



DDA ACTION SUMMARY SHEET

MEETING DATE: July 15, 2025

TOPIC Lumber Yard - Retail Structure Option

BACKGROUND BRIEF:

Because we are electing to develop the site as an owners represented GC, we do not have the budgetary luxury of completing construction drawings and bidding construction against those drawings. Instead, we are looking to secure compatible prefabricated building products that can then be built and finished to our specifications. This approach will save more than 15% into the total project cost, money that is extremely valuable to the project goals.

So, this means we need to decide on the options for this process and how we want to handle procurement policies. I am attaching a concept developed after extensive research, that would allow us to market space in line with the objective of the site, but also allow for this office to negotiate tenant improvement contribution.

Questions for the Board

1. Do you approve the concept elevation and purpose of the buildings being proposed?
2. Do you want this office to secure additional options and pricing from separate firms, or present a recommendation based on best evidence and knowledge?

FINANCIAL IMPACT:

To be discussed at the meeting. However, it should be noted that this office is budgeting \$826,000 from the bond fund reserves to accomplish the taxable or built side of this project. We have a total of \$2,570,000

RECOMMENDED MOTION

Depends on the answers above, to be discussed at the meeting.