



January 3, 2019

TO: LOCSD Board of Directors

FROM: Roy A. Hanley, General Counsel

SUBJECT: Agenda Item 12G – 1/10/2019 Board Meeting
Review and Potential Approval of a Board Resolution Exempting the 8th Street Well Site Building Project from County of San Luis Obispo Building Codes

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DESCRIPTION

The previous Board of Directors has approved a contract for a design and build of a utility building on the real property owned by the District where the 8th Street Well is located. Staff has attempted to run the project through the County planning and building process and the County has established conditions for the issuance of the permit for the project that are not within the District budget, and which the District does not feel are necessary for the needs of the District.

STAFF RECOMMENDATION

Staff recommends that the Board adopt, by a 4/5 vote or by unanimous vote a resolution of the Board of Directors exempting the 8th Street building project from the County building codes:

Motion: I move that the Board adopt draft resolution next in order (as amended by Board discussion) exempting the previously approved 8th Street Building Project from the County of San Luis Obispo Building Codes.

DISCUSSION

The Board of Directors has the power to exempt certain of its building projects from the County of San Luis Obispo Building Codes if the resolution is adopted by at least 4 out of 5 votes. There are two types of exemptions, one that is automatic for specific types of water projects, and one such as is recommended now for building projects that are sufficiently attenuated to the water treatment and delivery system. Attached to this staff report is a list of equipment that will be housed in the building which list demonstrates that the project is sufficiently related to the water system to qualify for the exemption.

The reason for this request is that the County officials have asserted that the building needs to be constructed with a sprinkler system because of its size. The list of equipment shows that such a sprinkler system is unnecessary and the system itself will cost at least \$35,000.00 more than has been approved for the project. The County has also suggested some changes to make the building ADA accessible, and those suggestions will be followed.

One alternative is to reduce the size of the building to eliminate the County's desire to have it sprinklered. Staff does not recommend this because it will reduce the ability of the District to effectively support its water delivery system with the new building.

The resolution has not been attached to this staff report and will be circulated to the Board of Directors at a later date before the meeting on tenth, posted on the web page, and copies will be available at the regular meeting on this item.

FINANCIAL IMPACT

Adoption of the resolution will prevent the District from having to add at least \$35,000.00 to the cost of the project, which cost would have to be borne by the water fund.

Attachment

List of equipment, parts and appurtenances that are required to ensure the safe and efficient operation of our water system.

Treatment equipment:

- Chlorine transfer pump and tank
 - o Transfer pump and tank parts and rebuild kits
- Chemical feeder pumps, parts and rebuild kits
- Chlorine analyzer and turbidimeter maintenance and rebuild parts
- Chemical feed injectors, parts and rebuild kits
- Chemical tubing

Monitoring equipment:

- Well sounding equipment
- Water main flushing diffuser
- Dechlorinating equipment
- Fire hydrant flow testing equipment
- Water quality testing equipment
- calibration fluids and rebuild parts for testing equipment
- water quality sampling bottles
- pressure testing equipment

Distribution equipment:

- water main and service line locating equipment
- water main and service line marking equipment and materials
- Water main repair couplings and parts
- Service line repair couplings and parts
- Water main and service line pipe
- Water main and service line fittings (brass and pvc)
 - o Angle stops, saddles, corporation stops, etc.
- Water meters

Miscellaneous equipment:

- Valve exercise machine
- Service line tapping machine
- Weed eaters, high weed mower
- Shovels, rakes, wheel barrows