

**LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT**

**MEMORANDUM**

**DATE:** NOVEMBER 12, 2019

**TO:** BOARD OF DIRECTORS  
Lake Arrowhead Community Services District

**FROM:**   
AIDA HERCULES DODARO, District Engineer

  
CATHERINE CERRI, General Manager

**SUBJECT:** UPDATE ON THE DISTRICT CORPORATE YARD, PROJECT NO.177

**A. RECOMMENDATION**

This is an information item.

**B. REASON FOR RECOMMENDATION**

This is an information item.

**C. BACKGROUND INFORMATION**

The District has been in the planning stages for a corporate yard for many years. In 2017, LACSD sold the building that housed the Field Operations Department and in 2018 purchased suitable land for a replacement facility that could centralize all of the equipment, parts, staff and activities of the Field Operations and Mechanical Operations Departments.

On November 13, 2018, the Board of Directors approved a contract with SGH Architects to perform a needs analysis, design the facility and prepare a cost estimate. The criteria for the project were function, efficiency, practicality, durability and a reasonable use of funds.

The resulting design proposed a premanufactured metal building. The site plan met the criteria but the cost estimate was significantly higher than what was budgeted. As previously reported, staff reached out to several engineering and architectural firms to review the proposed cost estimates and seek alternatives. The alternatives were presented to the Board on April 23, 2019.

On August 13, 2019, the Board approved an agreement with CBC Steel Buildings, LLC, a Nucor Company ("CBC"), for the design of the metal building. The architect, SGH, has been working with CBC on the structural design. Design plans for the metal building and site work were submitted to the County for review mid-September.

The project was advertised for bids on October 17, 2019, with a bid opening scheduled for November 14, 2019, and a construction cost estimate of \$3.8 Million. As of November 4, 2018, seven (7) potential bidders have purchased plans and specifications for the Corp Yard project

Comments from the County were received on October 18, 2019, and SGH has been working on addressing the County comments with the goal to resubmit the revised plans the week of November 4, 2019. The majority of the comments were related to landscaping and fencing which do not impact significantly the bid documents.

The District's application for federal grant funding has been reviewed. The building qualifies for the Community Facilities Direct Loan and Grant Program but because the District's financials are so strong, grant funding is not available. The project could be approved for a low interest loan if desired.

**D. FISCAL IMPACT**

The budget includes \$3 Million for the Corp Yard's on-site facilities through June 2020. Due to the timeline, this budget will not be expended before that time. Proceeds from the sale of the Willow Creek property were \$1.2 Million.

**E. ENVIRONMENTAL IMPACT**

In 2018, an Administrative Addendum to the Initial Study was prepared documenting the reduction in square footage from the Initial Study and Mitigated Negative Declaration prepared in 2007 under State Clearing House #2007091061.