288,000
Autoshop	10,570 sf	\$3,700,000
Covered WashrackBldg. For Washrack Recycling Equip	1,700 sf	\$510,000
Flammable Storage Building	120 sf	\$36,000
Training/Tactical Training Building	5,010 sf	\$1,503,000
Training Building	3,200 sf	\$960,000

ESTIMATED TOTAL CURRENT COSTS: \$34,358,000

Escalation to start of construction 43 Months @ 0.42%/month:	\$5,065,200
Escalation to midpoint of construction 15 Months @ 0.42%/month:	\$1,992,312

ESTIMATED TOTAL CONTRACTS \$39,423,200

Contingency at 5%	\$1,971,000
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ESTIMATED TOTAL CONSTRUCTION COST \$41,394,200

Acquisition Phase	\$1,850,000
Preliminary Plan Phase Indirect Costs (9% of Estimated Total Contracts):	\$3,548,000
Working Drawing Phase Indirect Costs (10% of Estimated Total Contracts):	\$3,942,000
Construction Phase Indirect Costs (16% of Estimated Total Contracts):	\$6,308,000
CEQA	\$125,000
AGR	\$150,000

ESTIMATED INDIRECT COSTS: \$15,923,000

TOTAL ESTIMATED PROJECT COST \$57,317,200

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Monday, October 23, 2023 8:29 AM
To: Jeff Katz
Subject: Humboldt Del Norte - FW: Shasta Trinity MCC/Dozer Building
Attachments: Shasta Trinity UHQ - Dozer MCC Plan.pdf

Jeff, This is what Calfire is looking for with the detached dozer building. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Bill,

See attached for the current plan of the Dozer MCC Building. The total area is 9,432 sf including the covered wash bay.

Thank you,

Tony Amato AIA
Senior Associate | Project Manager

Dreyfuss + Blackford architecture

3540 Folsom Boulevard, Sacramento, CA 95816-6699
Office 916.453.1234
Direct 916.809.8012
Cell 510.329.4866

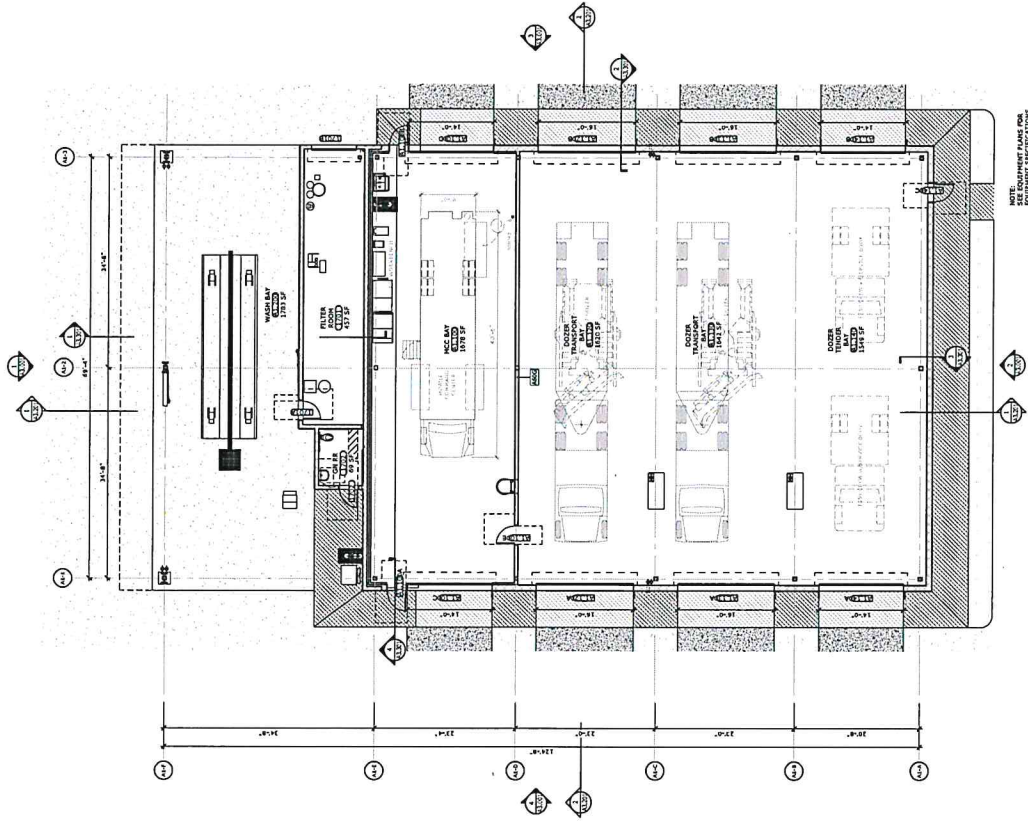
www.dreyfussblackford.com
[linkedin](#) | [facebook](#) | [twitter](#) | [flickr](#)

- A** TYPE A BUILDING: FULL HEIGHT SOLID GROUTED CHU SHEAR AT JOINTED LOCATIONS (SEE STRUCTURAL FOR MORE INFO) W/ LIGHT GAUGE METAL STUD INFL FRAMING. 40" CHU BASE AT PERIMETER WALL. CHU TO BE 8" BLOCK U.O.N.
- B** TYPE B BUILDING: FIVE TREATED PLYWOOD COVERS 8" METAL STUD SHEAR WALLS. 40" CHU BASE AT PERIMETER WALL. CHU TO BE 8" BLOCK U.O.N.

FLOOR PLAN NOTES

- [illegible]

KEYNOTES:



1 FLOOR PLAN - A1 DOZER AND MOBILE COMMAND BUILDING
1/8" = 1'-0"

Dreyfuss + Blackford
architecture

Ros Drulis Cusenbery
ALTA/ALTA/ALTA



KEY PLAN

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

50% DD

REVISION	BY	DATE
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DEPARTMENT OF GENERAL SERVICES
CALIFIRE SHASTA TRINITY
HEADQUARTERS

UHQ / CHR REPLACEMENT FACILITY
VENTURE PKWY
REDDING, CA 96002

FLOOR PLAN DOZER MCC



C1058.00
AS SHOWN
22 AUGUST 2023

A2.201

Kevin Caldwell

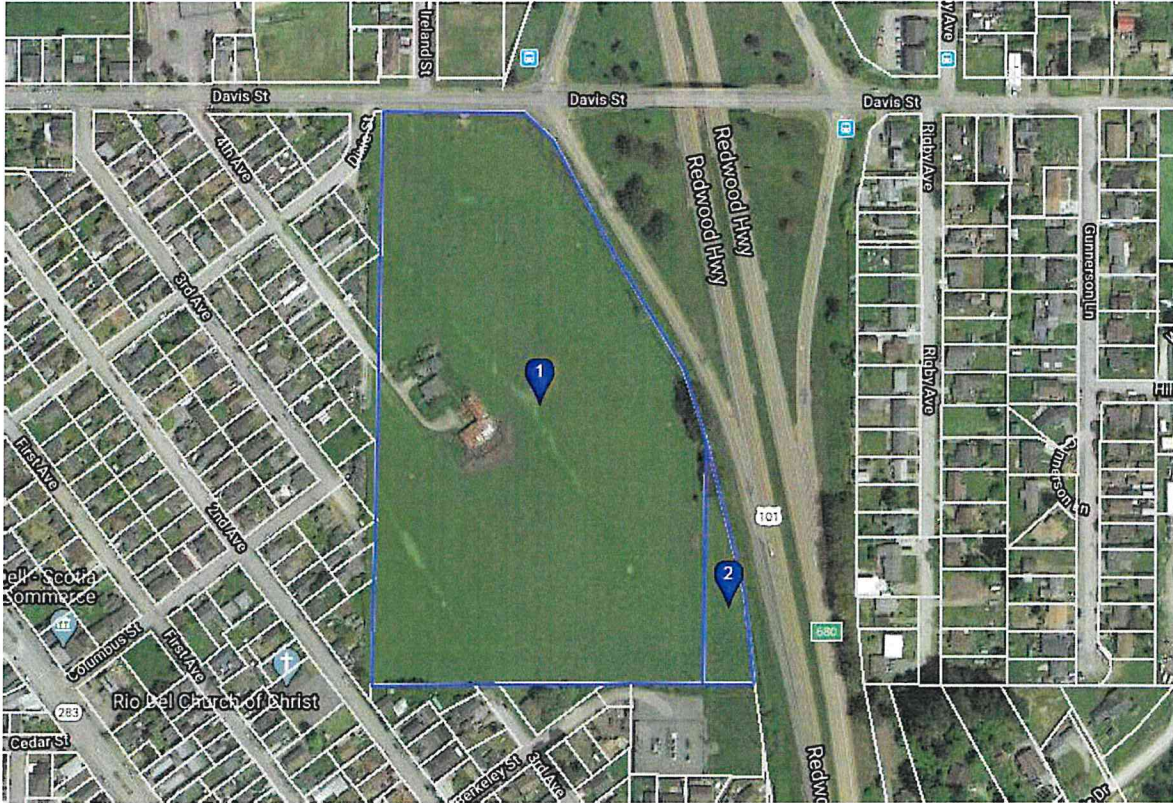
From: Greenleaf, William@DGS
Sent: Tuesday, July 11, 2023 8:49 AM
To: Jeff Katz
Subject: HDN - Aerial Photo
Attachments: Rio Dell Site Summary.pdf

FYI

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

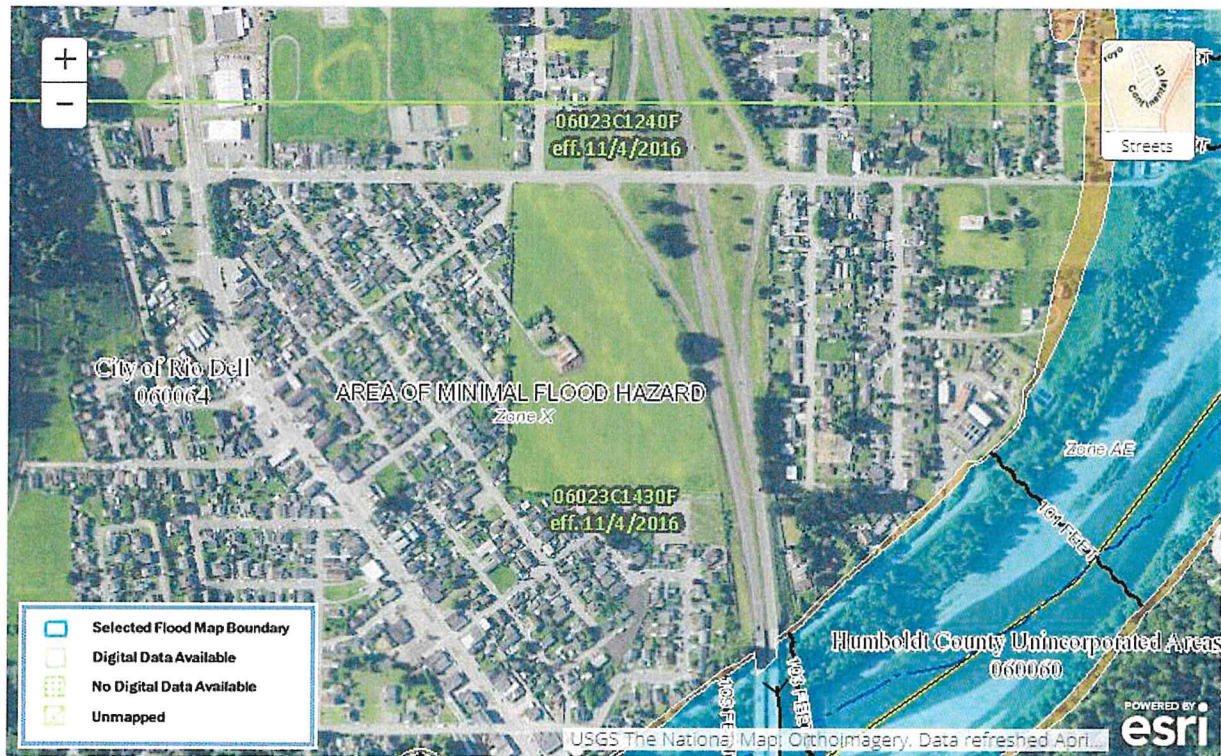
William.greenleaf@dgs.ca.gov
(916) 376-1730

CAL FIRE
HUMBOLDT-DEL NORTE UNIT HEADQUARTERS (UHQ)
FORTUNA FIRE STATION (FS) RELOCATION
 410 4TH AVE RIO DELL
 APN(S) 053-041-002-000, 053-031-002-000



Property Ranking	# NEW SITE (not ranked) Site rank per Cal Fire Unit
Lot Size:	A 17.139 and 0.769 acre parcels Total 17.908 acres
Prior Use:	Agricultural grazing with a home site
Asking Price:	\$TBD
Improvements:	Older house and barn structures
Utilities	All utilities at street
Access Sight	Direct Access from Davis Street, a two lane roadway, and access is available from 4 th Avenue and 3 rd Avenue, both narrow residential roadways. Property is situated on the at intersection of Davis Street and Highway 101 south bound on-ramp. Line of sight clear both directions
Environmental	
Civil Engineering	Property fairly flat and at grade
Flood Designation	Zone X (see FEMA Map below) AREA OF MINIMAL FLOOD HAZARD, AREA OF BASEFLOOD PLAIN.
General Zoning	CC – Community Commercial zoning The purpose of the community commercial or CC zone is to provide for large-scale commercial uses.
Title	TBD
Comments:	The property fronts on Davis Street, a two lane roadway connecting with Highway 101. The property is adjacent to Highway 101 on the east and a residential community on the west and south with access from 4 th Avenue on the west and 3 rd Avenue on the south, both narrow residential roadways. Property is situated on the at intersection of Davis Street and Highway 101 south bound on-ramp.

CAL FIRE
HUMBOLDT-DEL NORTE UNIT HEADQUARTERS (UHQ)
FORTUNA FIRE STATION (FS) RELOCATION
410 4TH AVE RIO DELL
APN(S) 053-041-002-000, 053-031-002-000



Kevin Caldwell

From: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Sent: Thursday, March 21, 2024 7:13 PM
To: Greenleaf, William@DGS
Cc: Hobbs, Marty@CALFIRE; Leeds, Daniel
Subject: Fwd: Notes from HUU UHQ Meeting in Fortuna, 03/11/2024 and 03/12/2024
Attachments: HUU UHQ Deisign Meeting Notes 03122024.docx

Fyi

Thanks

Albert Lau, PE
Senior Civil Engineer
CNR Tech Services
CAL FIRE
1 (707) 696-7120 mobile

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Thursday, March 21, 2024 at 2:27 PM
To: Jeff@coargroup.com
Cc: Lau, Albert@CALFIRE; Ames, Matthew@CALFIRE
Subject: Notes from HUU UHQ Meeting in Fortuna, 03/11/2024 and 03/12/2024

Hello Jeff,

Please see the attached notes from the meeting in Fortuna last week.

Hopefully they are helpful.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

135 Ridgway Ave.
SANTA ROSA, CA 95401
(707) 576-2275
Website: www.fire.ca.gov



State of California

Natural Resources Agency

Memorandum

To: Jeff Katz
COAR Design Group
200 E Street
Santa Rosa, CA 95404

Date: 03/21/2024

From: Daniel Leeds
CNR Tech Services
1235 Ridgway Ave.
Santa Rosa, CA 95401

Subject: Meeting Notes from Humboldt-Del Norte UHQ Meeting
Fortuna, CA, March 12, 2024

This memo is intended to document the information verbally communicated during the Humboldt-Del Norte UHQ design meeting. Please excuse any redundant or repetitive information as this is a collection of commentary from various groups and perspectives. The following transcriptions have been made to provide you with some of the key requests and details discussed on 03/11/2024 and 03/12/2024.

General Project:

- Questions regarding bus/apparatus access to site – COAR.
- Suggested more PV – currently incorporates 15 parking spots – COAR.
 - o Is it necessary to identify additional costs of expanding the PV/covered parking?
 - DGS is concerned with additional costs.
- Net zero project – gold certification required – DGS.
- DGS commented that Shasta has good security base on the location of features/buildings, and has concerns regarding the location of PG&E substation in Rio Del.
- Requested to COAR: Security of ECC from accidental or purposeful damages (specifically vehicle impact and people).
 - o Separate security fence.

- Located at back of property.
 - Visually protected from/for neighbors
- Power pole on north end of property will need to be relocated/removed.
- PACE is requesting GIS documents from city.
- COAR requesting title report.
- Discussed moving admin building to northwest corner as first public contact/buffer on public and residencies.
- CALFIRE confirmed that the apparatus building does not need to be directly adjacent to the street as they do not service local fires and the additional few seconds to drive out of the site are negligible for their duties.
- Admin features on West (9-5), Operational features to East (24/7).
- Discussed adequate road access for various operations including:
 - Dozer Drivers
 - Apparatus
 - Public and private vehicles
 - Utility access/site maintenance
- CALFIRE requests a professional grade conference room with seating for 200 people.
- DGS requested information on the "Test Pit," which is standard in auto shops, but not identified on any of the plans or COBCPs
- Should PV/charging infrastructure be included for apparatus?
 - Future fleet requirements are not specified at this time.
 - Verbally confirmed to plan for 2 apparatus charging stations.
- PACE requesting MEPC plans.
- Designs should include special considerations site wide for mold, seismic activities, and water damage as these factors are extremely present.
- Butte, South Opps, and Shasta all contain good design features.

