



**The Holt Group, Inc.**

Engineering Department

Municipal Design ■ Infrastructure Engineering ■ Construction Management ■ Land Surveying

## DESIGN MEMORANDUM

**PROJECT:** HEBER PUBLIC UTILITY DISTRICT – RECREATIONAL CENTER AT  
165 LITTLEFIELD WAY  
THG PROJECT NO. 744.077

**DATE:** July 15, 2019

**ORIGINATOR:** Juny Marmolejo, P.E.

**DISTRIBUTION:** Heber Public Utility District (HPUD)  
Laura Fisher, General Manager

The Holt Group, Inc. (THG)  
James G. “Jack” Holt, P.E., Principal Engineer  
George Galvan, Senior Planner

**ATTACHMENTS:** 40’ x 40’ Recreational Center Overall Site Plan  
45’ x 50’ Recreational Center Overall Site Plan  
Building Site Plan

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Heber Public Utility District (HPUD) proposes to construct a Recreational Center for the community of Heber. The Recreational Center would include a large main room with partitioned office, storage room, and restroom facilities. The lot for the Recreational Centers consists of a 65 feet by 110 feet rectangular lot at 156 Littlefield Way, Heber , CA 92249 (APN 054-601-001). The building may be a premanufactured building or a metal building with an area ranging from 40-ft x 40-ft (1,600 S.F.) to 45-ft x 50-ft (2,250 S.F.). The size of the building would be dependent on the budget for the project. An overall site plan for the Recreational Center as a 45-ft x 50-ft and a 40-ft x 40-ft is attached to this Memorandum.

Preliminary design considerations for the building include the cost for a Metal Building and a Prefabricated Modular Building. The reviews of both items are as follows:

## Premanufactured (Modular) Building Construction

- Construction of a Modular building can be conducted from a 40' x 40' building to a 45' x 50' size building.
- Construction of a Modular building would require two (2) separate construction contracts.
  - The first contract would be with a Modular Building Manufacturer. The Manufacturers would include the construction of the building, delivery of the building, and setting of the building at the property lot.
  - The second contract would be with a Building Contractor. The Building Contractor would construct the foundation of the building, on-site (within the property) improvements, and off-site (within the public right of way) improvements.

Construction via the two (2) construction contracts will increase the cost of the Recreational Center as the bidding, construction management services, and building permits would be duplicated as it would be required for both the Modular Building Manufacturer and the Building Contractor. And, Building Contractor's mobilization and reduced scope of work will inflate the costs of the foundation, on-site improvements, and off-site improvements.

- The pricing for the Recreational Center with a Modular Building is estimated as follows:
  - The estimated construction cost of the Modular Building priced at \$130.00 per square foot for basic features.
    - The features for the building would be basic and would include the following:
      - Metal siding exterior walls.
      - Drywall interior walls.
      - Low Ceiling height of 8 feet.
      - Flat metal roof.
      - Linoleum floors.
      - Fluorescent light fixtures.
      - Clear windows, may be tinted.
      - A single 36-inch wide door for each building entrance.

- Costs of a 45' x 50' (2,250 S.F.) size modular building
  - $2,250 \text{ S.F.} \times \$130.00 / \text{S.F.} = \$292,500.$
  - Cost of foundation, on-site improvements, and off-site improvements is \$118,000.
  - The total construction of the Recreational Center is estimated \$410,500.
- Costs of a 40' x 40' (1,600 S.F.) size modular building
  - $1,600 \text{ S.F.} \times \$130.00 / \text{S.F.} = \$208,000.$
  - Cost of foundation, on-site improvements, and off-site improvements is \$114,000.
  - The total construction of the Recreational Center is estimated \$322,000.
- The construction timeline for a Prefabricated Modular Building from bidding stage to certificate of occupancy is approximately 6 months.

