

**LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT**

**MEMORANDUM**

**DATE:** February 26, 2019

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

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

  
CATHERINE CERRI, General Manager

**SUBJECT:** CONSIDER APPROVING ADDITIONAL APPROPRIATION OF FUNDS FOR THE DISTRICT CORPORATION YARD, PROJECT NO. 177

**A. RECOMMENDATION**

Approve additional appropriation of funds for the District Corporation Yard for a total project cost of \$5,100,000.

**B. REASON FOR RECOMMENDATION**

Staff have been working with SGH Architects to develop a corporation yard that meets the following criteria:

- Functional Facility
- Efficient, practical design that is not elaborate
- Represents a reasonable use of funds
- Schedule and Budget are important
- Durability

We believe the site plan being presented meets these criteria. It is sized for today but has the ability to be expanded in the future. Unfortunately, building costs have increased dramatically, requiring additional appropriation to complete the project. The estimate is not a hard-bid number but is a best professional estimate of what the architects think the cost of the project will be based on historical data of similar projects.

**C. BACKGROUND INFORMATION**

The proposed project is a premanufactured metal building that will house two departments: Field Operations and Mechanical Maintenance. The Field Operations Department has 17 people which includes two Supervisors and one Manager. In 2017, the District sold the facility where this department was located because it was

not suitable for the operations of this department. They are temporarily housed at the Cedar Glen Water Treatment Plant. This is the department that repairs and maintains all of the pipelines. The Mechanical Maintenance Department has five people including one Supervisor and is currently located at the Administration Building. This department is responsible for repairing and maintaining the pump stations and the fleet.

The proposed office space includes four offices to accommodate the supervisors and manager sized at 155 square feet each. There is also a room for reference maps, a small meeting room and a break room. The training room is sized to accommodate multiple departments at the same time.

The Maintenance Shop has three drive-through bays for storing and equipping large vehicles with pumps. It is important to keep these vehicles out of the cold temperatures so the pumps don't freeze. We are currently putting heaters on the pumps overnight using extension cords. These are large vehicles that are used for cleaning sewers, valve maintenance, leak detection and CCTV among other things.

The Mechanic Shop has two drive-through bays and a crane to enable repairs on large pumps. This department is currently conducting this work in the basement of the Administration Building. The shop will also provide an area to work on vehicles allowing for possible future cost savings by utilizing District staff to provide fleet services that are currently being outsourced.

