Service, Quality, Community

BOARD OF WATER AND POWER COMMISSIONERS
REGULAR MEETING AGENDA
OCTOBER 27, 2026
9:00 AM

CITY OF BIG BEAR LAKE,
DEPARTMENT OF WATER AND POWER
41972 GARSTIN DRIVE
BIG BEAR LAKE, CALIFORNIA 92315
BIGBEARLAKEDWPCA.GOV

BOARD MEMBERS
Bob Tarras, Chair
Barbara Willey, Vice-Chair
Craig Hjorth, Treasurer – Remote Attendance
Joe Cylwik, Commissioner
Matt Scriven, Commissioner

This meeting will be held at Hofert Hall, Civic Center – 39707 Big Bear Blvd., Big Bear Lake, CA 92315; 19360 Beach Blvd., Huntington Beach, CA 92648 and by Zoom.

PUBLIC ACCESS INFORMATION
Join from PC, Mac, iPad, or Android**:** **https://us06web.zoom.us/j/86584747873**
Join via audio/phone: **+1 360 209 5623 US**
Webinar ID: **865 8474 7873**

OPEN SESSION

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ACKNOWLEDGEMENTS

Customer Services Supervisor Kelle Barrett to acknowledge Samantha Salmas for her 5 years of service to DWP.
Alex Pedroza is acknowledged for his promotion to Accounting Specialist I.
Amy Kawa is acknowledged for her promotion to Utility Data Specialist II.

PUBLIC FORUM

Members of the public may address the Board during Public Forum on any matter within the subject matter jurisdiction of the Department of Water and Power that is not listed on the agenda. The Board may not discuss or take action on any item not appearing on the posted agenda, except as authorized by law. Each speaker is limited to three minutes. Comments should be addressed to the Board through the Board Chair

The Board Chair will invite the public to comment on each agenda item following Board discussion and immediately before the vote. Written comments may be submitted to the Board Secretary at sarmstrong@bigbearlakedwpca.gov. If a comment relates to a specific agenda item, please identify the agenda item in the subject line or at the beginning of the comment.

Members of the public may observe and provide public comment remotely using the Zoom and telephone information listed on this agenda. Remote commenters are subject to the same public-comment rules and time limits as in-person commenters.

The City of Big Bear Lake, Department of Water and Power, strives to make all of its public meetings accessible to everyone. In compliance with the Americans with Disabilities Act and the Brown Act, persons requiring disability-related modifications or accommodations, including auxiliary aids or services, to participate in this meeting should contact the Board Secretary at sarmstrong@bigbearlakedwpca.gov no later than 48 hours before the meeting. Requests will be accommodated to the extent feasible.

1. CONSENT CALENDAR

1.1 Approve Minutes of the Adjourned Regular Board Meeting Dated September 22, 2026

2. ITEMS REMOVED FROM CONSENT CALENDAR

3. DISCUSSION/ACTION ITEMS

3.1 Authenticate Check Register 09/01/2026 to 09/30/2026
Board to review and authenticate the September 2026 Check Register.

3.2 Quarterly Financials – Q4
Board to review and discuss the Quarterly Financials.

3.3 Change Order No. 03 for the Garstin Water Operations Facilities Project
Board to review and consider approving Change Order No. 03 to the FBE contract for the Garstin Water Operations Facility Project.

3.4 Resolution No. DWP 2026-09 – Amendment to the Non-Functional Turf Policy
Board to review and consider adopting Resolution No. DWP 2026-09 amending DWP's Water Conservation Policy No. 2014-02.

3.5 Management Reports

3.6 Board Member Reports

4. BOARD FOLLOW-UP ITEMS

4.1 Board Follow-Up Items

5. CLOSED SESSION

5.1 Closed Session Pursuant to Section 54957, Public Employee Performance Evaluation
Title: General Manager

6. ADJOURNMENT

Certification of Posting

I hereby certify under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted in accordance with applicable legal requirements. Dated this, the 23rd of October 2026.

Sam Armstrong
Sam Armstrong, Board Secretary, DWP Board of Commissioners

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MINUTES OF AN ADJOURNED REGULAR BOARD MEETING
CITY OF BIG BEAR LAKE,
DEPARTMENT OF WATER AND POWER
BOARD OF WATER AND POWER COMMISSIONERS
September 29, 2026

OPEN SESSION

A Regular Meeting of the City of Big Bear Lake, Department of Water and Power (DWP) Board of Commissioners was called to order at 9:00am on September 29, 2026, by Chair Bob Tarras.

BOARD MEMBERS PRESENT	BOARD MEMBERS REMOTE ATTENDANCE	BOARD MEMBERS ABSENT
Bob Tarras, Chair	Barbara Willey, Vice-Chair	Joe Cylwik, Commissioner
Craig Hjorth, Treasurer		
Matt Scriven, Commissioner		

PLEDGE OF ALLEGIANCE

Chair Tarras led the pledge of allegiance.

ACKNOWLEDGEMENTS

Water Superintendent Jason Hall acknowledged Jr Garcia on his promotion to Water Operations Technician II. Jason also acknowledged Dave Emig, Senior Water Operations Technician for his 20 years of service to the DWP.