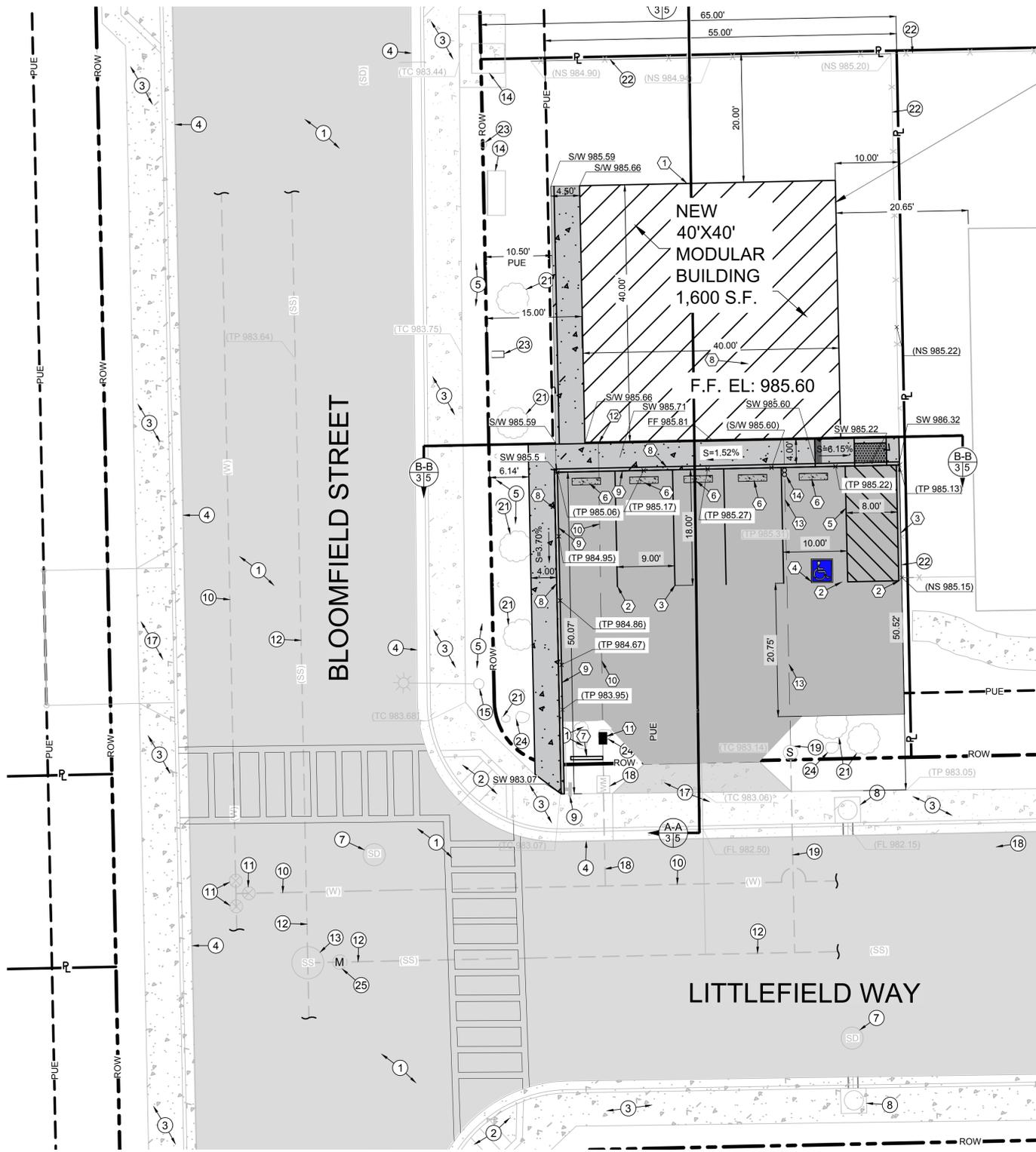
### **Metal Building Construction**

- Construction of a Pre-Engineered Metal building can be conducted from a 40' x 40' building to a 45' x 50' size building.
- Construction of a Pre-Engineered Metal building will require a single construction contract.
  - A single Building Contractor would construct the foundation, erect a pre-engineered metal building, conduct on-site (within the property) improvements, and off-site (within the public right of way) improvements.

A single construction contracts will decrease the cost of the Recreation Center as the bidding, construction management services, permits, and mobilization would only be required for a single entity. The Building Contractor would also have an increased scope of work, which will reduce the overall construction cost of the entire project.

- The pricing for the Recreational Center with Metal building is estimated as follows:

- The estimated construction cost of the Metal Building would be priced at \$210.00 per square foot.
  - The features for the building can be easily upgraded to include the following:
    - Stucco siding for exterior walls.
    - Drywall interior walls.
    - High pitches ceiling height minimum of 10 feet.
    - Pitched metal roof, may include shingles.
    - Linoleum floors.
    - Recessed light fixtures.
    - Clear windows, may be tinted. May also attach awnings.
    - Install double doors for an opening up to 72-inches for each building entrance.
  
