**Draft 1.0 from Cynthia**

Southern Inyo Fire Protection District (SIFPD) was formed under the authority of the Inyo County Board of Supervisors in August of 1993, and has since served as the first-response fire and emergency medical service throughout southeastern Inyo County.

SIFPD’s 1250 square mile coverage area includes the townships of Charleston View, Chicago Valley, Death Valley Junction, Sandy Valley, Shoshone, Stewart Valley and Tecopa. This is an enormous service area of approximately 1250 square miles with a population of approximately 430 residents. As a result, the district sees minimal revenues through property taxes and operates on a shoestring budget of approximately $100,000.

The district has 8 apparatus: 5 fire response vehicles and 3 ambulances, most of which have been handed down to, or otherwise acquired from, other agencies. SIFPD does not have any facilities in which to house their apparatus, leaving them susceptible to impacts from the elements.

Located in the most remote, southeastern portion of Inyo County, the SIFPD service area is situated in the Eastern Mojave Desert to the east of Death Valley National Park. The environment in this region is harsh - subject to extreme temperatures ranging from 127F to below freezing in winter. The elements have significant impacts on equipment which is not under any shelter. As such, tires and hoses on the vehicles rot in the sun, rubber gaskets are gnawed on by rodents, and all equipment is subject to vandalism and burglary. All of this places additional stress on the district’s already sparse budget.

In FY 2024/2025 Inyo County received a $1.5 million Congressional Appropriation to work in partnership with the SIFPD to construct two separate basic fire stations, one in Charleston View and one in Tecopa.

The County and SIFPD have acquired or are finalizing the acquisition of land for the fire stations.

* 501 Furnace Creek Road in Tecopa: APN 046-310-02; 2.5 acres (finalizing)
* Charleston View APN 048-371-05 and APN 048-371-06; 2.5 acres each/5 acres total (acquired)

This Request for Qualifications (“RFQ”) for Design-Build (“DB”) Services to design and construct two (2) fire stations: Tecopa minimum 5000 +/- sq. ft, and Charleston View minimum of 2000 +/- sq. ft. Each being one-story fire stations, each with civil and utility site improvements, landscaping, fire suppression, plumbing systems and fixtures, ventilating and air conditioning systems, electrical power and lighting systems, emergency standby generator, and other related items.

**The new facility at Charleston View** should provide adequate shelter for one ambulance and one fire engine with equipment storage and bathroom with shower to support 2 -4 firefighting personnel.

**The Tecopa Station** should provide adequate shelter for 4 fire apparatus and 2 ambulances. Personnel require lockers, full bathrooms, kitchenette, turnout laundry facility, small bunk room, and equipment storage that will support 12 responders in the delivery of high-quality services to our community. There is an existing facility for communication, offices, meeting space, and training located at the Tecopa property.

**Minimum Facility Requirements by Location:**

**Tecopa:**

* Minimum Building Dimensions: 80’ x 60’ x ?high waiting for the vehicle measurements. **Breakdown:** 20’ x 60’ accommodates space for firefighter personnel, 20’ x 60’ accommodates the 2 ambulance bays, one row parked nose to nose, 40’ x 60’ accommodates the 4 fire response vehicles bays: 2 rows parked nose to nose with roll up doors fore and aft.
* Loads: Specify any anticipated loads (e.g., snow, wind) for the structure: ?Tyson sparrow
* Frame Design: steel construction with concrete apron
* Basic Layout features:
  + 4 bays for 4 fire apparatus
  + 2 ambulance bays
  + Roll up doors fore and aft of vehicles
  + Doors situated to isolate contaminated equipment from personnel
  + Limited windows to be placed to avoid full sun
  + Toilets and shower for 4 ????

*Please see attached drawings showing how this can fit into 5000 ft sq.*

**Charleston View:**

* Building Dimensions: 30’ x 60’ x ?high waiting for the vehicle measurements. Breakdown: 20’ x 60’ for the vehicle bays parked nose to nose with roll up doors fore and aft. 10’ x 60’ for the firefighters/responder’s space.
* Loads: Specify any anticipated loads (e.g., snow, wind) for the structure: Tyson Sparrow
* Frame Design: steel construction with concrete apron
* Building Layout:
  + Two bays - for one fire engine and one ambulance parked nose to nose with roll up doors fore and aft.
  + One rest room with shower
  + Must have secure fencing around entire structure
  + Internet

**Additional needs:**

* + Mechanics pit under a fire truck bay at the Tecopa facility
  + Kitchenette with microwave, sink, frig, food storage, table and chairs for 6
  + A room to sleep 2-4 individuals – 2 bunk beds
  + Helicopter landing pad
  + Standard lockers for 12
  + Turnout lockers for 10
  + Showers and toilets – separate for men and women
  + Turnout washing machine
  + Turnout drying racks
  + Standard Laundry facilities
  + Hot water heaters
  + Vehicle maintenance pit in the Tecopa station
  + Janitorial storage
  + Disinfecting station for litters and wheeled stretchers
  + Tables for folding laundry and turnouts
  + Small refrigerator to storage medicine