PUBLIC FORUM

Daniel Gulbranson spoke during the public forum.
Keeley Taylor and Kolman Lecroy spoke during the public forum.

1. CONSENT CALENDAR

1.1 Approve the Minutes of the Regular Board Meeting Dated August 25, 2026

Motion made by Treasurer Hjorth, seconded by Commissioner Scriven, and carried 4-0 to approve the consent calendar.

AYES: Tarras, Hjorth, Willey, Scriven

NOES:

ABSTAIN:

2. ITEMS REMOVED FROM THE CONSENT CALENDAR

None.

3. DISCUSSION/ACTION ITEMS

3.1 Authenticate Check Register 08/01/2026 to 08/31/2026

Treasurer Hjorth inquired about Check Number 31019 paid to Alvin Lao. Human Resources Administrator Rachel Franklin explained that this was a claim paid for dirty water. Vice Chair Willey asked about Check Number 31029 paid to Roxann Abrahamson for travel. Rachel explained that Roxann and two other employees attended off-site training.

Motion made by Treasurer Hjorth, seconded by Vice Chair Willey, and carried 4-0 to authenticate the Check Register for August 2026.

AYES: Tarras, Hjorth, Willey, Scriven

NOES:

ABSTAIN:

3.2 Review of 9-9-26 City Council Meeting, Item 2.1

Chair Tarras asked about any interactions the City has had with DWP, noting when the Assistant City Manager came to a DWP Board meeting to speak during public comment on the approval of the Garstin Water Operations Facility Project. General Manager Reggie Lamson expanded further detailing how he and DWP's CFO met with the Assistant City Manager and Finance Director from the City to go over the DWP budget earlier this year.

Reggie read the agenda report in its entirety.

Chair Tarras inquired if the City's financial liabilities and debts could expose DWP's assets to risk. DWP Legal Counsel Mike Riddell clarified that while DWP cannot access City funds directly, City Council could theoretically take actions at a broader organizational level that could affect DWP assets. Such situations like a major legal judgment or bankruptcy against the City could theoretically expose all City assets, including DWP's assets. Because DWP operates as an independent enterprise activity, it is expected to adjust its own rates to cover its unique financial exposures or debts rather than relying on City resources. These risks remain even though DWP funds are legaly restricted to water purveyance related expenditures. Mike then summarized section 809 of the Charter, stating that even if the City wanted to access DWP funds, the Board would have to approve it.

Reggie asked if incorporating DWP's budget into the City's overall budget places any financial responsibility on the City. Mike stated it does not, noting that under the Charter, DWP is legally obligated to adjust its own rates to cover its own expenses.

Reggie asked Mike how long he had been doing work for DWP. Mike said he has worked with DWP for approximately 35 years. Reggie asked Mike, in the time he worked with DWP, is he was aware of any time that the City had paid for a DWP legal problem. Mike stated that he was not aware of any such occurrence. Mike then read item 4 of Section 808 of the charter clarifying that DWP does not have the power to incur an indebtedness or liability that exceeds its revenue.

Reggie asked Mike if he recalled any time the City had to pay a DWP debt payment. Mike stated that he did not recall that ever happening. Mike clarified that Water revenues are strictly governed by the California Constitution under Proposition 218, which mandates that rates cannot exceed the reasonable cost of providing water service. Consequently, utilizing water revenues for unrelated municipal expenses, such as road maintenance, would directly violate the state constitution by unlawfully burdening water customers with extraneous costs.

Reggie asked Mike if DWP could be managed like every other department in the City? Mike explained that no it cannot, because according to the Charter, responsibilities have been delegated to the DWP Board.

Chair Tarras noted that while the City is not legally required to approve the DWP budget, the Board has proactively chosen to hold workshops and meet with City Council members to ensure transparency and open communication. Chair Tarras commended Reggie for effectively addressing Councilmember Hicks concerns and observed that these issues could have been resolved sooner had the Council communicated directly with the DWP characterizing the situation as a failure to communicate on the part of the City.

Commissioner Scriven read a statement that he prepared in response to item 2.1 from the September 9, 2026, City Council meeting. His statement spoke to the responsibility to fully understand DWP's operations and practices before criticizing and demanding changes. He extended an invitation to all the City Council members to come to DWP to meet with staff, to ask questions, and learn about DWP.

Vice Chair Willey spoke on the many accomplishments of DWP in the time that she has served on the Board.

Daniel Gulbranson spoke during the public comment.

3.3 Reject Bids – Division Well No. 9 Equipping Project

District Engineer Daniel Baguyo gave an overview of this item. Treasurer Hjorth asked whether staff were aware of the project's scope of work and estimated costs prior to the bidding process. Daniel confirmed that staff used DWP's consulting engineer's estimate to develop the project budget. However, during the bidding period and pre-bid meetings, contractors indicated that actual bids would likely exceed that estimate. Treasurer Hjorth asked why the project was not pulled and rescoped before finalizing the bids. Reggie explained that it is common to hear such comments from contractors in the bid submission process and still see bids come in under the engineer's estimate so, staff proceeded with the existing scope. For this project, bid process discussions proved to be an accurate indicator of bid prices but based on prior experience bid process discussions are not sufficiently accurate indicators of ultimate bid prices to preemptively stop a bid process.

