

## **April 18, 2014**

The District and Pulte Homes have received the necessary letter of consent from the owners of the lot behind the new Station 194 giving us permission to move dirt onto their property during the construction process. A renewed set of plans will be submitted to Pinal County on Friday, April 18, which shows some changes in landscaping, signage, gates for seamless curb appeal, and an outdoor employee break area. Pulte has requested bids from a contractor recognized as the best in the State in assembling modular buildings. We are looking at a groundbreaking ceremony at the end of May and will continue to work with Pulte to make this a reality.

Station 192 floorplans are completed and Bezalel Builders have had preliminary meetings with Pima County Development Services. The full set of building plans are being drafted and will be submitted within thirty days. The metal has already been ordered.

We are now starting to look toward beginning work on Station 193.

## **March 19, 2014**

Pinal County has completed their initial review of the civil engineering plans and has returned their comments. While the list of items seems overwhelming, the experts are confident that the changes will be relatively easy to comply with. Most of the County's comments related to notes that simply need to be written on the plans, such as heights of bushes and other sight barriers within visibility triangles. Other requirements will mean some retooling, such as revising the number of public parking spaces. The placement of gutters, downspouts, curb cuts and certain landscaping elements also need further clarification on the drawings. One challenge which we are currently handling with the civil engineer is clarifying the location of a required electrical feed from the street to the transformer that has to extend underneath the retention areas and be encased in concrete. These changes will be done and the civil plan will be resubmitted next week. Pinal county then has 30 days to return a second round of comments. If the new submission is accepted by the end of April, we would see contracts and approvals by mid-May. The actual construction plans for the modular building were previously approved, so they should move through the final processes very quickly. Construction time is estimated at 60-90 days. The District is inquiring if there are any steps we can take BEFORE the second round of comments comes back. The foundation and engineering plans for the apparatus bay are being completed and should be submitted before the end of March.

## **February 25, 2014**

Station 192 and 194 projects are moving forward. Metal has been ordered for the apparatus bay at St 194. Pinal County continues to do the substantial review of the plans for St 194, including such issues as rock, plants and retention basins among all of the larger permitting dimensions. Once the permits are drawn for St 192, the builders will have six months to complete the project.

The final inspection of the communications tower at Station 193 was accepted by Pinal County. Technicians from the Northwest Communications Consortium now need to "flip the switch" to turn on the VHF repeater. This repeater will improve radio reception in all of southern Pinal County.

## **January 22, 2014**

All of the various studies have been completed. The first building permit package was submitted to Pinal county Development Services earlier this week. County officials have been incredibly helpful in getting us to this point. Pinal County has thirty days to review the entire package and to either approve it or request changes. I am told to expect some comments and that some changes may need to be made. We are hopeful that they will provide their findings in less than thirty days and that they accept the plans as submitted. If substantial changes need to be made and/or if additional submissions are required, the project could be delayed. I am told that if everything continues to go smoothly, we can expect to have the station open this spring.

## January 3, 2014

Pulte is moving forward with all of the studies and plans that are required for submittal to Pinal County. They are planning for a submittal on January 17. Other status items are:

- \* The engineers and landscape architects are working on the package
- \* The geotech drills the site January 3rd and will have a final geotech report ready for submittal Jan 15
- \* The ALTA is complete.
- \* The civil engineer is working on the Traffic Impact Statement

We have decided to use concrete for the driveway in the front and asphalt for the parking area in the rear. We could cut some cost by using asphalt both front and back, but concrete up front will be more traditional on a fire station and hold up longer for turning motions coming off Sasco Road. Mr. Smith from Pulte tells us that turning heavy vehicles is hard on asphalt.

## PRIOR POSTED NEWS

Meetings were held the week of December 16, 2013, with representatives from Pulte Homes, RBF Consulting, Pinal County, Arizona Fire Marshal's Office, Arizona Department of Manufactured Housing, Bezalel Builders, and Sun West Mobile Moving. Consultants, contractors and engineers have been engaged to develop the traffic, parking, lighting, environmental quality, foundation, and civil engineering plans. Pinal County has committed to move the permitting process along as quickly as they can once all of the various plans and studies are submitted. The current thinking is that we will submit the building and site plans for the main buildings with space set apart on the site plan for the "future" entrance awnings and apparatus bays. Plans for the "future" additions can be submitted concurrently but they may require a more lengthy County review process. This may allow us to start the grading and site work earlier and to move the modular buildings to the site so that interior improvements can begin. **IF everything clicks as we anticipate**, we believe that the station could be open in March 2014 with ongoing construction into the early summer months. We are working hard to move this project forward as soon as possible. The pre-review meeting was held at Pinal County Development Services on December 11, 2013. These are some of the items that will be required as a part of the "substantive plans review process."

- ☑ Air Quality – dust restrictions and registration
- ☑ Building Safety – typical site plan and building plans with additional detail including a full code analysis performed by an architect.
- ☑ State approved plans for the module buildings and the new site specific foundation plan along with plans for tenant improvements.
- ☑ Landscape and irrigation plan
- ☑ Parking plan
- ☑ Photometric lighting plan including night-time and security lighting after 10:00 PM
- ☑ Grading and Drainage plan – ALL water including rain water must be contained on the property.
- ☑ Geo-Tech report
- ☑ Traffic Impact study and impact statement
- ☑ Parcel verification paperwork for boundary verification

I can tell you that we are fortunate to have Pulte Homes coordinating the project. These people speak a different language. The level of sophistication that is required to complete a project like this is mind boggling to a person who isn't familiar with these types of projects. We are hoping that all of the studies and drawings can be ready for the next step by January 6, 2014. If we miss that date the permit fees will increase substantially. Mr. Smith from Pulte estimates that they will be able to complete the project mid-spring if all goes well. Unfortunately, a lot will depend on the time it takes to get everything through the State and County permitting processes. "Once we can put a shovel in the dirt it should be much easier. "

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