Rio Dell:

- Rio Dell has a private fire department – Chief Shane Wilson (also Supervisory Fire Marshal in this Unit).
- Shane is a good person to contact for information on the utilities/operations within the city of Rio Dell.
- 1,075,000 gallons of water storage in Rio Dell.
- Concern with noise complaints/impacts to community along west side of property.
- PG&E has high voltage cables entering sub-station at south-east corner of property.
- Access points:
 - Main road – Davis.
 - Additional – Pacific, Wildwood, Monument.
 - Other improved streets – 3rd, Berkeley.
 - 4th street intersection is not developed and requires lots of improvements (private property owner is likely to resist development).
 - Could have explicit dozer access off of intersection of Davis and Dixie.
- 10" water main across Davis Street – may require tunnel to access.

Dozer/MCC Garage:

- 1 dozer, 1 skid steer + attachments, side-by-sides, chipper, etc. – full org chat and equipment list to come.

- Cal is scheduled to be all electric by 2035, should this be incorporated? How much?
- Is this an essential services building?

Auto Shop:

- Request to increase door widths and space between doors if possible.
 - o many equipment models barely fit through doors.
 - o Would prefer not to have to fold mirrors to enter bays.
- ensure bulk fluid room has easy access (forklifts).
- easy access to workspaces, good flow of pathways.
- Previous complaint – compressor in main workspace is too loud.
- Orient building to prevent prevailing winds from entering building.
 - o Inset/recessed doors to help prevent weather entry.
 - o No puddling where people enter and exit vehicles.
- Ben Lomond CC has a new auto shop and has lots of feedback about functionality and features including:
 - o Dislikes the radiant floor.
 - Expensive to operate, inefficient.
 - Could be compromised by machinery mounting hardware.
 - o Metal tracks on floor (dozer bay) prevent creepers and toolboxes from rolling past – movable surface mats suggested for future sites.
- Requested extra power outlet access, places to hang things, additional office spaces, equipment specific features.
- Hotties at shops, not App. Garage?

Warehouse:

- Requesting estimates of typical storage.
- Fire Marshal suggested that packaging of stored items could change risk/requirements – cumulatively regulated.
- Nomex needs to be hung, climate controlled, protected from light, protected from exhaust (NFPA 1851 – recently updated).
- 2 of each extractor? Which sizes?
- Requesting ATV wash rack – may be incorporated into app wash.
- Ensure adequate space for forklift turnaround.
- Forklift exhaust control measures.
- Ramp for ATV unloading – this unit utilizes ATVs often and loading/unloading is a dangerous activity.
- Sally Port.
- Larger freezer than previous – current freezer is 100 sq.ft.
- Limited access for non-unit personnel – past problems with visiting crews raiding gear – locks, separate areas, etc.
- 2 docks – 1 recessed ramp for semi-trucks, 1 forklift access -versatile unloading capabilities.
- HVAC to protect storage and personnel *Humboldt has mold problems, can get moldy under boxes sitting on shelves.

Administrative Building:

- Personnel Inventory/Org. Chart has been requested.

- Landscaping?
- Insulated executive staff offices/rooms, no just the quiet rooms.
- Duty specific features for various activities:
 - o Law enforcement.
 - o Resource Management.
 - o Fire Marshal.
 - o SSM.
 - o Office of Finance.
 - o Public facing operations.

Training Facility:

- CALFIRE team likes the layout of the South Ops. Training facility.
- Requesting large reception room.
- Requesting segregated corner (≥ 1 acre; away from public) for burning simulation exercises (no actual fire?), field training space, electrical panels, 50 A plugs, shelter leans, hydrants (2+), etc.
- Requesting additional storage.
- This may be an appropriate building for the requested 200+ person reception room.
- Fire Academy needs 200 student building space.
- Recirculation system for training hydrants, COAR has suggestions from previous projects.

ECC:

- More offices for personnel – adjacent to pods.
 - o RDS/RDS2 (Research Data Specialist) – office with plotter.
 - o Designated IT personnel office.
 - o 2 Comm. Supers.
- Requesting expandable wall in conference room.
- New standards in NFPA 1221.
- Located away from public.
- Gates and fences.
- Highly secure.
- 6 beds, 3 rooms with bathroom access.
- Garage/office space for housing MCC (climate controlled).
- Community space.
- Command floor in middle with offices around perimeter.
- Radio vault to be separate/outside of main building.
- Designated generators.

COAR Requests:

- Organizational Chart – fleet, personnel, vehicles, specific buildings, visitor parking (specifically for admin. building).
- Normal operational hours/anticipated energy usage.

Humboldt-Dell Norte Unit personnel have been prompted to develop and submit additional comments/requests by April 15, 2024.

For additional information or clarification related to these transposed meeting notes, please contact:



Daniel Leeds

Civil Engineer

CNR Tech Services

135 Ridgway Avenue,

Santa Rosa, CA 95401

(530) 708-5424 Mobile



Kevin Caldwell

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Friday, May 3, 2024 8:10 AM
To: Jeff Katz; Lau, Albert@CALFIRE
Cc: Carle, Brandee@DGS; Erin Smith
Subject: FW: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback
Attachments: 24.04.25 - CalFire Humboldt Del Norte Unit HQ_Program RETURN.pdf; Program Contacts.xlsx

It seems I overlooked one email (below) that has some feedback (highlighted).

I hope that helps.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>
Sent: Thursday, May 2, 2024 9:22 AM
To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>
Subject: Fwd: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Daniel,

The Unit was able meet yesterday to go over your questions. Below are the responses to your questions. Please let us know if this format is acceptable or if you would like it in a different format.

Marty Hobbs

Assistant Chief - South Division
Humboldt/Del Norte Unit
(707) 932-0865

From: Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>
Sent: Wednesday, May 1, 2024 9:10:28 PM
To: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>
Subject: RE: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

We were able to meet this afternoon and go over the site plan and conceptual space needs outline. I've included a marked up version of that outline noting our requests and responses. I've also included a list of program contacts that Daniel mentioned COAR suggested in the email string below.

I haven't sent any of this to Daniel, McCray or Misner to keep the flow consistent from you.

Here are the responses to other items in Daniel's email:

COAR is requesting any information we can provide on:

- Feedback on the Preliminary Program spreadsheet Reviewed, see attached version with comments added
 - Feedback on the State Space Allowances, specifically on office size needs Notes on space made on Preliminary Program spreadsheet (a few missed positions, training classroom is the biggest requested increase in SF)
 - Parking Space Review and Suggestions for the whole site Noted on Preliminary Program spreadsheet to add 2-4 staff parking spaces for fire station
 - Should there be parking space markings painted onto the strike team staging area (I don't think so) No need to paint these markings
 - Should the generator be located within the ECC security fence No, suggested to leave out to allow easier access for maintenance and to increase distance from ECC to reduce noise
 - Do we need a separation distance between the ECC/tower and PG&E power lines/sub station? (considering both comm. Interference and safety setbacks) Question posed to Telecom
 - What are the standards for ECC (Essential Services Buildings) regarding proximity to the tower? Question posed to Telecom
 - How have we handled this scenario at other ECCs? i.e. LNU, Shasta Question posed to Telecom
- Should the radio vault be a separate building from the Primary ECC? Per B1209, Ours is now, I prefer the external vault but would defer to telecom on if it should be.
- - General building sizes Biggest requested increase is for Training building. HUU felt the auto shop programmed SF was adequate except for missing office space for SSA.
 - Anything else that comes to mind Chief McCray asked if the plan was to concrete the majority of the facility or pave it. With the difficulties repaving state facilities, more use of concrete is preferred.

Let me know if there's a different way you'd like me to format the responses in the future or if you have any questions. I could probably make some changes in the morning tomorrow before you send it to Daniel and the group.

Thanks,

Jeremy

From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>

Sent: Friday, April 26, 2024 4:26 PM

To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>; Forsberg, Steven@CALFIRE <Steven.Forsberg@fire.ca.gov>; Deaver, Scott@CALFIRE <Scott.Deaver@fire.ca.gov>; Synco, Harold@CALFIRE <Harold.Synco@fire.ca.gov>

Cc: Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>

Subject: Re: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Daniel,

We have received your request and plan on meeting early next week to compile your answers that fall under the Unit's purview.

Thanks,

Marty Hobbs

Assistant Chief - South Division

Humboldt/Del Norte Unit

(707) 932-0865

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>

Sent: Friday, April 26, 2024 4:16:54 PM

To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>; Synco, Harold@CALFIRE <Harold.Synco@fire.ca.gov>; Forsberg, Steven@CALFIRE <Steven.Forsberg@fire.ca.gov>; Deaver, Scott@CALFIRE <Scott.Deaver@fire.ca.gov>

Subject: RE: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Hello All,

I met with COAR on Thursday to discuss updated site concepts and project needs.

Meetings with COAR are held every other Thursday (next scheduled meeting on 05/10/2024).

I am trying have feedback for COAR within a week of the meeting, giving them one week to process it.

Please try to provide feedback by 05/02/2024.

That said, your input is welcome any time, but Thursdays are ideal.

Please read the following summary and review the attachments:

Attachments:

- New Site Layout Conceptual Drawing
 - pictured is a 5,000 sq. ft. Training Facility, 9,000 sq. ft. building will be presented as an alternate option in future plans
 - Emergency egress onto 4th street
 - Wider entry driveway with 2 separately gated entry paths
 - Turn radius considerations for dozer haulers
 - No radio vault is depicted in this site concept
 - "TELECOM" building is intended for maintenance and storage
- Preliminary Program Parameters
 - These need to be reviewed to ensure our needs are met
 - COAR suggested it might be helpful to assign names of individuals to the positions to gather feedback
- State Space Allowance Standards
- 24.04.25 - Meeting Minutes – provided by COAR

COAR is requesting any information we can provide on:

- Feedback on the Preliminary Program spreadsheet
- Feedback on the State Space Allowances, specifically on office size needs
- Parking Space Review and Suggestions for the whole site
 - Should there be parking space markings painted onto the strike team staging area (I don't think so)
- Should the generator be located within the ECC security fence
- Do we need a separation distance between the ECC/tower and PG&E power lines/sub station? (considering both comm. Interference and safety setbacks)
- What are the standards for ECC (Essential Services Buildings) regarding proximity to the tower?
 - How have we handled this scenario at other ECCs? i.e. LNU, Shasta
- Should the radio vault be a separate building from the Primary ECC?
- General building sizes
- Anything else that comes to mind

Upcoming Events:

- The Radio Survey is scheduled to be performed by June 24th, but of course it is welcome sooner if possible
- The next steps are to complete the space needs study and begin modelling individual floor plans
- Next Meeting is scheduled for 05/10/2024

Please reach out for clarification any time.

Thank you all for your continued involvement.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Leeds, Daniel

Sent: Thursday, April 11, 2024 2:52 PM

To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>

Subject: HUU UHQ Design Comments DUE 04/15/2024

Hello HUU UHQ Team,

PLEASE DO NOT DISREGARD THIS EMAIL. YOUR INPUT IS NEEDED.

We have committed to provide COAR Design Group with our comments and requests for the new HUU UHQ in Rio Dell, by **April 15th, 2024**.

There were some great ideas brought up at the kickoff meeting, but now is the time to ensure your requests are heard. We need to give them as much feedback as possible to ensure that their design meets our needs.

Attached are three (3) preliminary Conceptual Site Layouts to help you visualize the build.

Specifically, we need your input on:

- Fire Circulation – Site Access Needs – Ingress and Egress
- Building Locations
- Admin. Building Needs - Staffing Requirements and Org. Chart
- Comm. Tower Parameters and Limitations

While there will be opportunities to be involved in the future, it is critical that we get as much information as possible for the initial design phase.

Please send me anything that you think of... requests, needs, concerns, limitations, hate mail... it's all welcome.

Thank you all for being a part of this process.



Daniel Leeds

Civil Engineer

CNR Tech Services

135 Ridgway Avenue,

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CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ

Preliminary Program

Date Completed:

25-Apr-24

GENERAL PROJECT CRITERIA				
Type of Space:	General Layout			
No.	Requirement	Space Attributes		Comments
1	Location	Site address: 410 4th Ave, Rio Dell, CA Site is approximately 17.908 Acres (780,072 SF)		2 Parcels: 17.139 acre and .769 acre
2	Facilities Design Criteria	Administration/ Training Building, Emergency Command Center/Support Building, SCBA Repair Building, Service Center Building, Auto Shop, covered vehicle wash rack and building, Telecommunications Building, covered parking for 15 vehicles, 2-Engine Fire Station with dozer/transport shed, 2 generator/ pump/storage buildings with generators, Radio Communications Tower		
3	Site Utilities	Generators/Fuel, photovoltaic panels, water recycle system, propane or natural gas system, septic system, domestic water well with water treatment storage, fire suppression water system/ storage, landscaping irrigation, site lighting, telephone and radio cabling		
4	Required Site Studies	Geotechnical, Topo Study, Demolition and hazardous materials abatement		

Building Area Summary					
Type of Space:	Buildings				
No.	Building	Space Attributes	SF (Programmed)	SF (Requested)	Comments
1	Administration Building		17,000		
2	ECC/Support Building		9,530		Adjacency: Service Center; Will require designated generator
3	SCBA Repair Building		800		
4	Service Center Building		11,340		Adjacency: Auto Shop & ECC
6	Telecom & Comm Tower		2,400		
7	Generator Building (FS & Admin)		500		
8	Covered Parking for 15 vehicles	Roof PV panels	6,250		Serves Fleet pickups/utility vehicles
9	Fire Station	14-bed, 3-bay Apparatus	9,200		Adjacency: Dozer & Auto Shop; Street access
10	Auto Shop		10,570		Adjacency: Service Center
11	Covered Wash Rack/ Recycling Equip. Building		1,700		Attached to MCC / Dozer
12	Flammable Storage Building		120		
13	Training/ Tactical Training Building		5,010	9000 +/-	Adjacency: Fitness Building
14	Fitness Building		3,200		Adjacency: Training Building
15	Mobile Command Center/ Dozer Building		9,432		Adjacency: FS and Autoshop; Wash Rack attached
16	Future Fire Station	Provide housing for CCC 12-person crew, plus one apparatus bay for transport vehicles			9,200 SF footprint allocated for site planning layout
Buildings SUBTOTAL:			87,052		

SPACE NEEDS SUMMARY - SITE			
	SF		Comments
Strike Team Areas			Confirm space needs.
Additional Parking			Confirm counts needed for each building type, including public vs private parking.
Site Circulation			Discuss circulation and any required setbacks for each building.
Additional Site Needs			Confirm space needs for staging or other site activities.
Buildings	87,052		
SITE SUBTOTAL (SF)	87,052		
GRAND TOTAL	87,052		

Good
See below
Good
Good

If space allows, add 2-4 additional staff parking spaces at fire station to allow for non-station CAL FIRE personnel who may sleep at the station and to accommodate during staffing patterns/emergencies when staff is held on duty well above normal daily levels.