- Costs of a 45' x 50' (2,250 S.F.) size modular building
  - $2,250 \text{ S.F.} \times \$210.00 / \text{S.F.} = \$472,500.$
  - Cost of foundation, on-site improvements, and off-site improvements is \$106,000.
  - The total construction of the Recreational Center is estimated \$578,500.
  
- Costs of a 40' x 40' (1,600 S.F.) size modular building
  - $1,600 \text{ S.F.} \times \$210.00 / \text{S.F.} = \$336,000.$
  - Cost of foundation, on-site improvements, and off-site improvements is \$98,000.
  - The total construction of the Recreational Center is estimated \$438,000.
  
- The construction timeline for a Metal Building from bidding stage to certificate of occupancy is approximately 7 months.



APN: 054-601-001  
 ADDRESS: 156 LITTLEFIELD  
 WAY, HEBER, CA 92249

**EXISTING KEYNOTES**

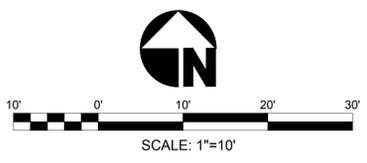
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- ㉒ EXISTING WOODEN PANEL FENCE TO REMAIN.
- ㉓ EXISTING IRRIGATION VALVE TO REMAIN.

**CONSTRUCTION KEYNOTES**

- ① INSTALL 40'X40' MODULAR BUILDING AND FOUNDATION.
- ② INSTALL 4-INCH WHITE PARKING LINE FOR PARKING SPACE AS ILLUSTRATED ON PLANS.
- ③ INSTALL 4-INCH BLUE PARKING LINE FOR HANDICAP PARKING SPACE AS ILLUSTRATED ON PLANS.
- ④ INSTALL HANDICAP SYMBOL WITH BOX PER CALTRANS STANDARD A24C.
- ⑤ INSTALL HANDICAP UNLOADING ZONE AS ILLUSTRATED ON PLANS.
- ⑥ INSTALL REMOVED CONCRETE PARKING STOP.
- ⑦ INSTALL RECREATION CENTER SIGN.
- ⑧ INSTALL NEW 4 FEET WIDE P.C.C. SIDEWALK.
- ⑨ INSTALL NEW 6-INCH P.C.C. BARRIER CURB.
- ⑩ INSTALL NEW PVC WATER PIPELINE.
- ⑪ INSTALL NEW BACKFLOW PREVENTER PER DETAIL.
- ⑫ DOMESTIC WATERLINE POINT OF ENTRY.
- ⑬ INSTALL 4-INCH SDR 35 PVC SANITARY SEWER PIPELINE LATERAL PER DETAIL. INSTALL ALL COUPLING CONNECTIONS TO EXISTING PIPELINES, BENDS, TEE'S, WYE'S CLEANOUTS, END CAPS, REDUCERS AND OTHER COMPONENTS.
- ⑭ INSTALL DOUBLE SANITARY SEWER CLEAN OUT 3 TO 6 FEET FROM NEW BUILDING PER DETAIL.
- ⑮ BUILDING SLAB, PERIMETER FOOTING DESIGN, AND UNDERLYING SUBGRADE AND SUBBASE SOIL FOUNDATION TO BE CONSTRUCTED PER LANDMARK GEOTECHNICAL REPORT AND BUILDING DRAWINGS PREPARED BY THE CONTRACTOR AND APPROVED BY THE COUNTY OF IMPERIAL BUILDING DEPARTMENT.

