

*Commissioners
Brian Sheldon – Gwen Brake – Glenn Ripley*

April 18, 2014

Meeting Date:

April 21, 2014

Agenda Item:

6c Bond Project

Submitted By

Bill Neal

Recommended Action:

Approve Resolution 09-2014



Summary:

After the special meeting Commissioner Brake met with the General Manager to discuss the feasibility of the Ramsey building for an office for the District. After much brainstorming it was determined that the building would only work if it could accommodate the entire crew as a center of activity for all employee activities and most importantly the place where the crew would begin and end their work day. In order for that to be feasible the service trucks would need to be housed at the Ramsey building. It seemed feasible that an addition could be built that would accommodate four bays large enough for the service trucks. It would not be possible to accommodate all of the equipment but that would not be needed. The crew would only need their service trucks first thing in the morning and last thing at the end of the day.

I contacted Erick Fagerland, the original designer of the Ramsey building, and discussed the feasibility of above plan. Mr. Fagerland confirmed the feasibility of an addition that would provide up to four garage bays for the service trucks and office

space for the field superintendent and treatment plant operator as well as a locker room/break room for the field crew.

A copy of the correspondence from Mr. Fagerland and a conceptual drawing (not to scale) of the Ramsey building after improvements are attached.

Ratepayers continue to express their opinions regarding the future home of the District's business office. Below is a compilation of the comments to date including those taken at the special meeting held March 22, 2014:

In favor of building an office at the North Wellfield: 17

In favor of purchasing a building in Ocean Park: 7

The main reason cited by those in favor of for building at the North Wellfield is efficacy of operations and utilizing currently owned property.

Those who favored the purchasing of a building In Ocean Park had many different reasons. A couple of those who favor the Ocean Park location are concerned about the vitality of the business corridors of Ocean Park and view the District's Business Office as an essential element of that corridor. One person believes that not enough planning has been done to make a good decision. A couple of people are opposed to the North Wellfield because they believe the added activity will pose a greater threat of contamination to our well. One of those in favor of the Ocean Park location has a vested interest in that they want to sell the District their building.

Notes and emails are continuing to come into the Office. I have a meeting with Mike Johnsons, Gray and Osborne, in early May to discuss our DWSRF project as regards the North Wellfield. We will be discussing siting issues and wellhead protection as a long term planning element of our WSP. The issue of the added potential for contamination of the wells with the relocation of the Business Office will be natural topic at that meeting.

It is my intention to have a report on the Business Office ready for the Board's consideration at their regular meeting in May, 2014.

From: Erik Fagerland [<mailto:erik.efa@gmail.com>]
Sent: Tuesday, April 8, 2014 1:40 PM
To: generalmanager@northbeachwater.com
Subject: Ramsey Building

Hello Bill,

My apologies for not getting this out last week, just one too many meetings. So I have looked over the site plan you provided me, estimated some hours for a complete feasibility study, discussed some thoughts with another commercial contractor that I work with and wrote some very basic construction costs that I believe can be assumed. With that I can see how this project could cost between \$300,000 and \$405,000.

To prepare a study of real costs I would propose the following tasks and costs.

Zoning research- 2 hours

Schematic design- 4 to 10 hours - depending on level of desired presentations and programming