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ
Preliminary Program
Date Completed: 25-Apr-24

ADMINISTRATION AND TRAINING BUILDING							
Type of Space:	Request	Space Attributes	Personnel	SF (Programmed)	SF (Requested)	Comments	Adjacency Personnel
1	Lobby/ Reception	Lobby entry with seating, Reception desk with two work stations, Public Computer Room		500		Secure public entry from private back office spaces?	
	Private Offices - Executive Staff	23 total offices, 175-210 SF			4,475	Confirm count and sizes needed. (Target approx. 4,500 SF)	
2	Unit Chief	Supervisor	Kurt McCray	210			
3	Deputy Chief Operations	Fortuna Assistant Chief (Supervisor)	Derrick Misner	210		Adjacency: Unit Operations open office	
4	Administrative Officer	Fortuna Assistant Chief (Supervisor)	Joshua Bennett	210			
5	Staff Services Manager I	Fortuna Supervisor	Laura West	210		Adjacency: Personnel Specialist offices	
6	Battalion Chief (BCP position)	Supervisor		210			
7	Battalion Chief (BCP position)	Supervisor		210			
8	Battalion Chief (BCP position)	Supervisor		210			
9	Forestry Equipment Manager I	Fleet Management Fortuna (Supervisor)	Nicholaus McKnight	210			
10	Battalion Chief- Prevention	Supervisor	Jeremy Ward	210		Oversees Prevention Fire Captains	
11	Assistant Chief (BCP Position)	Supervisor		210			
	Private Offices - Administration						
12	Battalion	Supervisor	Justin Silvera Relief	200		Adjacency: Assistant Chief	Joshua Bennett
13	Personnel Specialist	Confidential	Rae Anna Handel	175		Adjacency: Staff Services Manager	Laura West
14	Personnel Specialist	Confidential	Kathryn Silvera	175		Adjacency: Staff Services Manager	Laura West
15	Personnel Specialist	Confidential	Vacant	175		Adjacency: Staff Services Manager	Laura West
16	AGPA Finance/Budget Analyst	Confidential	Mike White	175		Adjacency: Staff Services Manager	Laura West
17	AGPA Hiring/ Personnel	Confidential	Michelle Cuschieri	175		Adjacency: Staff Services Manager	Laura West
	Private Offices - OSFM						
18	Supervising DSFM III	Supervisor	Shane Wilson	200		Adjacency: Plan review station & copier	Adjacency: Plan review station & copier
	Private Offices - Resource Management						
19	Forester III	Supervisor	Chris Curtis	200		Oversees Resource Mgmt staff	
20	Forester II - Crescent City Area	Supervisor	Brandon Rodgers	175			
21	Forester II - Trinidad Area	Supervisor	Doug Madsen	175			
22	Forester II - Central Area	Supervisor	Tim Meyers	175			
23	Forester II - Southern Area	Supervisor	Lucas Titus	175			
	Private Offices - Unit Operations/ Shop Planning						
24	Battalion Chief	Supervisor	Derik Rickson	200		Adjacency: Assistant Chief	Derrick Misner
	Open Office Space - Executive Staff	29 work spaces		310	1,825	Total open office target SF: 1,825	
25	Prevention Fire Captain A		Lori Logan			Adjacency: Prevention Battalion Chief	Jeremy Ward
26	Prevention Fire Captain A		Vacant			Adjacency: Prevention Battalion Chief	Jeremy Ward
27	Prevention Fire Captain A		Vacant			Adjacency: Prevention Battalion Chief	Jeremy Ward
28	Prevention Fire Captain A		Vacant			Adjacency: Prevention Battalion Chief	Jeremy Ward
29	Fire Prevention Specialist I		Connie Ward			Adjacency: Prevention Battalion Chief	Jeremy Ward
	Open Office Space - Administration			250			
30	Staff Services Analyst (Finance)		Carrie Stockwell				
31	Staff Services Analyst (Finance)		Christopher Stockton				
32	Staff Services Analyst (Finance)		Vina Johnson				
33	Office Technician (Finance)		Amanda Green				
	Open Office Space - OSFM	Include area for plan review station and copier (see row 80)		190			
34	DSFM		Jason Lewis			Adjacency: Supervising DSFM III	Shane Wilson
35	DSFM		Angela Hawks			Adjacency: Supervising DSFM III	Shane Wilson
36	DSFM		Vacant			Adjacency: Supervising DSFM III	Shane Wilson
	Open Office Space - Resource Management			765			
37	Forestry Assistant II		Vacant			Adjacency: Forester II Crescent City	Brandon Rodgers
38	Reclassified from Forester I		Vacant			Adjacency: Forester II Crescent City	Brandon Rodgers
39	Forester I		Noah Coonen			Adjacency: Forester II Trinidad	Doug Madsen
40	Forester I		Joseph Fazio			Adjacency: Forester II Trinidad	Doug Madsen
41	Forester I		Vacant			Adjacency: Forester II Trinidad	Doug Madsen
42	Office Tech		Emily Becker			Adjacency: Forester II Central Area	Tim Meyers
43	Associate State Archaeologist		Vacant			Adjacency: Forester II Central Area	Tim Meyers
44	Forestry Assistant II		Hannah Gordon			Adjacency: Forester II Southern Area	Lucas Titus
45	Reclassified from Forester I - Weott		Vacant			Adjacency: Forester II Southern Area	Lucas Titus
46	Forester I - Bridgeville		Vacant			Adjacency: Forester II Southern Area	Lucas Titus
47	Forester I - Fortuna		Michael McNicholas			Adjacency: Forester II Southern Area	Lucas Titus
48	Forestry Assistant II - Fortuna		David Janssen			Adjacency: Forester II Southern Area	Lucas Titus
	Open Office Space - Unit Operations/ Shop Planning			310			
49	Forester I - Planning Battalion		Vacant			Adjacency: Deputy Chief Operations	Derrick Misner
50	Fire Captain A		Ross Dollarhide			Adjacency: Battalion Chief	Derik Rickson
51	Pre Fire Engineer		Garrett Gregory			Adjacency: Battalion Chief	Derik Rickson
52	Forestry Technician		Vacant			Adjacency: Battalion Chief	Derik Rickson
53	Forestry Aide - DSI		Hanna Upton			Adjacency: Battalion Chief	Derik Rickson
54	Conference Space	Large Conference room, seating approx. 24		1,000		Confirm count and size needed.	Confirm count and size needed.
55	Support Spaces	Mail Room, Interview Spaces, Library, Map Room, Quiet Rooms (4)		1,055			
56	Plan Review station and copier	12' x 12' area required including plan review table, book shelves 12' wide x 5' tall for Code books, four file cabinets 6'L x 5'H x 18"D		145		Adjacency: DSFM Staff	
57	Restrooms & Janitor	5 stall Male/ 5 stall female		700		Provide separate single occupancy public restrooms? Locker Rooms?	Provide separate single occupancy public restrooms? Locker Rooms?
58	Break Room	Breakroom seating for approximately 16 with full kitchen		500		Separate coffee area?	Separate coffee area?
59	Storage and IT/Data Spaces	Storage: Central File, Weapons, Fire Protection, Resource Management; Mech/Elec, LAN, Telecom, IT, Elec/data		3,000			
60	Core and Circulation	Estimated allocation 20-25% of building.		3,800			
Admin and Training SUBTOTAL:				17,000			

Yes

Line 19 adjacent to all Resource Mgmt. Staff

Need to add 2 Prevention Fire Captain A positions.

Line 49 adjacent to Line 24 Planning BC

Need to add 1 Forestry Aide

Good

No bath preference & no lockers

No need for separate coffee area

100

CONCEPTUAL SPACE NEEDS OUTLINE

CalFire Humboldt Del Norte Unit HQ

Preliminary Program

Date Completed: 25-Apr-24

ECC SUPPORT BUILDING							
Type of Space:	ECC Support						
No.	Requirement	Space Attributes	Personnel	SF (Programmed)	SF (Requested)	Comments	Adjacency Personnel
1	Entry Lobby			272			
	Private Offices						
2	ECC Battalion Chief		John Gonzales *	135			
3	Communications Supervisor		Will Jeffries *	135			
4	Information Specialist I	Office	Spencer Carter *	135			
5	IT Inventory	Provide secure space adjacent to Information Specialist	Spencer Carter *	135			
	Dispatch Floor	Provide seven dispatch consoles minimum, and an equal area for expanded Dispatch.		2,250			
6	Fire Captain - A		Eric Haydt *				
7	Fire Captain - A		Brian Larson *				
8	Fire Captain - A		Rustin Ward *				
9	Fire Captain - A		Christopher DeForest *				
10	Fire Captain - A		Jacob Monroe *				
11	Fire Captain - A		Vacant *				
12	Communications Operator		Elia Bishop *				Will Jeffries
13	Communications Operator		Mythara Maroon *				Will Jeffries
14	Communications Operator		Eva Kenyon *				Will Jeffries
15	Communications Operator		Crystal Marquez *				Will Jeffries
16	Communications Operator		Bailey Perry *				Will Jeffries
17	Research Data Specialist II		Matt Turner *				
18	Telecom Systems Analyst I		Joel Swastek *				
	Command Functions						
19	Conference			660			
20	ECC Expand			830			
21	Command Room			500			
22	ECC Kitchen			70			
	Dorms	Provide 6 bunks total: 3 dorm rooms with 2 bunks each					
23	Sleep Quarter (2)			200			
24	Sleep Quarter (2)			200			
25	Sleep Quarter (2)			200			
26	On Suite Restroom			75			
27	On Suite Restroom			75			
28	Laundry			80			
29	IT C/SUP COMM/RDS			350			Locate RDS / GIS mapping close to
	Building Support spaces						
30	IT Storage			140			
31	Radio Vault			680			Includes electrical for Comm. Tower; Consider relocating as
32	Mechanical			45			
33	Electrical			100			
34	Fire Riser Room			85			
35	Radio/Phone			125			
36	Breakroom	Full kitchen & seating for approx. 4		350			
37	Fitness			400			
	Restroom / Custodial						
38	Dispatch Storage			150			
39	Dispatch Restroom			70			
40	Men			200			
41	Women			230			
42	Janitor			50			
43	Storage Room			188			
44	Circulation			415			
ECC Support SUBTOTAL:				9,530			

17

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ

Preliminary Program

Date Completed:

25-Apr-24

SCBA REPAIR BUILDING					
Type of Space:		SCBA Repair			
No.	Requirement	Space Attributes	SF (Programmed)	SF (Requested)	Comments
1	Self-Contained Breathing Apparatus Repair		800		Include storage for bottles and compressors
SCBA Repair SUBTOTAL:			800		

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ
Preliminary Program
Date Completed:

25-Apr-24

SERVICE CENTER BUILDING						
Type of Space:	Service Center					
No.	Requirement	Space Attributes	Personnel	SF (Programmed)	SF (Requested)	Comments
1	Warehouse	Provide high-pile palletized storage (must be coordinated with OSFM)		6,500		
2	Workspace	6 Workspace		1,300		
	Forestry Logistics Officer		Trevor Cuschieri			
	Forestry Logistics Officer		Vacant			
	Workspace		Vacant			
	Workspace		Vacant			
	Workspace		Vacant			
	Workspace		Vacant			
	Storage and Support Rooms					
3	LaTour Vehicle Storage			700		
4	LaTour Storage/RSC Management			345		
5	Records Storage			330		
6	Cooler	Provide size sufficient for pallet jack		200		
7	Freezer	Provide size sufficient for pallet jack		100		
8	PPE	Must be hung		275		
9	Extractor / Drying Cab.	Cal Fire to send cut sheets to confirm counts and capacities		250		
10	Seasonal FF Bag Storage			300		
11	Break Room			350		
12	Restrooms	(2) single use		125		
13	After Hours Transfer			100		
	Building Support spaces	Requires after-hours access to avoid use of 9-5 Service Center after-hours				
14	Mechanical			75		
15	Electrical			80		
16	Fire Riser Room			50		
17	IT			60		
18	Circulation			200		
19	Loading Docks	Provide two loading docks: one with in-ground ramp and a second with forklift access. Include permanent concrete loading rack.				Shasta plan provides 3 docks
Service Center SUBTOTAL:				11,340		

Change
LaTour to
Resource
Mgmt.
(LaTour is
Shasta)

6

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ

Preliminary Program

Date Completed:

25-Apr-24

TELECOMMUNICATIONS BUILDING					
Type of Space:		Telecom			
No.	Requirement	Space Attributes	SF (Programmed)	SF (Requested)	Comments
1	Telecomm		220		
2	LAN		220		
3	IT Room		220		
4	Forest Practice Storage		800		Confirm 1 or 2 spaces
5	Mech/ Elec Room		940		
6	Communications Tower	Confirm no interior SF.			Adjacent to ECC Building
Telecom SUBTOTAL:			2,400		Note no allocation for circulation - confirm all spaces accessed from exterior.

????

Is the Forest Practice Storage for record keeping? If so , propose moving storage to warehouse and move the square footage along with it.

Space access question posed to B1209.

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ

Preliminary Program

Date Completed:

25-Apr-24

FIRE STATION: 14-BED / 3-BAY APPARATUS						
Type of Space:		Fire Station				
No.	Requirement	Space Attributes	Personnel	SF (Programmed)	SF (Requested)	Comments
1	Dorm Spaces	14 bed count: 7 dorm rooms, 2 beds each		1,100		Programmed SF allows for 16 bed count: 8 dorms at 2 beds each
2	Dorm Restrooms/ Laundry	6 single-occupancy restrooms with shower; 2 laundry rooms		920		
3	Physical Training			500		
4	Kitchen/ Pantry			435		
5	Library			275		
6	Day Room	8 recliners; Dining table seating 10		925		
7	Decon Areas	Decon, Decon Extractor, Showers, & Restroom		630		
8	Private Offices	Two workspaces provided within one private office area		165		Confirm office count and privacy requirements
	Assistant Chief - High Rock FC/ Aviation/ Fortuna/CCC/ Central Division		Bill Stirtton			
	Battalion Chief - Fortuna		Bo Lee			
	Battalion Chief - High Rock		James Beeson			
	Staff Services Analyst		Sonja Pappas			
9	Mech/ Elec/ Storage			300		
10	Lobby	Entry Lobby, Office & Restroom		150		
11	Turnout Locker Room	18 lockers, approx. 18" x 24", full height		370		
12	3-Bay Barracks Apparatus Building			1,980		
13	Apparatus Work Room	Work Room		250		
14	Apparatus Storage			200		
15	Circulation			1000		
Fire Station SUBTOTAL:				9,200		

Prefer the 16 bed programmed SF version

Good

Need office space allocated for Battalion Chief - Fortuna in addition to the 2 workspaces provided in one private office area on Line 8.

4

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ
Preliminary Program
Date Completed:

25-Apr-24

AUTO SHOP						
Type of Space:	Auto Shop					
No.	Requirement	Space Attributes	Personnel	SF (Programmed)	SF (Requested)	Comments
1	Service Bays	Includes portable lift, fixed lift, overhead crane, 2-dozzer tracks		6,950	7,950	Design must provide sufficient space between vehicles & wall space for hanging storage. Note: radiant floor heating is not desired.
	Office Functions					
2	Break Room	Confirm kitchen amenities and seating needed		155	230	
3	2 Restrooms			220	230	
4	PO1 Office - Fleet Mgmt	Provide adjacency and visibility into bay and workroom	Nicholaus McKnight	120	150	
5	Workroom workstations			400	500	Four work spaces listed in Org. Chart. Seven spaces on Shasta plans. Please confirm headcount needed.
	Heavy Fire Equipment Operator		Kris Wohlers			
	Heavy Fire Equipment Operator		Vacant			
	Heavy Fire Equipment Operator		Rich Hall			
	Heavy Fire Equipment Mechanic		Dustin Grant			
	Service Support					
6	Parts Storage			1000	2200	
7	Welding Shop			450	665	
8	Tire Storage			400	550	
9	Battery Room			45	60	
10	Restroom			65	65	
11	Bulk Fluid Storage			110	120	
12	Air Compressor			100	140	
	Building Support Spaces					
13	Mechanical			60	85	
14	Electrical			110	125	
15	IDF			35	40	
16	Storage			50	60	
17	Circulation			300	600	
Auto Shop SUBTOTAL:			5	10,570	13,770	Note: additional area in SF (Requested) column reflects space allocations from Shasta Trinity HQ. Cal Fire to confirm programmed 10,570 SF is sufficient.

Need office space for SSA Amanda Misner

Work spaces for 4 HFEOs adequate

HUU believes programmed 10,570 is sufficient except for the need to add office space for the SSA.

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ
Preliminary Program
Date Completed: 25-Apr-24

TRAINING BUILDING						
Type of Space:	Training					
No.	Requirement	Space Attributes	Personnel	SF (Programmed)	SF (Requested)	Comments
1	Classroom	Current SF allows seating for approximately 48		1,000	4,000	200 seats requested (150 min.)
	Private Office					
2	Training Battalion Chief - PO1		Sean Wilson	200	400	2 provided at Shasta CNR Training
	Open Office Space	4 Workspaces		715	800	
3	Fire Captain - A		Brook Hoalton			
4	Fire Captain - A		Cory Cox			
5	Fire Apparatus Engineer		Brandon Wetklow			
6	Office Technician - Training Personnel		Janet Rodriguez			
7	Document Production			350	350	
8	Records Storage			800	800	
9	Kitchen	Seating for 4		300	400	
	Restrooms					
10	Men			220	400	
11	Women			240	500	
	Building Support Spaces					
12	Mechanical			200	300	
13	Electrical			200	300	
14	Fire Riser Room			55	60	
15	IDF			150	300	
16	Janitor			80	80	
17	Circulation	Lobby 244 + Hallway 176		500	700	
Training SUBTOTAL:			5	5,010	9,390	Note: additional area in SF (Requested) vs SF (Programmed) column reflects space allocations for Shasta SHU vs. Shasta SOUTH OPS Training Buildings, respectively.

Notes on this page mention, SHU. Ideally HUU would request the 200 seat classroom/ auditorium and adequate restrooms to handle the larger capacity.

Also, would like to request space identified for future training grounds on-site (such as a training tower) toward the southern end of the site.

CalFire Humboldt Del Norte Unit HQ

Preliminary Program

Date Completed:

25-Apr-24

FITNESS BUILDING					
Type of Space:	Fitness				
No.	Requirement	Space Attributes	SF (Programmed)	SF (Requested)	Comments
1	Training Room	Open floor area with fitness machines/ equipment	2,000		Cal Fire to provide fitness equipment list.
2	Lockers		230		
3	Storage		100		
4	Restrooms	4 single use with shower	360		
Building Support Spaces					
5	Mechanical		70		
6	Electrical		60		
7	Fire Riser Room		45		
8	Fitness Storage		80		
9	Janitor		45		
10	Circulation	Estimated allocation 12% of building.	210		
Fitness SUBTOTAL:			3,200		

See below

3 treadmills
 3 stair machines
 2 rowers
 2 exercise bikes
 2 squat racks
 4 weight benches
 2 large multi-station cable machines
 4 racks for dumbbells/kettlebells
 4 racks for barbell plates
 2 racks for misc. equipment

Location to mount/hook up a large TV
 viewable from an area in the room where
 approximately 4 people could do a video-
 based workout.

Wifi connectivity for electronic machines.

CalFire Humboldt Del Norte Unit HQ
Preliminary Program
Date Completed: 25-Apr-24

MOBILE COMAND CENTER AND DOZER BUILDING					
Type of Space:		MCC & Dozer			
No.	Requirement	Space Attributes	SF (Programmed)	SF (Requested)	Comments
1	Mobile Command Center	2 Bays	3,500	1,675	Note: Shasta HQ includes only 1 MCC bay.
2	Dozer Building	4 Bays	5,200	4,800	Note: Shasta HQ includes only 3 Dozer bays.
3	Support and Storage		732	525	
	Wash Rack				Wash Rack to be attached to MCC/Dozer building; see separately programmed SF on next page.
					filter or RR from Shasta?
MCC & Dozer SUBTOTAL:			9,432	7,000	

Yes, 1MCC, 3 Dozer bays for HUU.