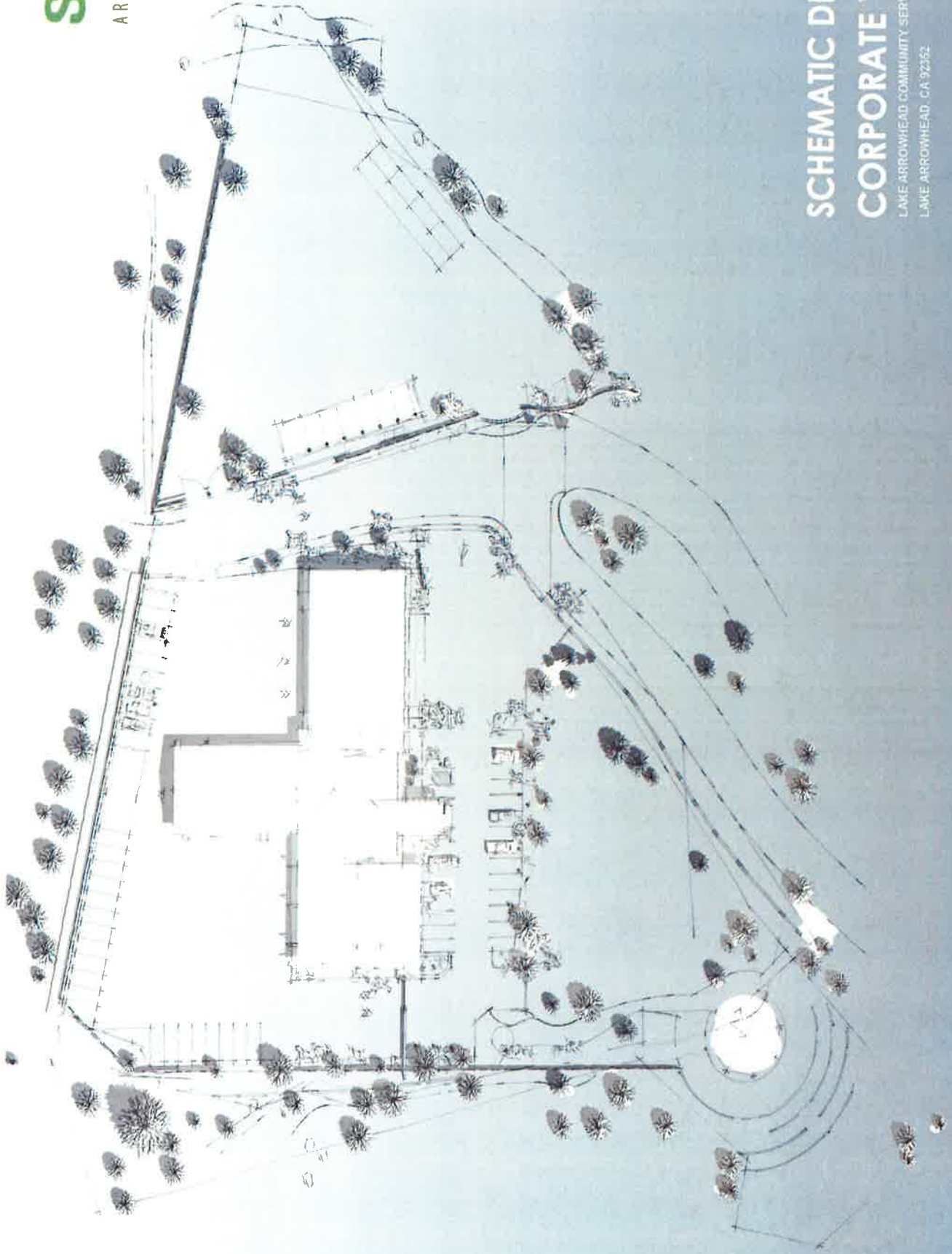
On November 13, 2018, the Board of Directors approved a contract with SGH Architects. The contract included a needs analysis and cost estimate. Until this point, District staff had an idea of what was required for efficient operations but didn't have enough information to complete an accurate cost estimate.

#### **D. FISCAL INFORMATION**

The budget included \$3,000,000 as a placeholder of funds until the needs analysis and cost estimate could be completed. Proceeds from the sale of the Willow Creek property were \$1,200,000. Additional funds will come from the Water and Wastewater Capital Funds (110 & 210). Due to projects costing less than budget and higher cash contributions from positive operating results, funding is available to allow for this additional appropriation.

#### **E. ATTACHMENTS**

Site Plan Presentation  
Corporation Yard Cost Estimate  
Capital Cash Flow Analysis



**SCHEMATIC DESIGN**  
**CORPORATE YARD**  
LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT  
LAKE ARROWHEAD, CA 92362 02.15.2019



- LEGEND**
- SITE IMPROVEMENTS**
- 1 COVERED TRUCK PARKING
  - 2 COVERED DISTRICT VEHICLE PARKING
  - 3 EXTERIOR TRUCK WASH BAY
  - 4 FUEL STATION
  - 5 EMPLOYEE / GUEST PARKING
  - 6 ABOVE GROUND FUEL TANK AND EMERGENCY GENERATOR
- MAIN BUILDING**
- 7 MEN'S LOCKER & SHOWER
  - 8 WOMEN'S LOCKER & SHOWER
  - 9 MEN'S RESTROOM
  - 10 WOMEN'S RESTROOM
  - 11 PRIVATE OFFICES
  - 12 OPEN OFFICE AREA
  - 13 BREAK ROOM
  - 14 TRAINING / LUNCH ROOM
  - 15 IT & COMMUNICATIONS
  - 16 SCADA / COMMAND ROOM
  - 17 JANITOR'S CLOSET
  - 18 MAP ROOM
  - 19 QUIET ROOM
  - 20 MEETING ROOM
- WAREHOUSE**
- 21 LAUNDRY / UNIFORM
  - 22 MECHANIC SHOP
  - 23 ELECTRICAL ROOM
  - 24 MAINTENANCE SHOP
  - 25 SECURED TOOL STORAGE
- PARKING COUNT**
- 43 SECURED PARKING
  - 35 PUBLIC PARKING
  - 78 TOTAL