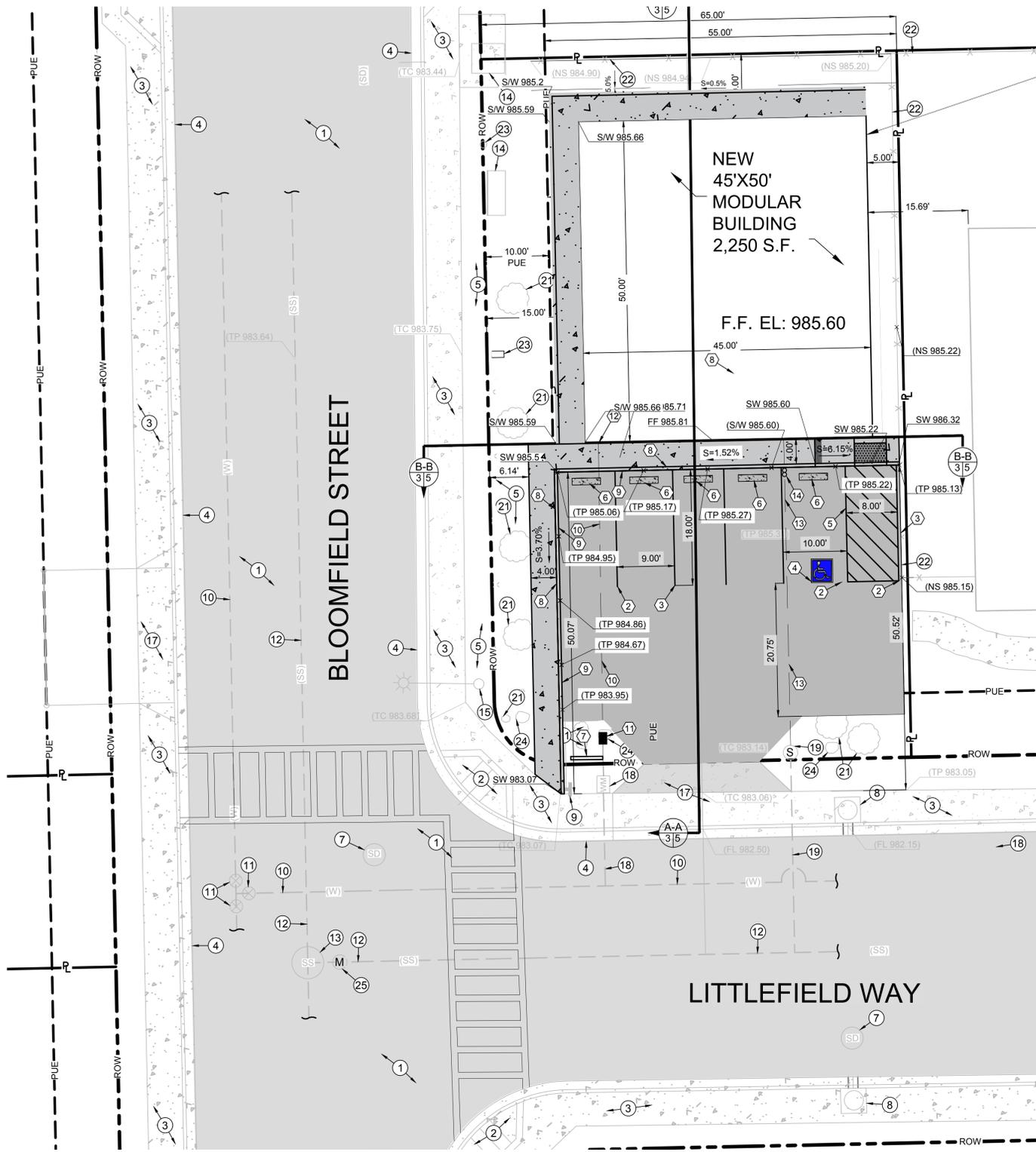
**RECREATION CENTER GRADING AND UTILITY PLAN**

SCALE: 1" = 10'



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No. REVISION	APPROVED	DATE	DESIGNED BY: JM	DRAWN BY: DB, AD	PREPARED UNDER THE DIRECT SUPERVISION OF:		<b>The Holt Group, Inc.</b> ENGINEERING * SURVEYING * CONSTRUCTION MANAGEMENT * PLANNING 1601 N. IMPERIAL AVENUE EL CENTRO, CA 92243 PHONE : (760) 337-3883 FAX : (760) 337-5997 201 E. HOBSONWAY BLYTHE, CA 92225 PHONE : (760) 922-4658 FAX : (760) 922-4660	PROJECT TITLE :	HEBER PUBLIC UTILITY DISTRICT- LITTLEFIELD WAY AND BLOOMFIELD STREET RECREATION CENTER PROJECT	SHEET NO.	3
				SCALE: PER PLAN	CHECKED BY: JM			JESUS R. MARMOLEJO, P.E.	R.C.E. No.	PROJECT NUMBER :	744-077
			BENCH MARK No.	ELEV.:	06/12/2019	DATE	REG. EXP.	SHEET CONTENT :	GRADING AND UTILITY PLAN	SHEETS	1
UNAUTHORIZED CHANGES AND USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to these plans must be in writing and must be approved by the preparer of these plans.											