Yes, some sort of filter system on wash rack.

CONCEPTUAL SPACE NEEDS OUTLINE



CalFire Humboldt Del Norte Unit HQ

Preliminary Program

Date Completed:

25-Apr-24

MISCELLANEOUS SITE AND UTILITIES BUILDINGS					
Type of Space:	Misc. Site				
No.	Requirement	Space Attributes	SF (Programmed)	SF (Requested)	Comments
1	Parking - Secured	15-vehicle capacity with PV Panels	6,250		Serves Fleet first then extend to public parking.
2	Parking - Public				Calfire to provide required counts for each building.
3	Flammable Storage Building		137		Adjacent to Service Center Warehouse
4	Generator Building	125 KVA Generator (2 each)	500		Confirm any building adjacencies
5	Covered Wash Rack		1,700		Attached to MCC Dozer
6	Trash Enclosures?				Shown at Service Center Warehouse
7	Fuel Island?				Adjacent to Service Center Warehouse
8	Hose Drying Tower?				Confirm if needed
Misc. Site SUBTOTAL:			8,587		

Parking looks good.

Good

Good

Fuel Island is good somewhere in area of service center/warehouse and/or auto shop.

Hose drying tower not needed. Will need hose washing racks and possibly a hose dryer in warehouse.

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Tuesday, July 11, 2023 8:44 AM
To: Jeff Katz
Subject: FW: Rio Dell Acquisition
Attachments: A Major Sewage Spill is Happening in Rio Dell as Stormwater Flows Into Quake-Damaged Collection Pipes _ Lost Coast Outpost _ Humboldt County News.pdf

FYI

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Walsh, John@CALFIRE <John.Walsh@fire.ca.gov>
Sent: Tuesday, February 14, 2023 12:39 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: Rio Dell Acquisition

Hi Bill,

Do you have a few minutes to discuss the wastewater infrastructure in regards to the Rio Dell proposed acquisition? I saw this article recently and thought you should take a look. It looks like they have a fairly new state of the art plant that was constructed in 2012 and the water system looks like it has been updated. According to the article they are looking to the state to help with the repairs from the recent earthquakes that have occurred up there.

<https://www.cityofriodell.ca.gov/sewer>

<https://www.cityofriodell.ca.gov/water>

https://www.cityofriodell.ca.gov/sites/g/files/vyhlf8526/f/uploads/application_to_start_water_sewer_service_2022.docx.pdf



John Walsh
Capital Outlay Project Manager
Technical Services Section
1131 S St., Sacramento, CA 95811
(916) 628-2268 Cell



(0)

« Low-Interest Federal Loans Available for Earthquake Damage Repair; U.S. Small Business Administration Sets Up Shop in Fortuna (2023/jan/5/low-interest-federal-loans-available-earthquake-da/)

County Sets Up 'Long-Term Recovery Line' to Assist Those Who Lost Housing in the Earthquakes » (2023/jan/5/county-sets-long-term-recovery-assist-those-who-lo/)

RYAN BURNS (/AUTHOR/RYAN-BURNS) / THURSDAY, JAN. 5 (2023/JAN/05/) @ 12:08 P.M. / EMERGENCIES (/CATEGORIES/EMERGENCIES/)

A Major Sewage Spill is Happening in Rio Dell as Stormwater Flows Into Quake-Damaged Collection Pipes



(/loco-media/loco-media/blog/post/35784/unnamed.jpeg)

<https://lostcoastoutpost.com/2023/jan/5/major-sewage-spill-happening-rio-dell-stormwater-f/>

A contractor works to clean up a sewage spill in Rio Dell. | Photo via Kyle Knopp.

#

PREVIOUSLY: Sewage Incident in Rio Dell
(<https://lostcoastoutpost.com/hazmat/23-0107/>)

#

The City of Rio Dell is experiencing an ongoing hazardous materials spill (<https://lostcoastoutpost.com/hazmat/23-0107/>) as heavy rainfall infiltrates outdated sewer pipes that were damaged during the 6.4 magnitude earthquake (<https://lostcoastoutpost.com/2022/dec/20/december-20-2022-humboldt-oes-earthquake-respon/>) that struck on December 20.

An estimated 140,000 gallons rain-diluted wastewater has spilled out of a manhole cover at the end of Painter Street, near the city's wastewater treatment plant, and the spill is continuing at a rate of about 50 gallons per minute, according to Rio Dell City Manager Kyle Knopp.

"We're doing our best to recover as much of that as we can," Knopp said. Tanker trucks are being filled onsite and then driving the collected materials to the nearby wastewater plant. Knopp said there is no immediate public health risk.

Rio Dell officials notified the California Office of Emergency Services of the spill

(<https://w3.calema.ca.gov/operational/mal haz.nsf/7ee3ce62ce2227d8882565af00607028/80b09ea5b570dcaf8825892e0057ca88?OpenDocument>) on Wednesday, noting that the release is ongoing and may impact the Eel River.

"Rio Dell has a pretty state-of-the-art treatment plant," Knopp told the Outpost this morning. "The problem is the collection system. The pipes that go to the plant — as you get toward the plant — are too small."

They're also constructed from concrete that likely cracked during the recent quakes, including a 5.4 temblor (<https://lostcoastoutpost.com/quakes/detail/3145/>) that hit the region on New Year's Day. The cracks allow inflow and infiltration, often abbreviated as I & I.

"When you have a concurrent rain event without the breaks [in the pipes] being addressed, you will get more and more [inflow and infiltration] in the system and it continues to get worse," Knopp said.

He reiterated that the spill is comprised of mostly stormwater, not raw sewage.

“When you go down to the site it doesn’t smell,” he said. “It’s just a manhole pushing out mostly stormwater.”

Knopp speculated that much of the damage may be located in pipes that run under Hwy. 101 where it carves through the middle of Rio Dell. Four concrete wastewater pipes that date back to the construction of the current highway run underground in that location, “right in the damage zone,” Knopp said.

The municipal water system has six cross-highway connections in the same area, and Knopp said two of the six are down as a result of the quake. That’s why he suspects the wastewater leaks are in the same area.

City staff have been working to assess the situation with help from employees of the City of Eureka. Knopp said he expects more assistance to arrive today, though he’s making sure safety is the No. 1 priority.

“When we have hurricane-force winds and branches falling I’m not going to have my crew out there,” he said.

Crews resumed work this morning, but Knopp couldn’t say when the spill might be fully contained. While leaks in the municipal water system are fairly evident and easy to locate, cracked and leaky sewage pipes are not readily apparent.

Those pipes are largely constructed from “older technology” — clay and concrete materials that are prone to leaks.

“The old thinking was ‘dilution is the solution to pollution,’” Knopp said. “Having I & I was not necessarily a problem when the systems were installed. Now, under current regulations, it’s a big problem. But we have to be smart and know where to put money toward fixes.”

The city has a project proposal before the state water board to upsize the water pipe leading into its wastewater treatment plant.

“That would eliminate these SSO’s [sanitary sewage overflows] we’re having,” Knopp said. “It would be a quick fix, but we need the state to step in. It’s still an expensive project — doable but expensive.”

The leak area is near the end of a road and has been segregated off, according to Knopp. Neighbors have been notified.

“Just know that we have been working on a strategy to comply with the state law entities [governing such spills] as efficiently as possible for ratepayers,” Knopp said. “We want to get this situation fixed and we’re hoping the state can expedite solutions to some problems already on the table to solve this.”

As if the earthquake and flooding weren't enough, the city continues to experience problems with its internet and phone services. The network outage "could be storm related," Knopp said.

With a bit of gallows humor, the city manager noted that things could always be worse.

"The locusts are not here yet," Knopp said.

SHARE →  (https://www.facebook.com/sharer/sharer.php?

u=https://lostcoastoutpost.com/2023/jan/5/major-sewage-spill-happening-rio-dell-stormwater-f/) 

(https://twitter.com/home?

status=A%20Major%20Sewage%20Spill%20is%20Happening%20in%20Rio%20Dell%20as%20Stormwater%20Damaged%20Collection%20Pipes%20https%3A//lostcoastoutpost.com//2023/jan/5/major-sewage-spill-happening-rio-dell-stormwater-f/)  (mailto:?

subject=A Major Sewage Spill is Happening in Rio Dell as Stormwater Flows Into Quake-Damaged Collection Pipes&body=Check out this article from the Lost Coast Outpost: https://lostcoastoutpost.com/2023/jan/5/major-sewage-spill-happening-rio-dell-stormwater-f/)

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email address

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Lately on LoCO

Kevin Caldwell

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Wednesday, November 22, 2023 11:25 AM
To: Greenleaf, William@DGS
Subject: FW: Humboldt Del Norte - Scope of Work
Attachments: 2443_A101F_09.07.2023.pdf

I am still good with the numbers below and how you see fit to proceed.
Thank you for your time Bill and all you bring to the table.
Have a great Thanksgiving Mr. Greenleaf!!!

Michael Duggan
CAL FIRE-Technical Services Unit

From: Duggan, Mike@CALFIRE
Sent: Tuesday, November 7, 2023 1:35 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Our new design has a total area of 9,278 square feet. I will leave it to you on rounding up for these purposes. As you know by the time of design in this project and accommodations for Sustainability & code COAR's design will not match SF to our CAL FIRE design and layout.

Michael Duggan
CAL FIRE-Technical Services Unit

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Tuesday, November 7, 2023 11:19 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>
Subject: FW: Humboldt Del Norte - Scope of Work
Importance: High

Warning: this message is from an external user and should be treated with caution.

Gentlemen:

Attached is the "draft" A&E project scope summary of buildings and square footage for your review.

Please note the total footage is 105,482 sf.

Since there is not a COBCP, Calfire or DGS cost estimate to use as a design basis for the architect to meet, your suggestions would be helpful.

Thank you, Bill.

William D. Greenleaf, Project Director

State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>
Sent: Tuesday, November 7, 2023 10:45 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: FW: Humboldt Del Norte - Scope of Work
Importance: High

Mr. Duggan-

Mr. Greenleaf is working with the A&E to negotiate the A&E services contract, and will add the MCC/Dozer Building of 9,432 sf. Please provide the following clarification to Greenleaf so he can complete contract negotiations:

1. Please provide the estimated square footage for the 13,220 sf. 14-Bed/3-Bay Appr/Dozer Shed without the Dozer Shed? (see highlighted below)
2. The Calfire cost estimate provided has a total sf of 81,640 sf and the scope provided below recently has a total sf of 84,050 sf and does not match the previously provided cost estimate. I assume we are using the scope provided below for the project?
3. The A&E contracts reference the estimated construction costs as a basis of design, do you want me to use the Calfire one page estimate (typo, dated 7/11/1905) which project cost was used for the 2022/23 COBCP? (See attached referenced COBCP)

Administration Building				17,000	sf
ECC/support building				9,550	sf
Autoshop				12,960	sf
Covered Washrack & Bldg. for Recycling Equip.				1,700	sf
Training Building				5,010	sf
SCBA repair building				800	sf
Service center building				11,340	sf
Telecommunications building/ Comm Tower				2,400	sf
Fitness Building				3,200	sf
Generator building (Fire Station and Admin)				500	sf
Parking garage with PV Panels (15-vehicle)				6,250	sf
Combined 14-Bed/3-Bay Appr/Dozer shed				13,220	sf
Flammable Storage Building				120	sf

TOTAL 84,050 SF

Sincerely,

Michael Ton, Assoc. DBIA
Project Director III
Department of General Services

Real Estate Services Division
Project Management and Development Branch
707 3rd Street, 4th Floor, West Sacramento, CA. 95605
☎ (916) 376-3836
✉ Michael.ton@dgs.ca.gov

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From: Greenleaf, William@DGS
Sent: Monday, October 30, 2023 10:42 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Lucia-Valenzuela, Michelle@CALFIRE <Michelle.Lucia-Valenzuela@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Mike:

I am working on the scope of work with the A&E to negotiate the A&E services contract, and will add the MCC/Dozer Building of 9,432 sf.

Can you give me the estimated square footage for the 13,220 sf. 14-Bed/3-Bay Appr/Dozer Shed without the Dozer Shed.

The Calfire cost estimate has 81,640 total sf and the scope provided below totals 84,050 sf.

The A&E contracts reference the estimated construction costs as a basis of design, do you want me to use the Calfire one page estimate (typo, dated 7/11/1905) which project cost was used for the 2022/23 COBCP.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Wednesday, September 27, 2023 7:11 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Lucia-Valenzuela, Michelle@CALFIRE <Michelle.Lucia-Valenzuela@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Gentlemen,

Below is the summary of approved buildings as outlined in the COBCP with estimated square footage that is very similar to current SHU Unit Headquarters in Redding.

Administration Building				17,000	sf
ECC/support building				9,550	sf
Autoshop				12,960	sf
Covered Washrack & Bldg. for Recycling Equip.				1,700	sf
Training Building				5,010	sf
SCBA repair building				800	sf
Service center building				11,340	sf
Telecommunications building/ Comm Tower				2,400	sf
Fitness Building				3,200	sf
Generator building (Fire Station and Admin)				500	sf
Parking garage with PV Panels (15-vehicle)				6,250	sf
Combined 14-Bed/3-Bay Appr/Dozer shed				13,220	sf
Flammable Storage Building				120	sf

There is additional space planning for:

Scope change

1. Remove the dozer from the apparatus building and use an SHU-type Mobile Command Dozer Building

Space planning to include:

2. Staging area for 3 Strike Teams (15 Engines) which can also be used as demobilization staging near the Autoshop
3. Additional 14-Bed Dormitory, 2 Bay Apparatus Building (like Butte Fire Center) to support the HUU CCC Fire Crew based in Fortuna with no permanent facility (working out of a trailer and storage containers). They were just made permanent crews in the current budget.

Michael Duggan

CAL FIRE-Technical Services Unit

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>

Sent: Wednesday, September 27, 2023 9:01 AM

To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>

Subject: RE: Humboldt Del Norte - Scope of Work

Warning: this message is from an external user and should be treated with caution.

Gentlemen:

As discussed in the last Capcom meeting, if you can give me a best guess of the square footage for each structure I can begin the fee negotiation with the architect.

Thank you, Bill.

William D. Greenleaf, Project Director

State of California

Department of General Services, Real Estate Services Division

Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Monday, August 28, 2023 5:38 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Copy that.

I will get the SQFT from SHU project since that had the most program development recently.
The only item I don't see on approved scope is for the garage space for the Mobile Command Unit like they have at CNR-SHU Headquarters Project. We need to reserve space for a future capital project to design/construct a facility for our Fortuna Fire Crew Staff also staging area for strike teams and/or incident demobilization like was planned at SHU UH.

<https://esd.dof.ca.gov/dofpublic/viewBcp.html>
under the 2021-2022 BCP Budget Year for Acquisition
under the 2022-2023 BCP Budget Year for Preliminary Plans

Org code 3540

Michael Duggan
CAL FIRE-Technical Services Unit

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Monday, August 28, 2023 4:30 PM
To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Warning: this message is from an external user and should be treated with caution.

Aye Aye Sir, thank you. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Sent: Monday, August 28, 2023 4:22 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>

Subject: RE: Humboldt Del Norte - Scope of Work

Bill

I will let Duggan answer this, since my numbers are a few years old and there might be increases in building sizes.

Thanks



Albert Lau, PE

Senior Civil Engineer
CNR Tech Services
135 Ridgway Ave.
Santa Rosa, CA 95403
1 (707) 696-7120 Mobile



From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>

Sent: Monday, August 28, 2023 4:16 PM

To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>

Subject: RE: Humboldt Del Norte - Scope of Work

Warning: this message is from an external user and should be treated with caution.

Albert:

If you can give me the estimated square footage for each I will use that information with the previous Calfire buildings square footage provided to proceed with the A&E contract.

Thank you very much for the help, I appreciate it. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov

(916) 376-1730

From: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>

Sent: Monday, August 28, 2023 4:05 PM

To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>

Subject: RE: Humboldt Del Norte - Scope of Work

Bill

I think there is also an Autoshop, fire station with dozer storage, flammable storage building, and a fitness/tactical training building.

E. Recommended Solution:

1. Which alternative and why?

The recommended solution is Alternative #1 — construct a new UH and FS. This alternative ensures a facility that meets the operational needs of both the UH and FS meets code requirements for safety and health and is adequately sized to house staff and equipment.

2. Detailed scope description.

Site Development

- Demolition
- Earthwork
- Drainage
- Concrete paving, walks, parking, curbs, and gutters
- Hose wash rack
- Fuel Island/vault, with a spill containment device for the fueling apron
- Security site lighting
- Fencing with gates
- Landscaping and irrigation
- Lighted flagpole and signage
- Trash enclosure

Utilities

- Domestic water well, with treatment and storage tanks
- Fire suppression well, with storage tanks
- Fire sprinkler system, with diesel-driven fire suppression pump
- Septic system, with distribution field
- Electrical Back-up, propane generator, with separate tank and transfer switch
- Liquefied petroleum gas/natural gas, with tank for buildings
- Telephone/data cabling/installation
- Radio cabling/installation, including a tower

Buildings

- Administration building ECC/support building

- Auto shop
- Covered vehicle wash rack, with water recycle system building
- Training building
- Self-Contained Breathing Apparatus repair building
- Service center building
- Telecommunications building
- Fitness/tactical training building
- Generator/pump/storage building
- Parking garage (15+ vehicle capacity) with photovoltaic panels
- Standard two-engine fire station with dozer transport
- Flammable storage building

Thanks



Albert Lau, PE

Senior Civil Engineer

CNR Tech Services

135 Ridgway Ave.

Santa Rosa, CA 95403

1 (707) 696-7120 Mobile



From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>

Sent: Monday, August 28, 2023 3:49 PM

To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>

Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>

Subject: Humboldt Del Norte - Scope of Work

Warning: this message is from an external user and should be treated with caution.

