

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT

MEMORANDUM

DATE: JUNE 25, 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.

At the last Board meeting, the Board was informed that staff reached out to Sourcewell. Since then, two companies under Sourcewell have been preparing proposals for alternative buildings. Staff will be working with the architect to have a true comparison between the two proposals to reach the best recommendation for the District's needs and budget.

The District provided CAD files to the Southern California Gas Company detailing the sewer alignment and topography so they can complete the design of the gas line alignment. The

Gas Company changed the alignment from the Torrey Road tie-in to the Hospital Lane existing connection.

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 \$3,000,000 for the Corp Yard's on-site facilities through June 2020. Due to the timeline, this budget will not be expended before that time. If required, additional funds would need to be budgeted in future years subject to Board approval. Proceeds from the sale of the Willow Creek property were \$1,200,000.

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.