

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT

MEMORANDUM

DATE: SEPTEMBER 22, 2020

TO: BOARD OF DIRECTORS
LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT

FROM: MICHAEL THORNTON, Contract 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

Staff continues exploring different avenues to reduce costs including different construction methods on certain components, different construction materials, and substituting approved equal equipment. Since the August Board Meeting, Staff commenced value engineering efforts, has met with Trinity, the lowest responsive bidder, and met with San Bernardino County Planning Department staff in an effort to define limits of scope changes that would be allowed without being required to begin the County approval process again. Examples of allowed changes include fewer building windows, less landscaped areas, use of non-decorative fencing, and elimination of curbs and sidewalk. In summary, the County is willing to consider changes provided they are consistent with Lake Arrowhead Design Guidelines. These guidelines are general – it is anticipated that it will not be difficult to modify the design and remain consistent with said guidelines.

Staff has scheduled a meeting with the project architect to present Staff's proposed design changes. Thereafter, Staff will request a final budget from Trinity for presentation to the Board – Staff will ask the Board for direction regarding award to Trinity or request new bids. Upon receipt of the Board's direction, Staff will commence amendment processing with the County.

D. FISCAL IMPACT

None

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.