Mike:

I would like to proceed with contracting the A&E firm selected for this project to begin the funded preliminary plan phase, please confirm or advise the current project scope.

Thank you very much, Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Thursday, October 19, 2023 1:46 PM
To: Jeff Katz
Subject: FW: Humboldt Del Norte - Scope of Work
Attachments: CAL FIRE SALES DRAWING 3177.pdf; Attachment AP-00-016568 ECT.pdf; CAL FIRE_Macdoel FS Floor Plan with Decon_8-24-23.pdf

Jeff:

Attached is some additional information on clarification of the project scope.

Please advise if there is any additional scope information needed to provide your proposed A&E fee.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Thursday, October 19, 2023 12:01 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Cc: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

For Strike Team staging and demobilization I would park each strike team in a row, nose to tail.

On Strike Team of Type III Engines includes: One Crew Cab pickup (22'), Five Type III Engines (27' each) with 10' of clearance between each engine if parked in a line.

One Strike Team of Crew Buses includes: One Crew Cab pickup (22'), Five Crew Buses (ECT 27'-2") with 10' of clearance between each engine if parked in a line.

Request, design to accommodate a 28' long fire apparatus of either configuration ECT or Type III.

Attached is our most current Firestation. I have requested a dimensioned drawing so it can be used in space planning. I will try and have that by Monday or sooner.

Michael Duggan
CAL FIRE-Technical Services Unit

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Monday, October 16, 2023 10:51 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Subject: FW: Humboldt Del Norte - Scope of Work

Warning: this message is from an external user and should be treated with caution.

Humboldt scope of work clarification needed, thank you. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Greenleaf, William@DGS
Sent: Monday, October 16, 2023 10:50 AM
To: Jeff Katz <jeff@coargroup.com>
Subject: FW: Humboldt Del Norte - Scope of Work

Jeff:

For your preparation of proposed A&E fees, I have requested from Calfire a clarification of the scope they provided, as the scope of work needs to be provided by Calfire and not DGS.

I believe the dozer square footage should be removed from the apparatus/barracks building, and a line item added for a Mobile Command Center/Dozer Building. I will reach out to the architect doing the Shasta Trinity project and for the information on the MCC/Dozer Building for Calfire confirmation and will forward afterward to you.

In addition I will request Calfire provide some space planning area site requirements for the referenced **Strike Teams staging areas and Barracks/Apparatus building**.

If there are any other questions that you have regarding the Calfire scope of work please let me know.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Subject: RE: Humboldt Del Norte - Scope of Work

Mike:

I need some clarification of your note:

There is additional space planning for:

Scope change

1. Remove the dozer from the apparatus building and use an SHU-type Mobile Command Dozer Building

The scope provided should include the structures included with the estimated footage, and we will provide the requested site planning for future structures:

2. Staging area for 3 Strike Teams (15 Engines) which can also be used as demobilization staging near the Autoshop
3. Additional 14-Bed Dormitory, 2 Bay Apparatus Building (like Butte Fire Center) to support the HUU CCC Fire Crew based in Fortuna with no permanent facility (working out of a trailer and storage containers). They were just made permanent crews in the current budget

Thank you very much, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Subject: RE: Humboldt Del Norte - Scope of Work

Gentlemen,

Below is the summary of approved buildings as outlined in the COBCP with estimated square footage that is very similar to current SHU Unit Headquarters in Redding.

Administration Building				17,000	sf
ECC/support building				9,550	sf
Autoshop				12,960	sf
Covered Washrack & Bldg. for Recycling Equip.				1,700	sf
Training Building				5,010	sf
SCBA repair building				800	sf
Service center building				11,340	sf
Telecommunications building/ Comm Tower				2,400	sf
Fitness Building				3,200	sf
Generator building (Fire Station and Admin)				500	sf
Parking garage with PV Panels (15-vehicle)				6,250	sf
Combined 14-Bed/3-Bay Appr/Dozer shed				13,220	sf
Flammable Storage Building				120	sf

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Michael Duggan

CAL FIRE-Technical Services Unit

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Wednesday, November 22, 2023 11:42 AM
To: Jeff Katz
Subject: FW: Humboldt Del Norte - Scope of Work
Attachments: 2443_A101F_09.07.2023.pdf

Jeff:

Calfire wants only one barracks/apparatus building in the scope of work at this time, attached 16 bed/3-bay with 9,278 sf.

I think the attached is a bit more footage then 9,278, what do you think.

The project will include site planning for a future additional 16 bed/3-bay apparatus building.

Thank you, Bill.

PS: The City of Rio Dell has contacted the State regarding obtaining a portion of the property, please do not have any conversations with or provide any information directly to them. If contacted by anyone refer them to me.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Thursday, October 19, 2023 1:46 PM
To: Jeff Katz
Subject: FW: Humboldt Del Norte - Scope of Work
Attachments: CAL FIRE SALES DRAWING 3177.pdf; Attachment AP-00-016568 ECT.pdf; CAL FIRE_Macdoel FS Floor Plan with Decon_8-24-23.pdf

Jeff:

Attached is some additional information on clarification of the project scope.

Please advise if there is any additional scope information needed to provide your proposed A&E fee.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Thursday, October 19, 2023 12:01 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Cc: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

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William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

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Subject: FW: Humboldt Del Norte - Scope of Work

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If there are any other questions that you have regarding the Calfire scope of work please let me know.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Subject: RE: Humboldt Del Norte - Scope of Work

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Thank you very much, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Subject: RE: Humboldt Del Norte - Scope of Work

Gentlemen,

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Michael Duggan

CAL FIRE-Technical Services Unit

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Tuesday, July 11, 2023 8:42 AM
To: Jeff Katz
Subject: FW: CDF Humboldt Headquarters Is Recorded
Attachments: CDF Humboldt Recorded Grant Deed 4.26.2023.pdf

FYI

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Walsh, John@CALFIRE <John.Walsh@fire.ca.gov>
Sent: Wednesday, April 26, 2023 9:08 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: FW: CDF Humboldt Headquarters Is Recorded

Good morning Bill,

Fyi.....The Rio Dell site closed.

Thank you,



John Walsh
Capital Outlay Project Manager
Technical Services Section
1131 S St., Sacramento, CA 95811
(916) 628-2268 Cell



From: Acevedo, Christina@DGS <Christina.Acevedo@dgs.ca.gov>
Sent: Wednesday, April 26, 2023 9:04 AM
To: Butler, Michael@DGS <Michael.Butler@dgs.ca.gov>
Cc: Martone, Jim@DGS <Jim.Martone@dgs.ca.gov>; Geeter, Maureen@DGS <Maureen.Geeter@dgs.ca.gov>; Walsh, John@CALFIRE <John.Walsh@fire.ca.gov>; McGinness, Michael <Michael.McGinness@dof.ca.gov>; Nguyen, Vy <Vy.Nguyen@dof.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; Lucia-Valenzuela, Michelle@CALFIRE <Michelle.Lucia-Valenzuela@fire.ca.gov>; Pezzuto, Jennifer@CALFIRE <Jennifer.Pezzuto@fire.ca.gov>
Subject: CDF Humboldt Headquarters Is Recorded

Warning: this message is from an external user and should be treated with caution.

Good morning all,

It is my pleasure to announce that we are on record with our Humboldt Headquarters property in Rio Dell. Attached is the recorded grant deed.

I want to thank everyone for your efforts on this project. We overcame many hurdles, and it was truly a team effort. Perseverance pays off!

Have a wonderful day!

Christina

Christina M. Acevedo
Senior Real Estate Officer-Specialist
Asset Management Branch
Real Property Services Section-Acquisition Unit
Department of General Services
707 Third Street, 5th Floor
West Sacramento, CA 95605

(916) 289-0613

****This document was electronically submitted
to Humboldt County for recording****

2023-005312

Recorded – Official Records

Humboldt County, California

Juan P. Cervantes, Recorder

04/26/2023 08:34 AM

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Pages: 4

Recording Fee: \$0.00

Tax Fee: \$0.00

Clerk: tn Total Fee: \$0.00

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

STATE OF CALIFORNIA

Department of General Services

Real Property Services Division, Acquisition Unit

707 Third Street, 5th Floor, MS 505

West Sacramento, CA 95605

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES
PURSUANT TO GOVERNMENT CODE SECTION 27383 AND DOCUMENTARY
TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION
11922.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: California Department of Forestry & Fire
Protection

Project: Humboldt Del Norte Unit Headquarters
Relocate Facility

Project ID: 9509(DGS) / 0005016(CAL FIRE)

APN: 053-041-002-000, 053-031-002-000, County of Humboldt

Linda Todd hereby GRANTS to the STATE OF CALIFORNIA, the following described real
property situated in the State of California, County of Humboldt, described as follows:

See Exhibit "A"
consisting of one (1) page attached hereto
and by this reference made a part hereof.

Dated: 12/16/2022

GRANTOR:

Linda Todd

By: Linda Todd
Linda Todd

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIO DELL, IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

That portion of the West half of Section 5, Township 1 North, Range 1 East, Humboldt Base and Meridian, described as follows:

BEGINNING at the Northwest corner of said Section 5; thence South 13 degrees 30 minutes 50 seconds East, (= South 14 degrees 53 minutes 15 seconds East true Meridian) 2699.11 feet to the true point of beginning, which is located on the line of that parcel conveyed to the State of California by Deed recorded April 6, 1971, in Book 1082, Page 486, Humboldt County Official Records; thence from said true point of beginning along said line, South 16 degrees 58 minutes 44 seconds East, 168.35 feet to the West line of the parcel of land conveyed to Leroy Todd and wife, by Deed recorded October 4, 1944, in Book 269 of Deeds, Page 270, Humboldt County Records; thence along the last mentioned line, South 1 degrees 25 minutes 56 seconds West, 525.41 feet to the Southwest corner of the last mentioned parcel, which is also the Southeast corner of the parcel of land conveyed to Frank Schuler, by Deed recorded April 21, 1892, in Book 42 of Deeds, Page 157, Humboldt County Records; thence along the South line of said last mentioned parcel, and along the South line of the parcel conveyed to said Schuler, by Deed recorded January 28, 1893, in Book 45 of Deeds, Page 260, Humboldt County Records, North 88 degrees 21 minutes 35 seconds West, 716.66 feet to the Southwest corner of the last mentioned parcel; thence along the West line of said last mentioned parcel North 1 degree, 56 minutes 25 seconds East, 1229.58 feet to the Northwest corner thereof; thence along the line of the first above mentioned parcel conveyed to the State of California; South 83 degrees 28 minutes 33 seconds East, 304.77 feet; South 46 degrees 11 minutes 27 seconds East, 83.06 feet and South 30 degrees 22 minutes East, 545.90 feet to the true point of beginning.

PARCEL TWO:

BEGINNING at a point 739.2 feet East and 660 feet South of the quarter section corner common to Sections 5 and 6 of Township 1 North, Range 1 East, Humboldt Meridian; thence due North 1226 to the Southerly right of way line of a County Road; thence along said line South 89 degrees 40 minutes East, 257.50 feet; thence South 0 degrees 44 minutes East, 150.3 feet; thence South 89 degrees 40 minutes East, 74.70 feet; thence due South 1073.7 feet; thence due West, 334.12 feet to the point of beginning.

EXCEPTING therefrom that portion deeded to the State of California by Grant Deed recorded February 25, 1971, in Book 1077, Page 550 Humboldt County Official Records

APN: 053-041-002, 053-031-002

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo } SS.On 12/16/2022, before me, Katherine Deurloo, Notary Public,personally appeared Linda Todd, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ GUARDIAN/CONSERVATOR
☐ SUBSCRIBING WITNESS
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENTGrant Deed

TITLE OR TYPE OF DOCUMENT

1 pg

NUMBER OF PAGES

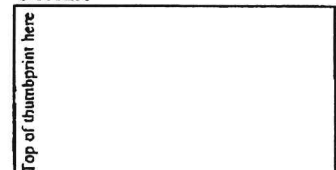
12/16/2022

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
 THUMBPRINT
 OF
 SIGNER

OTHER



Agency: Department of Forestry & Fire Protection
Project Name: Humboldt Del Norte Unit H.Q. Relocation
AMB-FISCAL Project ID: 9509
DGS FILE ID: CDF21-0209

County: Humboldt
Assessor Parcel No(s): 053-031-002; and
053-041-002
CapOutlay Project ID: 0005016

CERTIFICATE OF ACCEPTANCE

This is to certify that, pursuant to Sections 15853 and 27281 of the California Government Code, the interest in real property conveyed by the Grant Deed dated 12/16/2022 from Linda Todd to the STATE OF CALIFORNIA is hereby accepted by the undersigned officer on behalf of the State Public Works Board pursuant to the approval action by said Board and duly adopted on 3/20, 2023. The Grantee consents to the recordation thereof by its duly authorized officer.

ACCEPTED:

STATE OF CALIFORNIA
State Public Works Board

By:



Michael McGinness, Deputy Director

Date:

3/25/2023

ACKNOWLEDGED:

STATE OF CALIFORNIA
Director, Department of General Services

By:



Michael P. Butler, Chief
Real Property Services Section

Date:

1/6/2023

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Thursday, May 2, 2024 12:30 PM
To: Carle, Brandee@DGS
Cc: Erin Smith
Subject: CalFire Humboldt UHQ question

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Good afternoon Brandee. We had discussed with Bill previously trying to get an electronic copy of the Shasta UHQ plans. We had been given paper copies of the floor plans, but the balance of the set would be helpful to help understand any clearance requirements, heights, etc that the Shasta team may have already worked out. Is it possible to get that full set to review?



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Friday, May 3, 2024 11:20 AM
To: Leeds, Daniel
Cc: Lau, Albert@CALFIRE; Carle, Brandee@DGS; Erin Smith
Subject: Re: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Thanks. Will review
Jeff

On May 3, 2024, at 8:10 AM, Leeds, Daniel <daniel.leeds@fire.ca.gov> wrote:

It seems I overlooked one email (below) that has some feedback (highlighted).

I hope that helps.

<image001.png>

Daniel Leeds
Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile

<image002.png>

<image003.png>

<image004.png>

<image005.png>

From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>
Sent: Thursday, May 2, 2024 9:22 AM
To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>
Subject: Fwd: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Daniel,

The Unit was able meet yesterday to go over your questions. Below are the responses to your questions.

Please let us know if this format is acceptable or if you would like it in a different format.

Marty Hobbs

Assistant Chief - South Division

Humboldt/Del Norte Unit

(707) 932-0865

From: Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>

Sent: Wednesday, May 1, 2024 9:10:28 PM

To: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>

Subject: RE: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

We were able to meet this afternoon and go over the site plan and conceptual space needs outline. I've included a marked up version of that outline noting our requests and responses. I've also included a list of program contacts that Daniel mentioned COAR suggested in the email string below.

I haven't sent any of this to Daniel, McCray or Misner to keep the flow consistent from you.

Here are the responses to other items in Daniel's email:

COAR is requesting any information we can provide on:

1. Feedback on the Preliminary Program spreadsheet Reviewed, see attached version with comments added
2. Feedback on the State Space Allowances, specifically on office size needs Notes on space made on Preliminary Program spreadsheet (a few missed positions, training classroom is the biggest requested increase in SF)
3. Parking Space Review and Suggestions for the whole site Noted on Preliminary Program spreadsheet to add 2-4 staff parking spaces for fire station
 1. Should there be parking space markings painted onto the strike team staging area (I don't think so) No need to paint these markings
4. Should the generator be located within the ECC security fence No, suggested to leave out to allow easier access for maintenance and to increase distance from ECC to reduce noise
5. Do we need a separation distance between the ECC/tower and PG&E power lines/sub station? (considering both comm. Interference and safety setbacks) Question posed to Telecom
6. What are the standards for ECC (Essential Services Buildings) regarding proximity to the tower? Question posed to Telecom
 1. How have we handled this scenario at other ECCs? i.e. LNU, Shasta Question posed to Telecom

Should the radio vault be a separate building from the Primary ECC? Per B1209, Ours is now, I prefer the external vault but would defer to telecom on if it should be.

- 1.
2. General building sizes Biggest requested increase is for Training building. HUU felt the auto shop programmed SF was adequate except for missing office space for SSA.
3. Anything else that comes to mind Chief McCray asked if the plan was to concrete the majority of the facility or pave it. With the difficulties repaving state facilities, more use of concrete is preferred.

Let me know if there's a different way you'd like me to format the responses in the future or if you have any questions. I could probably make some changes in the morning tomorrow before you send it to Daniel and the group.

Thanks,

Jeremy

From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>

Sent: Friday, April 26, 2024 4:26 PM

To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>; Forsberg, Steven@CALFIRE <Steven.Forsberg@fire.ca.gov>; Deaver, Scott@CALFIRE <Scott.Deaver@fire.ca.gov>; Synco, Harold@CALFIRE <Harold.Synco@fire.ca.gov>

Cc: Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>

Subject: Re: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Daniel,

We have received your request and plan on meeting early next week to compile your answers that fall under the Unit's purview.

