



## **REPORT TO SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF LAKE ELSINORE**

**To:** Honorable Chair and Members of the Successor Agency

**From:** Jason Simpson, City Manager

**Prepared by:** Rick De Santiago, Public Works Manager

**Date:** February 11, 2025

**Subject:** Public Works Construction Agreement Award to United Carports, LLC for the Stadium Maintenance/Storage Facility Project CIP Project No. RDA Z20003

### **Recommendation**

Approve and authorize the Executive Director to execute a Public Works Construction Agreement with United Carports, LLC in an amount not to exceed \$346,000.00 for the Stadium Maintenance/Storage Facility Project in such final form as approved by the Agency Attorney; authorize the Executive Director to execute change orders not to exceed the 10% contingency amount of \$34,600.00; and authorize the Agency Secretary to record the Notice of Completion once work is completed.

### **Background**

Under the Stadium Operations Contracts and interim management agreement, the Successor Agency is responsible for capital repairs. The Successor Agency is performing a required facility capital project at Diamond Stadium. The project is needed to replace an old unsafe maintenance building that is beyond economic repair. City Public Works operations have been struggling with ample warehouse space at the stadium. Make-shift container storage has been utilized to increase maintenance/storage capacity; however, this method of storage is operationally inefficient and has reached its useful threshold. Limitations range from maneuvering items on the inside of the container to retrieving items stored in the back of the container. It shall also be known that the containers take up large amounts of stadium space with marginal storage benefit. The existing storage building is unsafe and in need of many repairs of which are very costly.

Staff initially conferred with a design architect, to consider a typical building project design followed by the building construction. Because the building function is primarily warehousing, interior finishes are minimal minimizing the need for traditional architectural design. Also, utilizing

a pre-engineered steel building in this application is much more cost effective and straightforward. Therefore, selecting a design build process fits this project application best as the design is basic and matches the existing buildings at the stadium.

### **Discussion**

Discussion with two steel building contractors (Braemar Building Systems and United Carports LLC) produced a very competitive cost per square foot for the warehouse building. Braemar Building Systems could only provide a design and erectable building by building owner. United Carports LLC was able to satisfy the conditions of building design, State of California engineered plans, and perform the actual building construction to include structural footings and building slab at a cost per square foot of \$69.75.

Several on-site meetings were held with United Carports LLC to discuss in detail all of the exterior building project concerns relative to the existing facility and minimize the necessary exterior improvements to accommodate the building extension. Below are the general requirements of the maintenance/storage building:

- 2,475 square feet first floor (50 x 49.5 building)
- 2,475 square feet of 50 X 49.5 mezzanine
- 20 foot eave
- 110 MPH wind rating
- Fully enclosed (vertical sheeted)
- 3 12' X 14' roll up doors
- 2 walkthrough doors
- R30 roof insulation
- Gutter and downspouts
- Monolithic concrete pour 6' 3000 PSI pad
- 4' Wainscot (2 tone siding)
- B-Deck Panel Sub-floor
- Light-weight Concrete Decking
- Engineered for 125 lbs. psf Live Load
- 4' Wide Metal Staircase

This project will include an expansion of over 4,960 square feet of maintenance/storage facility to accommodate stadium equipment, material and supplies.

### **Fiscal Impact**

Stadium Maintenance/Storage Building Project, CIP, Project No. Z20003 is included in the Fiscal Year 24/25 – 28/29 Capital Improvement Plan (CIP) budget. The contract amount herein is fully funded with ROP funding. Real Property Tax Trust Funds (RPTTF) are allocated to the Agency through the ROPS.

### **Attachments**

Attachment 1- Agreement  
Exhibit A- Proposal

Public Works