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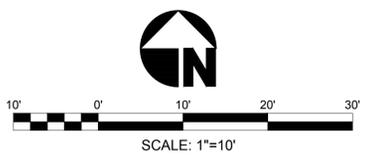
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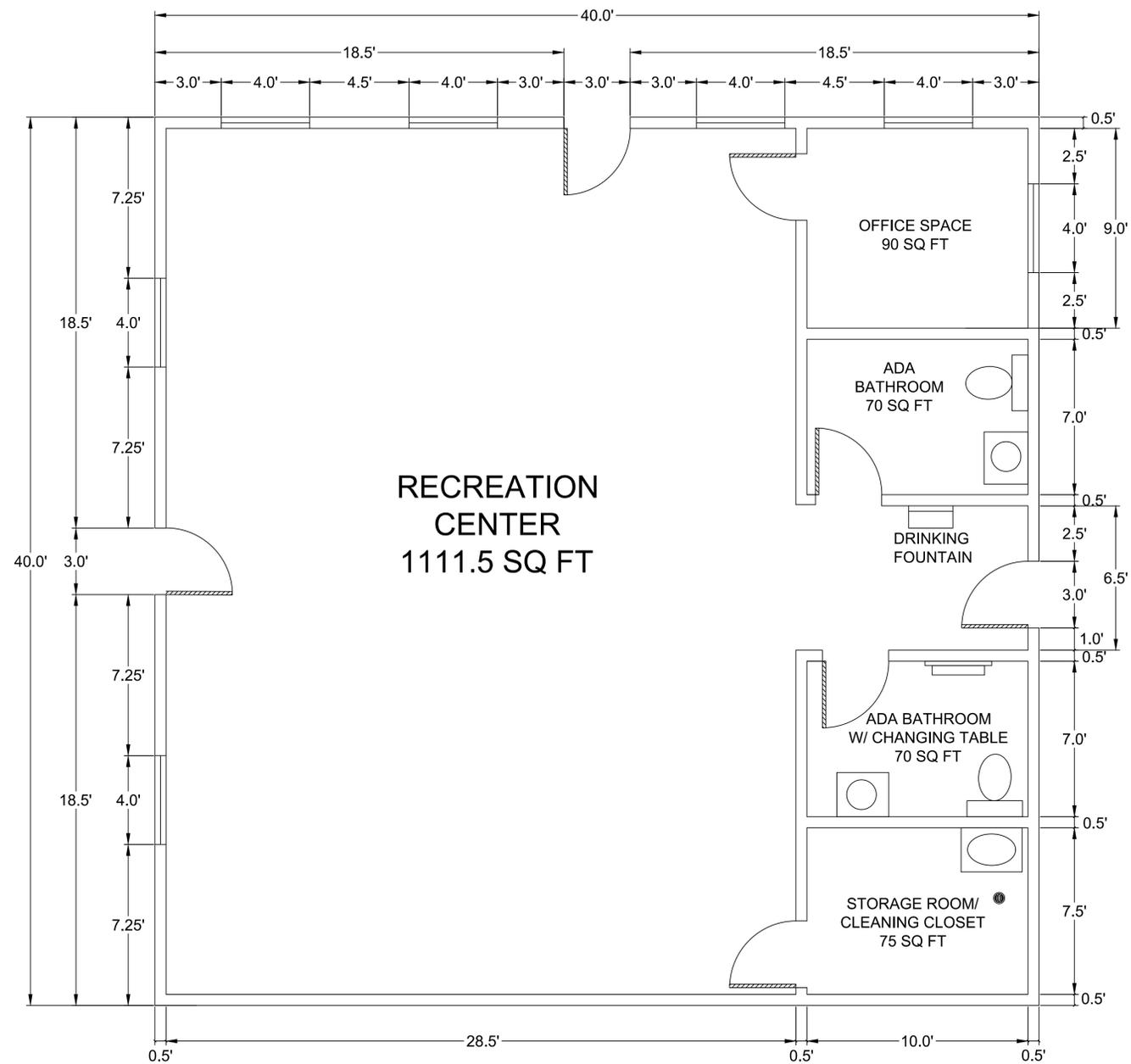
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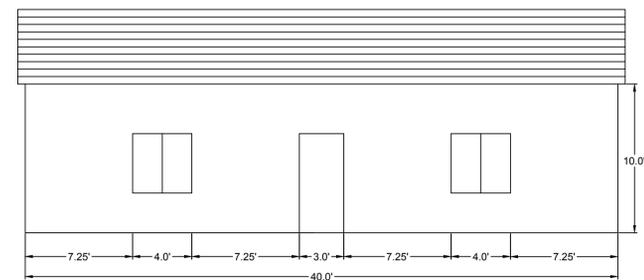


