



**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, Executive Director**

**Prepared by: Shannon Buckley, Assistant Executive Director**

**Date: October 11, 2022**

**Subject: Approve a Public Works Construction Agreement with United Carports, LLC  
for the Stadium Facility Project, CIP Project No. Z20003**

**Recommendation**

1. Approve and authorize the Executive Director to execute a Public Works Construction Agreement with United Carports, LLC for the Stadium Facility Project in an amount not to exceed \$525,000.00 in substantially the form attached and in such final form as approved by the Successor Agency Counsel;
2. Authorize the Executive Director to execute change orders not to exceed the 10% contingency amount of \$52,500.00; and
3. Authorize the Agency Secretary to record the Notice of Completion once the work is complete.

**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 satisfy major league baseball facility requirements, facility capital repairs and ADA building code accessibility inadequacies.

This project will include an expansion of over 6,000 square feet of indoor facility to accommodate the new locker room and clubhouse standards for major league baseball. This project will also include a new batting gage and workout facility to replace the old decaying facility behind the home run wall.

**Discussion**

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 workout and locker room areas, the interior finishes are minimal and traditional architectural design is reduced. Also, throughout the project the interior spaces are large and open, so passages and hallways easily

satisfy ADA interior building requirements. Also, utilizing a pre-engineered steel building in this application is more cost effective and straightforward when attempting to match the existing building elevations on all four sides.

For the design of a building shell, staff is taking a similar approach to the Public Works facility expansion and the new EOC building projects. Because of the off-site construction of the steel wall structures, the cost to build a large portion of this building is lower than conventional construction methods. Therefore, these building packages are more cost effective than traditional building practices and have a shorter construction schedule.

Discussions with two steel building contractors (Braemar Building Systems and United Carports LLC) produced a very competitive cost per square foot for the building. Braemar Building Systems could provide a design and erectable building, but not the actual construction. United Carports LLC is 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 slabs at a cost per square foot of \$87.50. Several onsite meetings were held with United Carports LLC to discuss facility elements and all of the building project details. Also, the San Diego Padres have reviewed the project with given their concurrence. Below are the general requirements of the expansion building:

- Structural and foundation engineered plans per state and local codes
- Demolition of all existing concrete and hard scape items
- Construct steel reinforced concrete footing and slab (monolithic pour)
- Standing seam roof to match
- Radiant barrier (OSB) roof
- Fully enclosed (vertically sheeted)
- Frame bows at 32" centers
- Additional framing at 16' centers
- Gutters and downspouts
- 26-gauge paneling
- 16 fixed widows
- Walkthrough doors with one store front glass w/entry door
- Wainscoting at bottom 2'

### **Fiscal Impact**

Stadium Building Expansion Project, CIP, Project No. Z20003 is included in the Fiscal Year 22/23 – 27/28 Capital Improvement Plan (CIP) budget. The contract amount herein is fully funded with ROP funding. Real Property Tax Trust Funds (RPTTF) allocated to the Agency through the ROPS.

### **Exhibits**

- A – Agreement
- B – United Carports LLC Proposal Dated September 16, 2022
- C – Footprint