

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT

MEMORANDUM

DATE: August 25, 2020

TO: BOARD OF DIRECTORS
Lake Arrowhead Community Services District

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

SUBJECT: UPDATE ON THE DISTRICT CORPORATE YARD,
PROJECT N0.177

A. RECOMMENDATION

This is an information item.

B. REASON FOR RECOMMENDATION

This is an information item.

C. BACKGROUND INFORMATION

The original project has been approved by the County Planning Department. The Planning Department representative in charge of our project has stated that any revision related to a reduction of square footage on the building, or minor changes to the building itself with the original approved square footage, will not impact significantly the issuance of the Conditions of Approval (“COA”) for the project.

Staff continues exploring different avenues to reduce costs including different construction methods on certain components, different construction materials, and substituting approved equal equipment. The most significant change is to the appearance of the outside of the building. A simple metal building conceptual plan and elevations were sent to the County Planning Department (“County”) for comment. The County responded that the proposed revised building is not acceptable because it does not conform with the Lake Arrowhead design guidelines.

The District utilized Sourcewell to purchase the building separately through CBC for both fabrication and installation. The District contracted with CBC. Thereafter, staff requested CBC’s assistance to simplify the building. CBC provided a conceptual plan that staff submitted to the County. The County determined that this proposal will comply with Lake Arrowhead design guidelines.

Staff requested a budget to modify the building plans from CBC that will simplify the roof lines. CBC's proposed budget is \$16,200. CBC is working on revising their manufacturing and installation bid for the simplified building. Staff will advise the Board as soon as the revised bid is provided.

D. FISCAL IMPACT

The Budget for FY 20/21 and 21/22 include \$4M and \$2M respectively. The funds are provided by the Wastewater Capital Improvement Plan (Fund 210).

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.

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.