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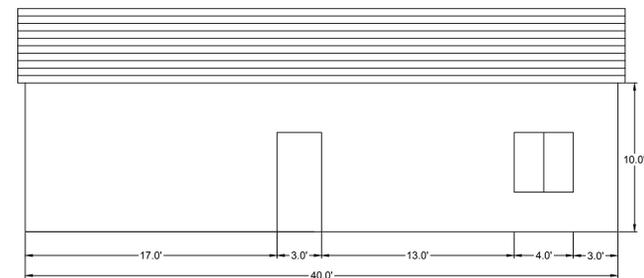
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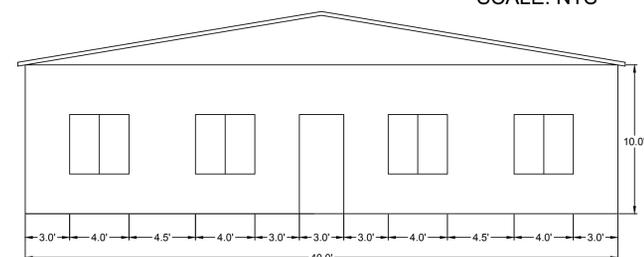
FLOOR PLAN  
SCALE: NTS



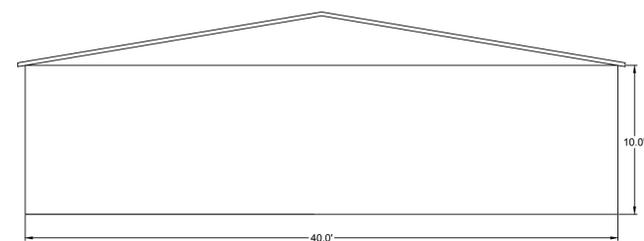
SOUTH ELEVATION  
SCALE: NTS



NORTH ELEVATION  
SCALE: NTS



WEST ELEVATION  
SCALE: NTS



EAST ELEVATION  
SCALE: NTS

BASIC BUILDING NOTES:

1. BASIC INTERIOR LIGHTING
2. BASIC LINOLEUM FLOORS
3. BASIC INTERIOR
4. BASIC WINDOWS
5. 36" BASIC DOOR
6. BASIC SIDING
7. FLAT ROOF

UPGRADED BUILDING NOTES:

1. INTERIOR RECESS LED LIGHTING
2. LINOLEUM FLOORS SEMI-GLOSS, SQUARE
3. NEUTRAL SEMI-GLOSS INTERIOR PAINT
4. TINTED WINDOW
5. AWNINGS OVER WINDOWS
6. 72" METAL DOORS WITH PUSH BARS
7. STUCCO OR WOOD SIDING
8. PITCHED ASPHALT SHINGLE ROOF

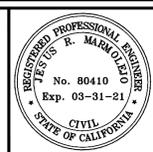
NOTES:

1. OBTAIN BUILDING PERMIT
2. PROVIDE PLANS WITH STRUCTURAL CALCULATIONS
3. PROVIDE FOUNDATION DESIGN DETAILS

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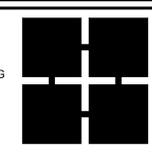
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80410	R.C.E. No.
JESUS R. MARMOLEJO, P.E.	03-31-21
06/12/2019	REG. EXP.



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EL CENTRO, CA 92243  
PHONE : (760) 337-3883  
FAX : (760) 337-5997

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SHEET CONTENT :	FLOOR PLAN

SHEET NO.	1
OF	1
SHEETS	1