

**LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT**

**MEMORANDUM**

**DATE:** JANUARY 26, 2021

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

**FROM:** MICHAEL THORNTON, District Engineer  
  
CATHERINE CERRI, General Manager

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

**A. RECOMMENDATION**

This is an information item only.

**B. REASON FOR RECOMMENDATION**

This is an information item only.

**C. BACKGROUND INFORMATION**

Staff continue exploring different avenues to reduce costs. Significant changes to the site work have been completed and the revised plans have been submitted to the Planning Department.

At the board meeting on December 8, 2020, staff brought a project with a significantly reduced price but it was still more expensive than what the Board was comfortable with. On December 15, 2020, the District held a workshop to discuss alternatives and determine an appropriate cost for the project. While the budget includes \$6M, the Board was more comfortable with a project cost of \$4M to \$4.2M. To meet this reduced budget, the Board directed staff to get quotes for a phased approach that delays either square footage or interior improvements.

Staff commenced negotiations with Trinity again in an effort to negotiate a contract amount that would comply with the Board's acceptable budget. After numerous meetings and conference calls, Trinity provided a quote for the site work, building erection and minimal interior but the price was still not low enough. Staff have decided to put the phased

approach out to bid. To meet the agreed upon budget, a reduction in square footage may be necessary. If so, staff will be requesting additional funds to revise the plans. Additional advice is being sought from entities familiar with low-cost commercial construction.

**D. FISCAL IMPACT**

This is an information item only.

**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.

**F. ATTACHMENTS**

- None