

# Proposed Regional Communications Center Joint Work Session

May 12, 2016

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James E. Vlahovich, County Administrator

Mary Jacobs, SV Assistant City Manager

Ruben Miranda, Internal Service Administrator



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# Work Session Agenda

- I. Introduction – Chuck & Jim
- II. Property acquisition status- Ruben
- III. Proposed MOU - Mary
- IV. Questions & Direction – Board and Council



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# Introduction

- I. Purpose of Work Session
- II. Background – summary of Memo



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# Vacant DEA Building



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# Building Details

Physical Address - 1727 Paseo San Luis

Year Built – 1998

Building Square Footage – 8432 SQ. FT

Zoning – Office

Listing Date - 12-22-2015

Purchase Price - \$750,000 (Buffett Foundation)

Building Vacant- 3 years



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# Purpose Of Acquisition

To secure a facility to house regional communications for Cochise County.



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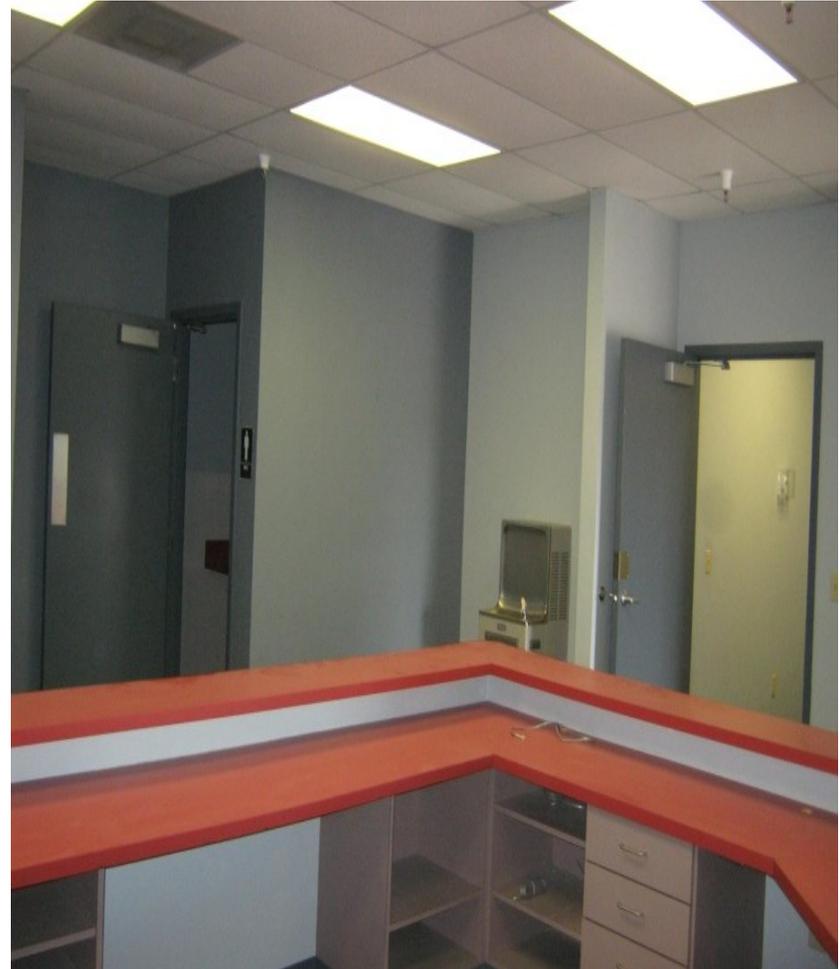
# The Facility:



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# The Facility (Cont'd):



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# The Facility (Cont'd):



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Facility was vacated by DEA because of mold issues which were remediated by owner after DEA vacated the facility.



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# Current Status:

- Independent, comprehensive Phase I Environmental Site Assessment (ESA) completed on April 20, 2016 by ACT Environmental, Inc
  - No significant environmental conditions found
  - Previous remediation work is acceptable
  - No current visible mold or water damage ; however, some roof leak staining was apparent
  - Slightly elevated airborne mold levels detected
    - Not a systemic mold problem
    - Attributed to old roof leaks, soiled carpets, tile and the dirty/aged HVAC system.



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## Current Status (Cont'd):

- Building is in generally good condition
- To serve as the regional communications center, the building will be classified as an “essential facility”
  - Must meet a higher standard for safety. Other aspects of this issue have to do with special protection of wiring and back-up to electrical and mechanical systems than a regular commercial building



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# Professional Services For Architectural & Engineering Services:

- Continued on-site investigations
- Design and preparation of construction plans
- Assistance with obtaining permits and RFP preparation
- Coordinating the design and installation of communication and other equipment furnished by others
- Services for construction administration will include review of the work progress, review and approval of any change orders and applications for payment.



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# Project Timelines:

- May = Project renovations planning.
- June = Project drawing development.
- July-August = Project bidding/award.
- September = Project construction/renovations.
- December = Project completion.

As each of the regional service center project milestones are proceeding, County Administration, City of Sierra Vista and CCSO Administration will be kept in the loop and up to date as the project progresses to completion.



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# MOU Details



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# Questions and Direction?



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