787 BRIDGE AVENUE  
REDLANDS, CA 92373

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ARCHITECTS

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02/15/2019

SCHEMATIC PHASE  
SITE PLAN | SP1.0



**CORPORATE YARD**  
LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT  
LAKE ARROWHEAD, CA 92352

# ROOM SCHEDULE

ROOM	AREA
AIR COMPRESSOR	30 SF
AV.	36 SF
BREAK	216 SF
ELECT RM	96 SF
ENTRY	112 SF
HALL 1	188 SF
HALL 2	225 SF
HALL 3	96 SF
LT.	91 SF
JAN. STOR.	83 SF
LAUNDRY	269 SF
MENS RESTROOM (M)	108 SF
MAINTENANCE SHOP	4777 SF
MAP RM	185 SF
MECH STAFF	519 SF
MEETING ROOM	237 SF
MENS LOCKER	410 SF
MEZZANINE 1	548 SF
MEZZANINE 2	1234 SF
OFFICE 1	155 SF
OFFICE 2	155 SF
OFFICE 3	155 SF
OFFICE 4	155 SF
OPEN OFFICE	1007 SF
PRINTER	98 SF
QUIET	90 SF
SECURED STOR.	267 SF
STOR.	32 SF
STORAGE	54 SF
TRAINING	1478 SF
WOMENS RESTROOM (W)	110 SF
WASTE	24 SF
WOMENS LOCKER	253 SF
MECHANIC SHOP	2505 SF



CORPORATE YARD  
 LAKE ARROWHEAD, CA 92352  
 LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT



SCHEMATIC PHASE  
 FLOOR PLAN | A1.0



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SOUTH ELEVATION



NORTH ELEVATION

CORPORATE YARD

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT  
LAKE ARROWHEAD, CA 92352

SCHEMATIC PHASE  
ELEVATIONS | ASLO

0' 16' 32'

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WEST ELEVATION

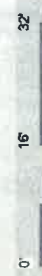


EAST ELEVATION

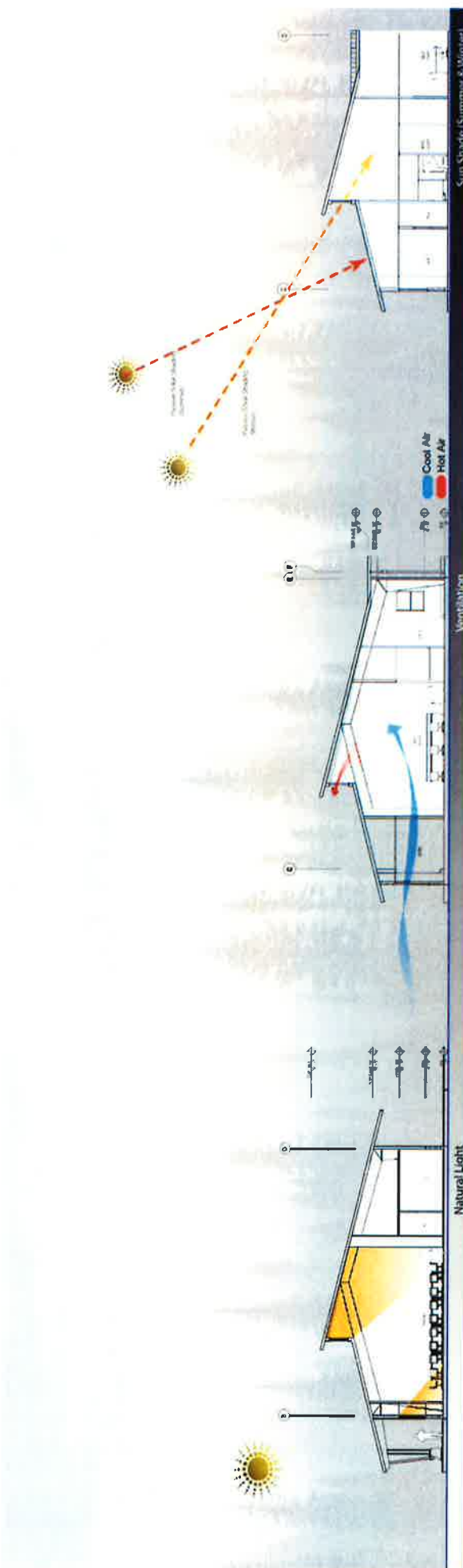
CORPORATE YARD

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT  
LAKE ARROWHEAD, CA 92362

