



Pliocene Ridge Community Services District
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MEMO

Date: 4/17/19

To: Pliocene Ridge CSD Board of Directors

CC: All interested parties

From: Rae Bell Arbogast
Secretary/Treasurer

RE: Status of the Alleghany Firehouse Improvement Project

At last month's meeting we stated that the goal was to have the plans ready by today's date, but our Engineer, Mark Jokerst has some deadlines this week and cannot work on them until next week. He has the first part of next week blocked out for this and thinks he'll have them ready by Wednesday the 24th.

A preliminary budget is attached to this memo. Most of the cost estimates are dialed-in but some of them are contingent on having the actual plans to look at. Also, there are a couple of options that need to be decided by the Board. It is actually best if these decisions are made before the final plans are prepared anyway.

I have been in communication with the USDA and so far, they are very positive about the project. They are encouraging us to get the application in as-soon-as possible. I confirmed with them yesterday that the scope of the project CAN be adjusted after the project is approved (with their approval).

I also asked about the time-frame within which the project needs to be completed once the funds are allocated and the answer is FIVE YEARS.

Lastly, the storage space that was on the preliminary drawings has been added to the preliminary budget for consideration. Currently the commodities are stored primarily in the hallway. The hallway needs to be cleared out for ADA access as part of the bathroom project if it is included, so a new space for the commodities needs to be found. The idea is to make a "food closet" in the storage room space BUT this will entail finding a different spot for the back-up generator which will be looked at tonight.

The goal is to get our application in by the end of this month. Right now this seems doable.

Item	Cost	Cost Source	Notes
Engineering/plans	\$ 1,260.00	Signed contract with civil/structural engineer Mark Jakerst	this applies towards the 25% match
Site Plan	\$ -	Donated by civil engineer Kip Lybarger	
Excavator work	\$ -	To be donated by Josh Gwaizda & Dave Jeffries	
Move Propane Tank	\$ 1,000.00	rough estimate, still need to figure out gas line re-routing	Need to consider future heater replacements (gas line locations)
Concrete Materials	\$ 4,500.00	Estimate by Daniel Guyer, Licensed General Contractor	
Concrete Labor	\$ -	To be donated by AVFD crew and Daniel Guyer	
Steel for roof structure	\$ 5,418.75	Quote # 17973 from Sierra Metal Fabricators	
All other materials for roof structure	\$ 3,652.74	Quote # 494435-1 Hills Flat Lumber obtained by Daniel Guyer	
Labor to build roof structure	\$ -	To be donated by AVFD crew and Daniel Guyer	
2 On Demand Hot Water Heaters	\$ 556.00	Eemax SPEX95T fits under the sink supplyhouse.com added sales tax \$278 each	(this is for both sinks)
Bathroom Fixtures/doors/parts	\$ 3,137.44	Detailed list on separate sheet, prices obtained online by D. Guyer	
Signage/painting	\$ 1,000.00	Rough estimate by D. Guyer	
Lighting	\$ 1,000.00	Rough estimate by D. Guyer	
Storage room/food pantry	\$ 3,000.00	Approx 8' x 8' rough estimate need plans for more accurate cost	(this is assuming we can figure out a different spot for the back-up generator)
Subtotal	\$ 24,524.93		
contingency	\$ 4,904.99	20%	
Total Request	\$ 29,429.92		