Thanks,

Marty Hobbs

Assistant Chief - South Division

Humboldt/Del Norte Unit

(707) 932-0865

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>

Sent: Friday, April 26, 2024 4:16:54 PM

To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>; Synco, Harold@CALFIRE <Harold.Synco@fire.ca.gov>; Forsberg, Steven@CALFIRE <Steven.Forsberg@fire.ca.gov>; Deaver, Scott@CALFIRE <Scott.Deaver@fire.ca.gov>

Subject: RE: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Hello All,

I met with COAR on Thursday to discuss updated site concepts and project needs.

Meetings with COAR are held every other Thursday (next scheduled meeting on 05/10/2024).

I am trying have feedback for COAR within a week of the meeting, giving them one week to process it.

Please try to provide feedback by 05/02/2024.

That said, your input is welcome any time, but Thursdays are ideal.

Please read the following summary and review the attachments:

Attachments:

1. New Site Layout Conceptual Drawing
 1. pictured is a 5,000 sq. ft. Training Facility, 9,000 sq. ft. building will be presented as an alternate option in future plans
 2. Emergency egress onto 4th street
 3. Wider entry driveway with 2 separately gated entry paths
 4. Turn radius considerations for dozer haulers
 5. No radio vault is depicted in this site concept
 6. "TELECOM" building is intended for maintenance and storage
1. Preliminary Program Parameters
 1. These need to be reviewed to ensure our needs are met
 2. COAR suggested it might be helpful to assign names of individuals to the positions to gather feedback
1. State Space Allowance Standards
2. 24.04.25 - Meeting Minutes – provided by COAR

COAR is requesting any information we can provide on:

1. Feedback on the Preliminary Program spreadsheet
2. Feedback on the State Space Allowances, specifically on office size needs
3. Parking Space Review and Suggestions for the whole site
 1. Should there be parking space markings painted onto the strike team staging area (I don't think so)
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2. Do we need a separation distance between the ECC/tower and PG&E power lines/sub station? (considering both comm. Interference and safety setbacks)
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 1. How have we handled this scenario at other ECCs? i.e. LNU, Shasta
1. Should the radio vault be a separate building from the Primary ECC?
2. General building sizes
3. Anything else that comes to mind

Upcoming Events:

1. The Radio Survey is scheduled to be performed by June 24th, but of course it is welcome sooner if possible
2. The next steps are to complete the space needs study and begin modelling individual floor plans
3. Next Meeting is scheduled for 05/10/2024

Please reach out for clarification any time.

Thank you all for your continued involvement.

<image001.png>

Daniel Leeds
Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile

<image002.png>

<image003.png>

<image004.png>

<image005.png>

From: Leeds, Daniel

Sent: Thursday, April 11, 2024 2:52 PM

To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>
Subject: HUU UHQ Design Comments DUE 04/15/2024

Hello HUU UHQ Team,

PLEASE DO NOT DISREGARD THIS EMAIL. YOUR INPUT IS NEEDED.

We have committed to provide COAR Design Group with our comments and requests for the new HUU UHQ in Rio Dell, by **April 15th, 2024**.

There were some great ideas brought up at the kickoff meeting, but now is the time to ensure your requests are heard.

We need to give them as much feedback as possible to ensure that their design meets our needs.

Attached are three (3) preliminary Conceptual Site Layouts to help you visualize the build.

Specifically, we need your input on:

1. Fire Circulation – Site Access Needs – Ingress and Egress
2. Building Locations
3. Admin. Building Needs - Staffing Requirements and Org. Chart
4. Comm. Tower Parameters and Limitations

While there will be opportunities to be involved in the future, it is critical that we get as much information as possible for the initial design phase.

Please send me anything that you think of... requests, needs, concerns, limitations, hate mail... it's all welcome.

Thank you all for being a part of this process.

<image001.png>

Daniel Leeds
Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile

<image002.png>

<image003.png>

<image004.png>

<image005.png>

<24.04.25 - CalFire Humboldt Del Norte Unit HQ_Program RETURN.pdf>

<Program Contacts.xlsx>

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Friday, May 3, 2024 11:20 AM
To: Leeds, Daniel
Cc: Lau, Albert@CALFIRE; Carle, Brandee@DGS; Erin Smith
Subject: Re: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Thanks. Will review
Jeff

On May 3, 2024, at 8:10 AM, Leeds, Daniel <daniel.leeds@fire.ca.gov> wrote:

It seems I overlooked one email (below) that has some feedback (highlighted).

I hope that helps.

<image001.png>

Daniel Leeds
Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile

<image002.png>

<image003.png>

<image004.png>

<image005.png>

From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>
Sent: Thursday, May 2, 2024 9:22 AM
To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>
Subject: Fwd: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Daniel,

The Unit was able meet yesterday to go over your questions. Below are the responses to your questions.

Please let us know if this format is acceptable or if you would like it in a different format.

Marty Hobbs

Assistant Chief - South Division

Humboldt/Del Norte Unit

(707) 932-0865

From: Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>

Sent: Wednesday, May 1, 2024 9:10:28 PM

To: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>

Subject: RE: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

We were able to meet this afternoon and go over the site plan and conceptual space needs outline. I've included a marked up version of that outline noting our requests and responses. I've also included a list of program contacts that Daniel mentioned COAR suggested in the email string below.

I haven't sent any of this to Daniel, McCray or Misner to keep the flow consistent from you.

Here are the responses to other items in Daniel's email:

COAR is requesting any information we can provide on:

1. Feedback on the Preliminary Program spreadsheet Reviewed, see attached version with comments added
2. Feedback on the State Space Allowances, specifically on office size needs Notes on space made on Preliminary Program spreadsheet (a few missed positions, training classroom is the biggest requested increase in SF)
3. Parking Space Review and Suggestions for the whole site Noted on Preliminary Program spreadsheet to add 2-4 staff parking spaces for fire station
 1. Should there be parking space markings painted onto the strike team staging area (I don't think so) No need to paint these markings
4. Should the generator be located within the ECC security fence No, suggested to leave out to allow easier access for maintenance and to increase distance from ECC to reduce noise
5. Do we need a separation distance between the ECC/tower and PG&E power lines/sub station? (considering both comm. Interference and safety setbacks) Question posed to Telecom
6. What are the standards for ECC (Essential Services Buildings) regarding proximity to the tower? Question posed to Telecom
 1. How have we handled this scenario at other ECCs? i.e. LNU, Shasta Question posed to Telecom

Should the radio vault be a separate building from the Primary ECC? Per B1209, Ours is now, I prefer the external vault but would defer to telecom on if it should be.

- 1.
2. General building sizes Biggest requested increase is for Training building. HUU felt the auto shop programmed SF was adequate except for missing office space for SSA.
3. Anything else that comes to mind Chief McCray asked if the plan was to concrete the majority of the facility or pave it. With the difficulties repaving state facilities, more use of concrete is preferred.

Let me know if there's a different way you'd like me to format the responses in the future or if you have any questions. I could probably make some changes in the morning tomorrow before you send it to Daniel and the group.

Thanks,

Jeremy

From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>
Sent: Friday, April 26, 2024 4:26 PM
To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>; Forsberg, Steven@CALFIRE <Steven.Forsberg@fire.ca.gov>; Deaver, Scott@CALFIRE <Scott.Deaver@fire.ca.gov>; Synco, Harold@CALFIRE <Harold.Synco@fire.ca.gov>
Cc: Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>
Subject: Re: HUU UHQ Design Meeting 04/25/2024: Summary and Request for Feedback

Daniel,

We have received your request and plan on meeting early next week to compile your answers that fall under the Unit's purview.

Thanks,

Marty Hobbs

Assistant Chief - South Division
Humboldt/Del Norte Unit
(707) 932-0865

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Please reach out for clarification any time.

Thank you all for your continued involvement.

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Civil Engineer
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135 Ridgway Avenue,
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Subject: HUU UHQ Design Comments DUE 04/15/2024

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Thank you all for being a part of this process.

<image001.png>

Daniel Leeds
Civil Engineer
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135 Ridgway Avenue,
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(530) 708-5424 Mobile

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<image003.png>

<image004.png>

<image005.png>

<24.04.25 - CalFire Humboldt Del Norte Unit HQ_Program RETURN.pdf>

<Program Contacts.xlsx>

Kevin Caldwell

From: Gonzales, Andrew@CALFIRE <Andrew.Gonzales@fire.ca.gov>
Sent: Friday, April 12, 2024 12:53 PM
To: Leeds, Daniel; Duggan, Mike@CALFIRE
Cc: Bennett, Josh@CALFIRE; West, Laura@CALFIRE; McCray, Kurt@CALFIRE; Ward, Jeremy@CALFIRE; Misner, Derrick@CALFIRE; Lau, Albert@CALFIRE; Hobbs, Marty@CALFIRE; Greenleaf, William@DGS; Carle, Brandee@DGS
Subject: RE: HUU UHQ Design Comments DUE 04/15/2024

Hello,

I concur that requesting a coverage study to determine the appropriate size and clearance for a radio tower is the most appropriate step. That being said, some information that I can offer is that the antenna should be nearby the Emergency Command Center as distance has a direct impact on signal. The tower needs to be supported by a radio vault; our goal is to have an external stand alone vault outside of the Emergency Command Center. That vault would be supported by an external server room. Security from outside and internal impacts for these buildings is important.

I have reached out to PSC, TELECOM, and CAL FIRE Command and Control and believe that I can get a coverage study done for the Rio Dell site. PSC will want engineers to be involved so this will take some time.

The current antenna height at Fortuna is 80 feet, and I know that OSFM has standards for livable structure clearance for the towers, but I am unsure what those are. Generally looking from the site, my initial concern is that the tower size may be taller than Fortuna having conversations with our local PSC techs.

While I cannot provide a height for the tower definitively, I hope this information is beneficial for what you are trying to accomplish. If I have left anything in limbo or unanswered, please feel free to reach out.

Thanks,



J. Andrew Gonzales
Battalion Chief – Emergency
Command Center
118 Fortuna Blvd.
Fortuna, CA 95540
(707) 726-1209 Office
(707) 599-6435 Cell



From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Friday, April 12, 2024 11:20 AM
To: Gonzales, Andrew@CALFIRE <Andrew.Gonzales@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Subject: RE: HUU UHQ Design Comments DUE 04/15/2024

Hello Chiefs,

As a follow up to this morning's emails, I would like to request that a communication study be performed at the Rio Dell site to determine our communications requirements.

I'm not sure what a PSC study entails, but it sounds like it may also provide good information.

Thank you for your time.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Leeds, Daniel

Sent: Friday, April 12, 2024 8:43 AM

To: Gonzales, Andrew@CALFIRE <Andrew.Gonzales@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>

Cc: Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>

Subject: RE: HUU UHQ Design Comments DUE 04/15/2024

Good morning Andrew and others,

Thank you for the prompt response yesterday.

The information you have provided is very helpful, and appreciated.

Basically, the HUU UHQ design group is looking to start moving forward with a more detailed site layout, so information that will help them place the components, develop setbacks, and plan infrastructure needs at a high level is needed.

Any further information that can help determine the following is appreciated:

- Location, height, and setbacks from the antenna
- Admin building staffing numbers
- Anything you think could help shape the general site layout.

Again, the information that you (Andrew) have supplied is very useful and gives us some parameters for the design group to work with.

I realize that this request/reminder has come with very short notice, so don't stress yourselves too hard putting this together.

As long as we have some information for the design group to chew on, we can continue to develop more specific requests/parameters.

Thank you all in advance for anything you are able to contribute.

**Daniel Leeds**

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>
Sent: Thursday, April 11, 2024 5:53 PM
To: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Subject: Fwd: HUU UHQ Design Comments DUE 04/15/2024

Marty Hobbs

Assistant Chief - South Division
Humboldt/Del Norte Unit
(707) 932-0865

From: Gonzales, Andrew@CALFIRE <Andrew.Gonzales@fire.ca.gov>
Sent: Thursday, April 11, 2024 4:36:01 PM
To: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>
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Subject: Re: HUU UHQ Design Comments DUE 04/15/2024

Hello,

Without having a PSC study done on the site or knowing where the antenna would be placed makes it difficult to give a comprehensive evaluation of the communications towers parameters and limitations.

That being said, in general the communications tower needs to be able to communicate via VHF and microwave with the Pierce Mountain site. Historically, we've had a microwave that communicates directly with Pratt Mountain as well as Red Mountain. The tower needs to be surrounded by some sort of isolation or security zone; it needs to have a vault to support the tower in proximity to the Emergency Command Center.

During the initial meeting that I attended, someone was going to reach out to inquire about a study for coverage to see what size antenna we might need to support our current future operations.

Additional considerations would be the ability to communicate with the three future sites planned for Alder Camp, Rattlesnake Peak, and Big Lagoon. One other potential site is the laqua site (formally a lookout).

- Can I get a conformation of what items they are looking for when they mention "*Comm. Tower Parameters and Limitations*"?

Thanks,

J. Andrew Gonzales

Battalion Chief – Emergency Command Center
118 S. Fortuna Blvd.
Fortuna, CA. 95540
(707) 726-1209 Office
(707) 599 – 6435 Cell

From: Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>
Sent: Thursday, April 11, 2024 4:11:45 PM
To: Gonzales, Andrew@CALFIRE <Andrew.Gonzales@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>
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Subject: Fwd: HUU UHQ Design Comments DUE 04/15/2024

Region is requesting this information by Monday. Please reply all to any input or requests.

Thanks,

Marty Hobbs

Assistant Chief - South Division
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From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
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Hello Again,

I just wanted to offer some clarification.

We are being asked to provide the following information on Monday:

- Admin. Building Needs - Staffing Requirements and Org. Chart
- Comm. Tower Parameters and Limitations

All other information is appreciated, and valued, but there is still time to construct a thoughtful review of the Site Concepts.

Respectfully,



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Leeds, Daniel

Sent: Thursday, April 11, 2024 2:52 PM

To: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>

Subject: HUU UHQ Design Comments DUE 04/15/2024

Hello HUU UHQ Team,

PLEASE DO NOT DISREGARD THIS EMAIL. YOUR INPUT IS NEEDED.

We have committed to provide COAR Design Group with our comments and requests for the new HUU UHQ in Rio Dell, by **April 15th, 2024**.

There were some great ideas brought up at the kickoff meeting, but now is the time to ensure your requests are heard. We need to give them as much feedback as possible to ensure that their design meets our needs.

Attached are three (3) preliminary Conceptual Site Layouts to help you visualize the build.

Specifically, we need your input on:

- Fire Circulation – Site Access Needs – Ingress and Egress
- Building Locations
- Admin. Building Needs - Staffing Requirements and Org. Chart
- Comm. Tower Parameters and Limitations

While there will be opportunities to be involved in the future, it is critical that we get as much information as possible for the initial design phase.

Please send me anything that you think of... requests, needs, concerns, limitations, hate mail... it's all welcome.

Thank you all for being a part of this process.



Daniel Leeds

Civil Engineer

CNR Tech Services

135 Ridgway Avenue,

Santa Rosa, CA 95401

(530) 708-5424 Mobile



Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Tuesday, April 16, 2024 5:09 AM
To: Leeds, Daniel; Erin Smith; Christie Jewett
Cc: Greenleaf, William@DGS; Carle, Brandee@DGS; Davis, Ken@CALFIRE; Ames, Matthew@CALFIRE; Bennett, Josh@CALFIRE; Curtis, Chris@CALFIRE; Lau, Albert@CALFIRE; McCray, Kurt@CALFIRE; West, Laura@CALFIRE; Stirton, Bill@CALFIRE; Hobbs, Marty@CALFIRE; Duggan, Mike@CALFIRE; Misner, Derrick@CALFIRE; Ward, Jeremy@CALFIRE; Wilson, Shane@CALFIRE
Subject: RE: Humboldt-Del Norte UHQ Initial Commentary/Feedback

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Thanks Daniel. We will review and follow up with questions. Based on the Comm Tower snips you sent the location and height of the Comm Tower will have to wait on the survey for final location (which will impact ECC), but we can make some assumptions on location and continue to refine the site and build designs based on the additional info provided.



Jeff Katz

PRINCIPAL | AIA

coargroup.com

c 619.504.0984

o 707.544.3920

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Monday, April 15, 2024 6:25 PM
To: Jeff Katz <jeff@coargroup.com>; Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>
Cc: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>
Subject: Humboldt-Del Norte UHQ Initial Commentary/Feedback

Hello Jeff, Erin, and Christie,

To begin, please see the Admin Building Org Charts (six .pdf attachments).

Secondly, I would like to confirm that we are in the process of organizing a CAL OES communications survey for the site. I'm not sure if it is useful at this point, screenshots from an internal email discussing our general communication needs for the site are also attached (two .png attachments)

The following feedback has been provided regarding the 3 conceptual site layouts:

- The Unit's executive staff believes that "Concept A" most closely matches their needs, but there is some concern about the antennae location and distance to the ECC.

- “Concept B” has noteworthy features including moving the primary driveway access further from the freeway ramp, and a more consolidated telecom area.
- The majority of the comments to this point have been focused on the ECC issue, I am going to prompt another round of comment request and to solicit information regarding noise and light/proximity to neighbors, parking needs/site access/flow, staging areas, storage areas, buffers to traffic, and anything else that may be critical to laying out the initial site plan.

Hopefully, the org. charts and first round of feedback are enough to help steer the initial design process.
More to come.

Thank you for your patience in this process.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



Kevin Caldwell

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Friday, May 3, 2024 8:07 AM
To: Jeff Katz; Lau, Albert@CALFIRE
Cc: Carle, Brandee@DGS; Erin Smith
Subject: RE: Humboldt UHQ

Good morning Jeff,

Thank you for reaching out.