Construction estimate- 4 to 6 hours- includes design through final product

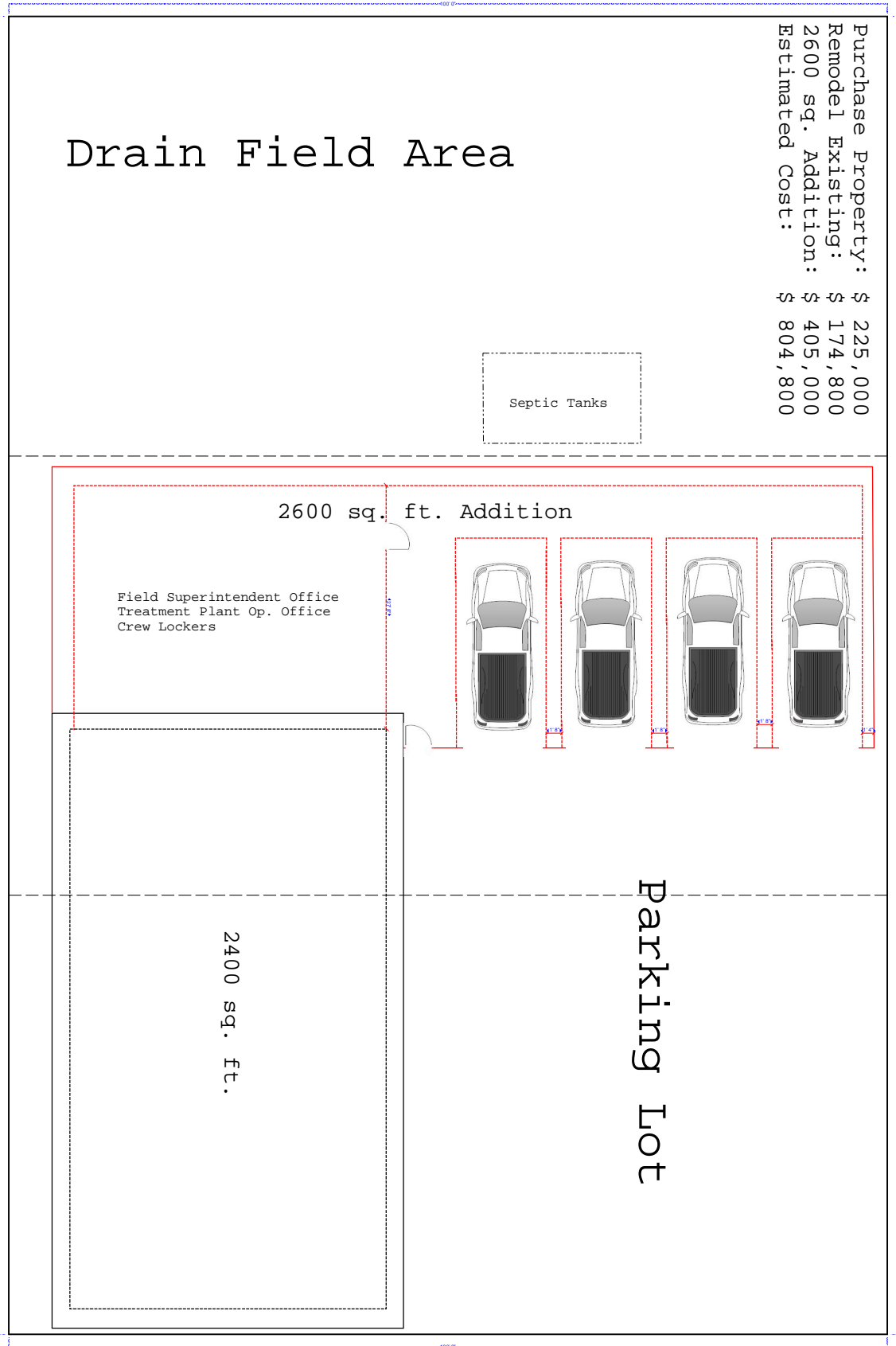
Presentation-2 hours

Based on an hourly fee of \$110 for the architect and \$65.00 for the cad tech I would estimate between \$1100.00 and \$2200.00 for a complete study. We could start immediately and complete within one and one half weeks. If this is something you would like to move forward with, let me know and I will prepare a formal letter of agreement.

Thank you for considering us for this service, Erik



North Beach Water District Office Option - Ramsey BLDG.
April 16, 2014



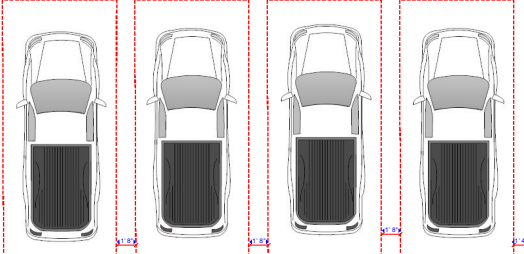
Drain Field Area

Purchase Property: \$ 225,000
Remodel Existing: \$ 174,800
2600 sq. Addition: \$ 405,000
Estimated Cost: \$ 804,800

Septic Tanks

2600 sq. ft. Addition

Field Superintendent Office
Treatment Plant Op. Office
Crew Lockers



2400 sq. ft.

Parking Lot