SCHEMATIC PHASE  
ELEVATIONS | A3.1



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3D SECTION

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REDLANDS, CA 92373

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SCHEMATIC PHASE  
SECTION | A2.0

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LAKE ARROWHEAD, CA 92352

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CORPORATE YARD

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT  
LAKE ARROWHEAD, CA 92352

SCHEMATIC PHASE  
EXTERIOR  
RENDER | A9.0

02/15/2019

717 BROOKSIDE AVENUE  
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CORPORATE YARD

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT  
LAKE ARROWHEAD, CA 92352

SCHEMATIC PHASE  
EXTERIOR  
RENDER | A9.1



02/15/2019

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LACSD Corporation Yard Budget Estimates

<u>Site Work</u>	<u>Updated Estimate Feb-2019</u>			
<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Price</u>
Site Lighting	EA	15	5,500	82,500
Fencing / Walls	LF	1,000	45	45,000
Landscape & Irrigation	LS	1	75,000	75,000
Hardscape	SF	2,000	12	24,000
Paving / Parking (DG)	SF	0	0	0
Grading / Drainage	LS	1	400,000	400,000
Paving / Parking (Asphalt)	EA	70	5,000	350,000
Paving Storage Area (Asphalt)	SF	0	10	0
Covered Pipe Storage	LS	0	15,000	0
Automatic Gates	EA	2	10,000	20,000
Site Utilities	LS	1	150,000	150,000
Site Power / Communications	LS	1	100,000	100,000
Diesel Generator	EA	1	100,000	100,000
<b>Subtotal Site Work</b>				<b>1,346,500</b>
<b>Building</b>				
<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Price</u>
Pre-Mfd Metal Building	SF	15,000	35	525,000
Foundation w/Footings	CY	350	350	122,500
CMU wainscot	SF	2,600	12	31,200
Interior construction	SF	8,311	35	290,885
Mechanical Systems/Plumbing	SF	12,500	22.5	281,250
Fire Sprinklers	SF	12,500	4.5	56,250
Electrical / Data Systems	SF	12,500	20	250,000
Vehicle wash & fuel bay	LS	0.5	25,000	12,500
Water Technology (gray water)	LS	0.5	75,000	37,500
Solar System	LS	0	75,000	0
Misc Sustainability Features	LS	0.5	100,000	50,000
<b>Subtotal Building</b>				<b>1,657,085</b>
<b>Total Direct Construction Costs</b>				<b>3,003,585</b>
<b>Other Construction Costs</b>				
			<u>Rate</u>	<u>Price</u>
General Conditions			8%	240,287
Insurance/Bond			2%	60,072
Contractor's OH&P			8%	240,287
Escalation			12%	360,430
Contingency			10%	300,359
<b>Sutotal Other Construction Costs</b>			<b>40%</b>	<b>1,201,435</b>
<b>Grand Total Construction Cost</b>				<b>4,205,020</b>
<b>Cost per square foot</b>				<b>280</b>
<b>Other Project Costs</b>				
			<u>Rate</u>	<u>Price</u>
Soft Costs			15%	630,753
Furniture & Eqpt			6%	252,301
<b>Total Estimated Project Costs</b>				<b>5,088,074</b>

**Capital Improvement Funds Cash Flow Forecast**

<b>Changes to Budget FY 18/19</b>	<b>Water</b>	<b>Wastewater</b>	<b>Total</b>
Additional Funding from Operations	-	1,235,973	1,235,973
System Input Meters	50,000		50,000
Tank recoating	58,000		58,000
CalTrans Waterline relocation	(178,000)		(178,000)
Inhouse Waterline install Corp Yard	240,000		240,000
Meter Replacements (future years)	825,000		825,000
Climber Screen		(20,000)	(20,000)
Emergency repairs		(150,000)	(150,000)
Sewer install Corp Yard		(217,000)	(217,000)
Palisades		475,000	475,000
Palisades Sliplining		675,000	675,000
Agua Fria sliplining		410,000	410,000
Hospital Road		(70,000)	(70,000)
<b>Total</b>	<b>995,000</b>	<b>2,338,973</b>	<b>3,333,973</b>