I was not in office yesterday and have not been feeling well, but I still would like to apologies for not getting back to you on Thursday, as intended.

That said, I have not received any feedback at this time.

I will reach out to the Unit again. I believe that it is going to take some time and effort to get people onto a consistent feedback schedule. Perhaps I can set up a separate meeting with the Units to help prompt them.

Thank you for your patience.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Jeff Katz <jeff@coargroup.com>
Sent: Friday, May 3, 2024 6:52 AM
To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Cc: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Erin Smith <erin@coargroup.com>
Subject: Humboldt UHQ

Warning: this message is from an external user and should be treated with caution.

Good morning Daniel. Just checking in to see if you had any feedback for us on the discussion points from last weeks meeting. We are working on deliverables for next week and want to make sure we incorporate any feedback. Thanks.



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Monday, April 15, 2024 8:49 AM
To: Leeds, Daniel; Greenleaf, William@DGS; Lau, Albert@CALFIRE; Carle, Brandee@DGS
Cc: Erin Smith; Christie Jewett
Subject: RE: Humboldt UH site plan concepts

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Thanks Daniel.



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Monday, April 15, 2024 8:45 AM
To: Jeff Katz <jeff@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>
Subject: RE: Humboldt UH site plan concepts

Good morning Jeff (and Company),

I am writing to confirm that we will be submitting the feedback/comments on the 3 Site Concepts submitted on 4/5/2024 and the initial HUU UHQ Kickoff meeting in Fortuna last month.

As comments are continuing to trickle in, I am looking to get them compiled and delivered by the end of the day.

Simply checking in.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Jeff Katz <jeff@coargroup.com>
Sent: Friday, April 5, 2024 5:12 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: Humboldt UH site plan concepts

Warning: this message is from an external user and should be treated with caution.

Good morning. Attached are 3 concept level site plans that respond to the issues we discussed in our kickoff meeting. These are high level concepts intended to get feedback on relationships between various buildings as well as general site circulation. We are going to work on refining building plans based on program feedback (while waiting on Admin building org chart info from Cal Fire) which will also impact this site layout. Note that the building footprints in this layout are based on approved building areas and not what has been requested (for example the size of the Training Building). Also note that the Comm Tower location requires additional feedback from OES/Radio folks to determine best location – probably not where we show it near high voltage overhead lines...

Please review and advise on any suggested modifications as we continue on with building program development.



Jeff Katz

PRINCIPAL | AIA

coargroup.com

c 619.504.0984

o 707.544.3920

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Tuesday, April 23, 2024 10:40 AM
To: Leeds, Daniel; Erin Smith; Greenleaf, William@DGS; Lau, Albert@CALFIRE; Carle, Brandee@DGS; Christie Jewett
Cc: Holden, Michael@CALFIRE
Subject: RE: Humboldt UH Meeting Minutes - 4/11/24

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Thanks Daniel. I will add to the meeting invite. Can you or Michael clarify if the additional attendees (Harold, Steven and Scott) are just for this Thursday or for all future meeting?



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Tuesday, April 23, 2024 8:54 AM
To: Erin Smith <erin@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Christie Jewett <christie@coargroup.com>; Jeff Katz <jeff@coargroup.com>
Cc: Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>
Subject: RE: Humboldt UH Meeting Minutes - 4/11/24

Good morning Jeff,

I spoke with Michael Holden (CAL FIRE CNR Telecom) this morning regarding ECC communication needs and planning the upcoming FAA/OES survey. He sent me the FAA Feasibility Study that was performed in Shasta/Trinity (attached) as a indication of the types of information we will be gathering. I thought it would be a relevant point of discussion for the meeting this Thursday.

Please add Michael Holden to the weekly meeting invite.

Looking forward to talking on Thursday.

Thank you.



Daniel Leeds
Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Erin Smith <erin@coargroup.com>

Sent: Monday, April 15, 2024 11:44 AM

To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Christie Jewett <christie@coargroup.com>; Jeff Katz <jeff@coargroup.com>

Subject: Humboldt UH Meeting Minutes - 4/11/24

Warning: this message is from an external user and should be treated with caution.

Hi All,

Please see meeting minutes from last Thursday's call attached. Please let us know if you have any questions or comments.

Thank you!



Erin Smith
PROJECT MANAGER
coargroup.com
o 707.544.3920
d 707.582.8656

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>

Sent: Monday, April 15, 2024 8:45 AM

To: Jeff Katz <jeff@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: RE: Humboldt UH site plan concepts

Good morning Jeff (and Company),

I am writing to confirm that we will be submitting the feedback/comments on the 3 Site Concepts submitted on 4/5/2024 and the initial HUU UHQ Kickoff meeting in Fortuna last month.
As comments are continuing to trickle in, I am looking to get them compiled and delivered by the end of the day.

Simply checking in.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Jeff Katz <jeff@coargroup.com>

Sent: Friday, April 5, 2024 5:12 AM

To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: Humboldt UH site plan concepts

Warning: this message is from an external user and should be treated with caution.

Good morning. Attached are 3 concept level site plans that respond to the issues we discussed in our kickoff meeting. These are high level concepts intended to get feedback on relationships between various buildings as well as general site circulation. We are going to work on refining building plans based on program feedback (while waiting on Admin building org chart info from Cal Fire) which will also impact this site layout. Note that the building footprints in this layout are based on approved building areas and not what has been requested (for example the size of the Training Building). Also note that the Comm Tower location requires additional feedback from OES/Radio folks to determine best location – probably not where we show it near high voltage overhead lines...

Please review and advise on any suggested modifications as we continue on with building program development.



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Thursday, April 25, 2024 2:18 PM
To: Carle, Brandee@DGS; Greenleaf, William@DGS; Lau, Albert@CALFIRE; Leeds, Daniel
Subject: RE: Humboldt - Office Size Requirements

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Great - thanks



Jeff Katz
PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Sent: Thursday, April 25, 2024 2:17 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Jeff Katz <jeff@coargroup.com>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>
Subject: Humboldt - Office Size Requirements

Here is the document that depicts the square footage for offices.

Thanks,

Brandee Carle
Project Director
Department of General Services
Real Estate Services Division
Project Management and Development Branch
707 3rd Street, 4th Floor, West Sacramento, CA. 95605
(279) 946-7944

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Wednesday, April 10, 2024 11:56 AM
To: Greenleaf, William@DGS
Cc: Carle, Brandee@DGS; Lau, Albert@CALFIRE; Leeds, Daniel; Ames, Matthew@CALFIRE
Subject: RE: Humboldt - Bi-Weekly Project Meetings

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Thanks for the update Bill.

Brandee – look forward to meeting you on our call Thursday. Let me know if that timeframe needs adjusting based on your schedule.



Jeff Katz
PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Wednesday, April 10, 2024 8:34 AM
To: Jeff Katz <jeff@coargroup.com>
Cc: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>
Subject: Humboldt - Bi-Weekly Project Meetings

Jeff:

Due to DGS workload adjustments, the Humboldt project is being transferred a new project director, Brandee Carle.

I have forwarded her the Teams meeting and would appreciate your making sure she has all of the project information needed.

I will continue to assist where needed during the transition, thank you. Bill

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Monday, April 15, 2024 9:03 AM
To: Greenleaf, William@DGS; Lau, Albert@CALFIRE; Leeds, Daniel; Carle, Brandee@DGS
Cc: Erin Smith
Subject: RE: DGS CAL Fire Shasta Trinity - Comm Tower Prelim. Tower Sketch

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Thanks Bill. We have done a few towers on past CHP projects so generally familiar with the process but each one is a little different. Per our meeting last week hoping Daniel or Albert can confirm if discussions have been started with CALOES on getting survey started.



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Friday, April 12, 2024 9:17 AM
To: Jeff Katz <jeff@coargroup.com>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Subject: FW: DGS CAL Fire Shasta Trinity - Comm Tower Prelim. Tower Sketch

Jeff:

Attached is some information and correspondence on the tower at Shasta Trinity.

Do not contact this architect for information, any questions go through Brandee.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Subject: RE: DGS CAL Fire Shasta Trinity - Comm Tower Prelim. Tower Sketch

And here is the response Bill sent us from CAL OES (see attached email)

Thank you,

Subject: FW: DGS CAL Fire Shasta Trinity - Comm Tower Prelim. Tower Sketch

Ryan, Laurel,

Here is the current understanding of the communications tower adjacent to the ECC building. 120 feet tall. D+B did a basic elevation sketch to capture the current intent.

Thank you,

Tony Amato AIA
Associate / Project Manager

Subject: DGS CAL Fire Shasta Trinity - Comm Tower Prelim. Tower Sketch

Doug and Bill,

Attached is sketch of the Comm Tower that includes a compilation of requirements we have heard from various sources.

1. Cal OES is the tower criteria generator and authority for Comm Towers but they have not yet really engaged with CAL Fire to plan the tower in detail other than to propose a 120' lattice tower with dish antenna at the 50' and 90' elevations.
2. Cal OES will ultimately dictate the number, type and elevations of the antenna mounted to this tower and actually install them with the cabling to the head end equipment in the radio vault. We don't think this cost will be in the Contractors' scope and bids and therefore in our cost estimates. If DGS or CAL Fire can clarify it would be helpful?
3. We understand OES standards require working catwalk platforms with guardrails at intermediate levels on the tower. We aren't sure which elevations they will designate for these but this sketch shows multiple levels.
4. Geotech has advised the site soils will support foundations that are either a large mat slab or drilled piers. I am showing drilled piers because it is slightly more expensive and likely represents the worst case cost.

We would like the State to look this over and give us any feedback you think is appropriate so we can incorporate it and use this as a basis for the Cost Estimating effort.

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Thursday, May 2, 2024 1:21 PM
To: Carle, Brandee@DGS
Cc: Erin Smith
Subject: RE: CalFire Humboldt UHQ question

Follow Up Flag: Follow up
Due By: Monday, May 6, 2024 9:30 AM
Flag Status: Flagged

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Thanks – anything will be helpful even if it isn't complete



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Sent: Thursday, May 2, 2024 1:17 PM
To: Jeff Katz <jeff@coargroup.com>
Cc: Erin Smith <erin@coargroup.com>
Subject: RE: CalFire Humboldt UHQ question

Hi Jeff,

I think they are still in PP phase, so let me see what I can get.

Thanks,

Brandee Carle

Project Director
Department of General Services
Real Estate Services Division
Project Management and Development Branch
707 3rd Street, 4th Floor, West Sacramento, CA. 95605
(279) 946-7944

From: Jeff Katz <jeff@coargroup.com>
Sent: Thursday, May 2, 2024 12:30 PM
To: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Cc: Erin Smith <erin@coargroup.com>
Subject: CalFire Humboldt UHQ question

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Good afternoon Brandee. We had discussed with Bill previously trying to get an electronic copy of the Shasta UHQ plans. We had been given paper copies of the floor plans, but the balance of the set would be helpful to help understand any clearance requirements, heights, etc that the Shasta team may have already worked out. Is it possible to get that full set to review?



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

Kevin Caldwell

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Friday, April 26, 2024 8:25 AM
To: Carle, Brandee@DGS
Cc: Greenleaf, William@DGS
Subject: RE: Calfire Humboldt PMP's

Follow Up Flag: Follow up
Due By: Friday, May 24, 2024 11:00 AM
Flag Status: Flagged

Received, Thank you.

Michael Duggan
CAL FIRE Technical Services Unit

From: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Sent: Friday, April 26, 2024 7:42 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: FW: Calfire Humboldt PMP's

Warning: this message is from an external user and should be treated with caution.

Mike,

Can you please sign the attached PMP for Humboldt and return to Bill and myself?

Thank you,

Brandee Carle
Project Director
Department of General Services
Real Estate Services Division
Project Management and Development Branch
707 3rd Street, 4th Floor, West Sacramento, CA. 95605
(279) 946-7944

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Thursday, March 21, 2024 9:40 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>
Subject: FW: Calfire Kneeland & Humboldt PMP's

Mike, please sign and return. Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division

Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Greenleaf, William@DGS
Sent: Wednesday, November 29, 2023 11:31 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>
Subject: FW: Calfire Kneeland & Humboldt PMP's

Mike: Attached is Humboldt PMP for Calfire signature, I sent you previously the Kneeland PMP for signature.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Coleman, Stephanie@DGS <Stephanie.Coleman@dgs.ca.gov>
Sent: Wednesday, November 29, 2023 11:11 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: FW: Calfire Kneeland & Humboldt PMP's

Here you go.

Stephanie

STEPHANIE COLEMAN
Senior Environmental Planner
Department of General Services
Project Management and Development Branch – Environmental Services Unit
o **916.376.1602** c **916-217-6185** | Stephanie.coleman@dgs.ca.gov

From: Coleman, Stephanie@DGS
Sent: Tuesday, November 21, 2023 11:07 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: RE: Calfire Kneeland & Humboldt PMP's

Hi Bill, attached is the signed Humboldt HQ with signature. However, Kneeland is not mine – it goes to Terry Ash.

Stephanie

STEPHANIE COLEMAN

Senior Environmental Planner

Department of General Services

Project Management and Development Branch – Environmental Services Unit

o 916.376.1602 c 916-217-6185 | Stephanie.coleman@dgs.ca.gov

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>

Sent: Tuesday, November 21, 2023 11:00 AM

To: Coleman, Stephanie@DGS <Stephanie.Coleman@dgs.ca.gov>

Subject: Calfire Kneeland & Humboldt PMP's

Stephanie:

Please sign attached and I will forward to Calfire, thank you. Bill.

PS: Have a great Thanksgiving!

William D. Greenleaf, Project Director

State of California

Department of General Services, Real Estate Services Division

Project Management and Development Branch

707 3rd Street, Fourth Floor

West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov

(916) 376-1730

Kevin Caldwell

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Tuesday, April 16, 2024 2:25 PM
To: Jeff Katz; Erin Smith; Christie Jewett
Cc: Greenleaf, William@DGS; Carle, Brandee@DGS; Davis, Ken@CALFIRE; Ames, Matthew@CALFIRE; Bennett, Josh@CALFIRE; Curtis, Chris@CALFIRE; Lau, Albert@CALFIRE; McCray, Kurt@CALFIRE; West, Laura@CALFIRE; Stirton, Bill@CALFIRE; Hobbs, Marty@CALFIRE; Duggan, Mike@CALFIRE; Misner, Derrick@CALFIRE; Ward, Jeremy@CALFIRE; Wilson, Shane@CALFIRE
Subject: RE: Humboldt-Del Norte UHQ Initial Commentary/Feedback

Hello Jeff, Erin, and Christie,

This email contains additional feedback from the Unit regarding the Humboldt-Del Norte UHQ site layout.

- The Forest Practice Enforcement Coordinator will need to be assigned to a private office.
- The Resource Management office will need a conference room capable of seating 30 people for attending interagency review team meetings for timber harvest plans.
- All HQ and ECC facilities require wired network and digital phone connections.
- All wall port plates are to have minimum 4 CAT6a plenum connections, with color-coded cables and keystone receptacles.
 - Blue = Cal Fire Network
 - Red = Digital Phone
 - Yellow = Radio / Spare
 - Green = Analog FAX (we are replacing this with additional Blue, as FAX machines are very few these days)The cables must match the wall port color – blue cables with blue connectors, red cables with red connectors, etc.

The spec does not deal with PoE security cameras, so CAL FIRE has been using black for PoE cameras.

Please reach out for elaboration.
More to come.



Daniel Leeds
Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Leeds, Daniel
Sent: Monday, April 15, 2024 6:25 PM
To: Jeff Katz <jeff@coargroup.com>; Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Cc: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>; Bennett, Josh@CALFIRE <Josh.Bennett@fire.ca.gov>; Curtis, Chris@CALFIRE <Chris.Curtis@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; McCray, Kurt@CALFIRE <Kurt.McCray@fire.ca.gov>; West, Laura@CALFIRE <Laura.West@fire.ca.gov>; Stirton, Bill@CALFIRE <Bill.Stirton@fire.ca.gov>; Hobbs, Marty@CALFIRE <Marty.Hobbs@fire.ca.gov>; Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>; Misner, Derrick@CALFIRE <Derrick.Misner@fire.ca.gov>; Ward, Jeremy@CALFIRE <Jeremy.Ward@fire.ca.gov>; Wilson, Shane@CALFIRE <Shane.Wilson@fire.ca.gov>

Subject: Humboldt-Del Norte UHQ Initial Commentary/Feedback

Hello Jeff, Erin, and Christie,

To begin, please see the Admin Building Org Charts (six .pdf attachments).

Secondly, I would like to confirm that we are in the process of organizing a CAL OES communications survey for the site. I'm not sure if it is useful at this point, screenshots from an internal email discussing our general communication needs for the site are also attached (two .png attachments)

The following feedback has been provided regarding the 3 conceptual site layouts:

- The Unit's executive staff believes that "Concept A" most closely matches their needs, but there is some concern about the antennae location and distance to the ECC.
- "Concept B" has noteworthy features including moving the primary driveway access further from the freeway ramp, and a more consolidated telecom area.
- The majority of the comments to this point have been focused on the ECC issue, I am going to prompt another round of comment request and to solicit information regarding noise and light/proximity to neighbors, parking needs/site access/flow, staging areas, storage areas, buffers to traffic, and anything else that may be critical to laying out the initial site plan.

Hopefully, the org. charts and first round of feedback are enough to help steer the initial design process. More to come.

Thank you for your patience in this process.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



Kevin Caldwell

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Friday, April 26, 2024 8:25 AM
To: Carle, Brandee@DGS
Cc: Greenleaf, William@DGS
Subject: RE: Calfire Humboldt PMP's

Follow Up Flag: Follow up
Due By: Friday, May 24, 2024 11:00 AM
Flag Status: Flagged

Received, Thank you.

Michael Duggan
CAL FIRE Technical Services Unit

From: Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>
Sent: Friday, April 26, 2024 7:42 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: FW: Calfire Humboldt PMP's

Warning: this message is from an external user and should be treated with caution.

Mike,

Can you please sign the attached PMP for Humboldt and return to Bill and myself?

Thank you,

Brandee Carle

Project Director
Department of General Services
Real Estate Services Division
Project Management and Development Branch
707 3rd Street, 4th Floor, West Sacramento, CA. 95605
(279) 946-7944

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Thursday, March 21, 2024 9:40 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>
Subject: FW: Calfire Kneeland & Humboldt PMP's

Mike, please sign and return. Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division

Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Greenleaf, William@DGS
Sent: Wednesday, November 29, 2023 11:31 AM
To: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>
Subject: FW: Calfire Kneeland & Humboldt PMP's

Mike: Attached is Humboldt PMP for Calfire signature, I sent you previously the Kneeland PMP for signature.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Coleman, Stephanie@DGS <Stephanie.Coleman@dgs.ca.gov>
Sent: Wednesday, November 29, 2023 11:11 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: FW: Calfire Kneeland & Humboldt PMP's

Here you go.

Stephanie

STEPHANIE COLEMAN
Senior Environmental Planner
Department of General Services
Project Management and Development Branch – Environmental Services Unit
o 916.376.1602 c 916-217-6185 | Stephanie.coleman@dgs.ca.gov

From: Coleman, Stephanie@DGS
Sent: Tuesday, November 21, 2023 11:07 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: RE: Calfire Kneeland & Humboldt PMP's

Hi Bill, attached is the signed Humboldt HQ with signature. However, Kneeland is not mine – it goes to Terry Ash.

Stephanie

STEPHANIE COLEMAN

Senior Environmental Planner

Department of General Services

Project Management and Development Branch – Environmental Services Unit

o 916.376.1602 c 916-217-6185 | Stephanie.coleman@dgs.ca.gov

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>

Sent: Tuesday, November 21, 2023 11:00 AM

To: Coleman, Stephanie@DGS <Stephanie.Coleman@dgs.ca.gov>

Subject: Calfire Kneeland & Humboldt PMP's

Stephanie:

Please sign attached and I will forward to Calfire, thank you. Bill.

PS: Have a great Thanksgiving!

William D. Greenleaf, Project Director

State of California

Department of General Services, Real Estate Services Division

Project Management and Development Branch

707 3rd Street, Fourth Floor

West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov

(916) 376-1730

Kevin Caldwell

From: Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>
Sent: Tuesday, April 23, 2024 9:14 AM
To: Leeds, Daniel; Erin Smith; Greenleaf, William@DGS; Lau, Albert@CALFIRE; Carle, Brandee@DGS; Christie Jewett; Jeff Katz
Cc: Synco, Harold@CALFIRE; Forsberg, Steven@CALFIRE; Deaver, Scott@CALFIRE
Subject: RE: Humboldt UH Meeting Minutes - 4/11/24

Hello, can we also add Harold Synco and Steven Forsberg and Chief Scott Deaver. They are the project team for the emergency command center. They will help with design, generator and UPS.

Thank you in advance,



Michael Holden

Telecommunication System Analyst 2
6105 Airport Road, Redding Ca 96003
530-224-2492 Office
530-949-2049 Cell

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Tuesday, April 23, 2024 8:54 AM
To: Erin Smith <erin@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Christie Jewett <christie@coargroup.com>; Jeff Katz <jeff@coargroup.com>
Cc: Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>
Subject: RE: Humboldt UH Meeting Minutes - 4/11/24

Good morning Jeff,

I spoke with Michael Holden (CAL FIRE CNR Telecom) this morning regarding ECC communication needs and planning the upcoming FAA/OES survey. He sent me the FAA Feasibility Study that was performed in Shasta/Trinity (attached) as a indication of the types of information we will be gathering. I thought it would be a relevant point of discussion for the meeting this Thursday.

Please add Michael Holden to the weekly meeting invite.

Looking forward to talking on Thursday.

Thank you.



Daniel Leeds
Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Erin Smith <erin@coargroup.com>

Sent: Monday, April 15, 2024 11:44 AM

To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Christie Jewett <christie@coargroup.com>; Jeff Katz <jeff@coargroup.com>

Subject: Humboldt UH Meeting Minutes - 4/11/24

Warning: this message is from an external user and should be treated with caution.

Hi All,

Please see meeting minutes from last Thursday's call attached. Please let us know if you have any questions or comments.

Thank you!



Erin Smith
PROJECT MANAGER
coargroup.com
o 707.544.3920
d 707.582.8656

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>

Sent: Monday, April 15, 2024 8:45 AM

To: Jeff Katz <jeff@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: RE: Humboldt UH site plan concepts

Good morning Jeff (and Company),

I am writing to confirm that we will be submitting the feedback/comments on the 3 Site Concepts submitted on 4/5/2024 and the initial HUU UHQ Kickoff meeting in Fortuna last month.
As comments are continuing to trickle in, I am looking to get them compiled and delivered by the end of the day.

Simply checking in.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Jeff Katz <jeff@coargroup.com>

Sent: Friday, April 5, 2024 5:12 AM

To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: Humboldt UH site plan concepts

Warning: this message is from an external user and should be treated with caution.

Good morning. Attached are 3 concept level site plans that respond to the issues we discussed in our kickoff meeting. These are high level concepts intended to get feedback on relationships between various buildings as well as general site circulation. We are going to work on refining building plans based on program feedback (while waiting on Admin building org chart info from Cal Fire) which will also impact this site layout. Note that the building footprints in this layout are based on approved building areas and not what has been requested (for example the size of the Training Building). Also note that the Comm Tower location requires additional feedback from OES/Radio folks to determine best location – probably not where we show it near high voltage overhead lines...

Please review and advise on any suggested modifications as we continue on with building program development.



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

Kevin Caldwell

From: Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>
Sent: Tuesday, April 23, 2024 9:14 AM
To: Leeds, Daniel; Erin Smith; Greenleaf, William@DGS; Lau, Albert@CALFIRE; Carle, Brandee@DGS; Christie Jewett; Jeff Katz
Cc: Synco, Harold@CALFIRE; Forsberg, Steven@CALFIRE; Deaver, Scott@CALFIRE
Subject: RE: Humboldt UH Meeting Minutes - 4/11/24

Hello, can we also add Harold Synco and Steven Forsberg and Chief Scott Deaver. They are the project team for the emergency command center. They will help with design, generator and UPS.

Thank you in advance,



Michael Holden

Telecommunication System Analyst 2
6105 Airport Road, Redding Ca 96003
530-224-2492 Office
530-949-2049 Cell

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>
Sent: Tuesday, April 23, 2024 8:54 AM
To: Erin Smith <erin@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Christie Jewett <christie@coargroup.com>; Jeff Katz <jeff@coargroup.com>
Cc: Holden, Michael@CALFIRE <Michael.Holden@fire.ca.gov>
Subject: RE: Humboldt UH Meeting Minutes - 4/11/24

Good morning Jeff,

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Please add Michael Holden to the weekly meeting invite.

Looking forward to talking on Thursday.

Thank you.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Erin Smith <erin@coargroup.com>

Sent: Monday, April 15, 2024 11:44 AM

To: Leeds, Daniel <daniel.leeds@fire.ca.gov>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>; Christie Jewett <christie@coargroup.com>; Jeff Katz <jeff@coargroup.com>

Subject: Humboldt UH Meeting Minutes - 4/11/24

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Hi All,

Please see meeting minutes from last Thursday's call attached. Please let us know if you have any questions or comments.

Thank you!



Erin Smith

PROJECT MANAGER

coargroup.com

o 707.544.3920

d 707.582.8656

From: Leeds, Daniel <daniel.leeds@fire.ca.gov>

Sent: Monday, April 15, 2024 8:45 AM

To: Jeff Katz <jeff@coargroup.com>; Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Carle, Brandee@DGS <Brandee.Carle@dgs.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: RE: Humboldt UH site plan concepts

Good morning Jeff (and Company),

I am writing to confirm that we will be submitting the feedback/comments on the 3 Site Concepts submitted on 4/5/2024 and the initial HUU UHQ Kickoff meeting in Fortuna last month.
As comments are continuing to trickle in, I am looking to get them compiled and delivered by the end of the day.

Simply checking in.



Daniel Leeds

Civil Engineer
CNR Tech Services
135 Ridgway Avenue,
Santa Rosa, CA 95401
(530) 708-5424 Mobile



From: Jeff Katz <jeff@coargroup.com>

Sent: Friday, April 5, 2024 5:12 AM

To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Leeds, Daniel <daniel.leeds@fire.ca.gov>

Cc: Erin Smith <erin@coargroup.com>; Christie Jewett <christie@coargroup.com>

Subject: Humboldt UH site plan concepts

Warning: this message is from an external user and should be treated with caution.

Good morning. Attached are 3 concept level site plans that respond to the issues we discussed in our kickoff meeting. These are high level concepts intended to get feedback on relationships between various buildings as well as general site circulation. We are going to work on refining building plans based on program feedback (while waiting on Admin building org chart info from Cal Fire) which will also impact this site layout. Note that the building footprints in this layout are based on approved building areas and not what has been requested (for example the size of the Training Building). Also note that the Comm Tower location requires additional feedback from OES/Radio folks to determine best location – probably not where we show it near high voltage overhead lines...

Please review and advise on any suggested modifications as we continue on with building program development.



Jeff Katz

PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

Kevin Caldwell

From: Jeff Katz <jeff@coargroup.com>
Sent: Monday, December 11, 2023 4:41 AM
To: Greenleaf, William@DGS
Subject: RE: Humboldt Scope of Work

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

The email you sent me is attached. Screenshot below. Lets talk this morning to clarify so I can get everything modified and back to you. Let me know a good time 8-10 that works for you

Jeff:

The email and scope attached were received today.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Duggan, Mike@CALFIRE <Mike.Duggan@fire.ca.gov>
Sent: Wednesday, September 27, 2023 7:11 PM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Cc: Ton, Michael@DGS <Michael.Ton@dgs.ca.gov>; Davis, Ken@CALFIRE <Ken.Davis@fire.ca.gov>; Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Scope of Work

Gentlemen,

Below is the summary of approved buildings as outlined in the COBCP with estimated square footage that is very similar to current SHU Uni

Administration Building				17,000	sf
ECC/support building				9,550	sf
Autoshop				12,960	sf
Covered Washrack & Bldg. for Recycling Equip.				1,700	sf
Training Building				5,010	sf
SCBA repair building				800	sf
Service center building				11,340	sf
Telecommunications building/ Comm Tower				2,400	sf
Fitness Building				3,200	sf
Generator building (Fire Station and Admin)				500	sf
Parking garage with PV Panels (15-vehicle)				6,250	sf
Combined 14-Bed/3-Bay Appr/Dozer shed				13,220	sf
Flammable Storage Building				120	sf

There is additional space planning for:

Scope change

1. Remove the dozer from the apparatus building and use an SHU-type Mobile Command Dozer Building

Space planning to include:

2. Staging area for 3 Strike Teams (15 Engines) which can also be used as demobilization staging near the Autoshop
3. Additional 14-Bed Dormitory, 2 Bay Apparatus Building (like Butte Fire Center) to support the HUU CCC Fire Crew based in Fortuna



Jeff Katz
PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Sunday, December 10, 2023 5:31 PM

To: Jeff Katz <jeff@coargroup.com>
Subject: RE: Humboldt Scope of Work

Jeff: I am not able to locate the email I provided from Mike Duggan that changed the Auto Shop and Training Building.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Jeff Katz <jeff@coargroup.com>
Sent: Sunday, December 10, 2023 11:58 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Subject: RE: Humboldt Scope of Work

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Bill – I see in past emails where you did note that CF only wants one apparatus building and the second will be future. The attached is the last floor plan you sent which I shows 16 bunks. I am happy to modify the description as you see fit and I'll remove the second one.

The auto shop and Training changes were per the last email you had forwarded from Mike Duggan

MCC/Dozer is now reduced per the last plan you sent me (8,643).

I am available all morning except 10-11 so let me know a good time for you and I can call you or you can reach me on my cell at 619-504-0984



From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Sunday, December 10, 2023 9:45 AM
To: Jeff Katz <jeff@coargroup.com>
Subject: Humboldt Scope of Work

Jeff:

We are still not in agreement on the buildings and footage.

Calfire took out the 16 bed/two bay Apparatus for Humboldt (still have the 14 bed/3 bay Apparatus per their floor plan).

Other footage that changed in your proposal:

Auto Shop went from 10,570 to 12,960

Training went from 3,200 to 5,010

Please check the footage for the Calfire added Mobile Command Center/Dozer Building

Give me a call and lets go through so we are together on the buildings and square footage.

Thank you, Bill.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

Kevin Caldwell

From: Greenleaf, William@DGS
Sent: Friday, March 1, 2024 11:44 AM
To: Jeff Katz
Cc: Lau, Albert@CALFIRE; Ames, Matthew@CALFIRE; Duggan, Mike@CALFIRE
Subject: RE: Humboldt Del Norte - Site Planning

Jeff:

I have just a couple comments on items to consider in the site planning.

1. Add to the site planning a legend that lists all of the structures and square footage, and list all other planned uses such as future FFS and staging area.
2. Any access to or from the project through a residential area is a bad idea. If needed for emergency use, it would be gated without public access.
3. If the short frontage on Rio Dell will not allow two access points, then a single entry that then would split for Calfire primary use, and the another for circulation to the Administration building and parking.
4. Suggest the project circulation be around the perimeter of the property with the buildings and structures more to the center, this would pull the buildings and Calfire uses further from the residential areas.
5. Show the location of the future fire station and area for the strike team staging.
6. Ideally would suggest visitor parking be shown, emergency vehicle circulation, and deliveries.
7. Parking areas for the various buildings is a major item for Calfire, and will require the parking for each use be carefully planned and accommodated.
8. Calfire can clarify the delivery needs for both Administration Building and Service Center, and other.
9. Would suggest addressing where delivery trucks will stop to deliver to the Administration Building, would provide area near front entrance, or other as Calfire directs.
10. The future fire station needs thought for their circulation and emergency response.
11. Rio Dell most likely will require emergency vehicle flashers for emergency vehicles.
12. Dozer Building requires significant area on both sides for circulation.
13. Unless you have determined otherwise, I would include at least 1 to 1 ½ acres for on-site storm water retention., and could be in more than one location
14. Please advise what existing services are in Rio Dell and capacity for storm, sewer, gas, electrical, etc.
15. Is there a problem with Calfire outside communication speakers 24/7 adjacent the residential area.
16. Is there any problem with the communication tower being close to the residential area.
17. The solar panels area should be reflected, would estimate for ZNE between 2 to 3 acres or more (with battery storage areas).
18. Anticipated perimeter fencing type for adjacent residential and along the freeway access.
19. Does the just the City and/or Caltrans get involved in the project due to the proximity to the freeway.
20. Plan for on-site fencing with automatic security gates between public use area and Calfire use.
21. Confirm that the two 125 KVA emergency generators are adequate for the current and future project uses.
22. Need to plan for single electrical backbone service or for dual service, depending upon Calfire direction.

William D. Greenleaf, Project Director
State of California
Department of General Services, Real Estate Services Division
Project Management and Development Branch
707 3rd Street, Fourth Floor
West Sacramento, CA 95605

William.greenleaf@dgs.ca.gov
(916) 376-1730

From: Jeff Katz <jeff@coargroup.com>
Sent: Monday, February 26, 2024 10:21 AM
To: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Cc: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Site Planning

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Good morning Bill. Attached is a very preliminary concept for the site. We have many question about egress to and from the site that will impact this. As well, the needs for the future apparatus building. The narrowest part of the site is the best location for egress so determining priorities is still up in the air. This site plan also assumes use of the whole site, but until we get topo back from our consultant we don't know how much area needs to be set aside for storm water, etc.

We are continuing to fine tune for the kickoff on 3/13 but I know you are looking for something sooner so hopefully this helps. Let me know if you want to discuss via phone or zoom. Thanks



Jeff Katz
PRINCIPAL | AIA
coargroup.com
c 619.504.0984
o 707.544.3920

From: Greenleaf, William@DGS <William.Greenleaf@dgs.ca.gov>
Sent: Friday, February 23, 2024 10:59 AM
To: Jeff Katz <jeff@coargroup.com>
Cc: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>
Subject: RE: Humboldt Del Norte - Site Planning

Jeff:

I very much need to see some use planning on the property to determine the approximate amount of site anticipated to be used for the project.

William D. Greenleaf, Project Director
State of California
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From: Greenleaf, William@DGS
Sent: Thursday, February 8, 2024 10:14 AM
To: Jeff Katz <jeff@coargroup.com>
Cc: Lau, Albert@CALFIRE <Albert.Lau@fire.ca.gov>; Ames, Matthew@CALFIRE <Matthew.Ames@fire.ca.gov>
Subject: Humboldt Del Norte - Site Planning

Jeff:

DGS and Calfire are being pressed very hard to determine the projects site coverage to determine if there will be any excess land.

I believe with the current project scope (buildings, parking, circulation, etc.), strike team areas, future fire station, solar panels, etc. that the site is going to be fully utilized for this project.

Your early site use studies will be very helpful, thank you. Bill.

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