Commissioner Scriven inquired which items were being removed from the project scope to lower costs. Daniel stated that staff are working with WSC to remove items from the scope of work, but are still evaluating the effect of the changes on the construction cost. Specific cuts include removing the site paving, concrete sidewalk, and surrounding block wall, as well as reducing the overall building footprint. Reggie further detailed the decision to modify the design from a vertical turbine pumping unit to a submersible pumping unit. Noting that while vertical turbine pumps offer higher long-term efficiency and a 30-year life expectancy, the construction bid costs prompted the switch to the more cost-effective submersible pump.

Chair Tarras asked whether a re-bid would delay the project. Reggie clarified that the re-bid and contract award are anticipated for November. Submittals will be processed during the winter, keeping the project on track for its originally intended completion in the fall of 2027.

Daniel Gulbranson spoke during the public comment.

Motion made by Treasurer Hjorth, seconded by Vice Chair Willey, and carried 4-0 to reject all bids received for the Division Well No. 9 Equipping Project.

AYES: Tarras, Hjorth, Willey, Scriven

NOES:

ABSTAIN:

3.4 Garstin Inspection – Verdantas, Inc. On-Call Agreement Amendment

Daniel provided an overview of this item. Reggie noted that the proposed revised budget amount of $238,515 is for inspections for the entire construction period, which will continue for another year and a half. Reggie emphasized that extensive inspections are necessary given the project's nature as a public facility.

Treasurer Hjorth expressed disappointment that project managers failed to identify these extensive inspection needs beforehand. When Commissioner Scriven questioned who prepared the initial estimate, Daniel clarified it was handled internally but the estimate was in line with the proposal provided by Verdantas. Commissioner Scriven asked for reassurance that this new budget would cover the remainder of the project. Daniel confirmed that Verdantas projected these final costs based on their work to date.

Daniel Gulbranson spoke during the public comment.

Motion made by Vice Chair Willey, seconded by Commissioner Scriven, and carried 4-0 to authorize an additional budget amount of $68,600 for Verdantas, Inc. Professional Services Agreement for Geotechnical and Special Inspection, and Materials Testing Services for the Garstin Water Operations Facility Project.

AYES: Tarras, Hjorth, Willey, Scriven

NOES:

ABSTAIN:

3.5 Management Reports

Vice Chair Willey asked how many employees are enrolled in HealthNet. Rachel estimated approximately 40% are enrolled, noting that HealthNet has chosen to no longer provide group health insurance for several plans, not just Big Bear. Treasurer Hjorth asked if there were any changes to Kaiser, to which Rachel clarified there were none. Treasurer Hjorth asked if there would be any change in costs. Rachel explained that DWP's insurance broker is contacting insurance providers and comparing options.

Treasurer Hjorth asked Water Superintendent Jason Hall how things are going with reporting from the new meters DWP is installing. Jason reported that the project is going well, and they are currently replacing batteries on the oldest meters. The new Ally meters allow staff to check temperatures and remotely turn services on and off. Due to costs, the new meters will

not cover 100% of the valley. Instead, they are being strategically placed in high-frequency locations that staff visit multiple times a month. The deployment was optimized by a promotional deal from Sensus. By ordering a pallet of Ally meters, DWP received a bundled pressure program for free, a software package that was unaffordable when quoted at $100,000 two years ago.

Treasurer Hjorth requested an update on the status of the smart meter customer portal. CFO Nathan Statham clarified that the portal is currently live and available to the public online but has not yet been publicized as it is still being optimized by staff.

3.6 Board Member Reports
None.

4. BOARD FOLLOW-UP ITEMS
None.

5. ADJOURNMENT

No additional business came before the Board. At 10:40 a.m., Chair Tarras adjourned the meeting.

Sam Armstrong
Sam Armstrong, Board Secretary, DWP Board of Commissioners

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Big Bear Lake Dept. of Water & Power

Payment Register with GL Distribution

Date Range: 9/1/2026 to 9/30/2026

Check Number	Check Date	Vendor Name	Amount	Transaction Description	Project Name
	GL Act Number	GL Account Name			
31045	9/3/2026	Big Bear Disposal, Inc.			
	20-51-6930	Special Dept Expense	$163.22	Storage Container	
		Distribution Total:	$163.22		
31046	9/3/2026	Cintas			
	20-59-6130	Safety Supplies	$301.70	AED Check	
		Distribution Total:	$301.70		
31047	9/3/2026	Execucom			
	20-98-6400	Professional Services	$869.93	After Hours Answering Service	
		Distribution Total:	$869.93		
31048	9/3/2026	Hazzard BackflowInc.			
	20-50-6235	Maintenance - Pressure Valves	$22,765.00	CLA-VAL Maintenance	
		Distribution Total:	$22,765.00		
31049	9/3/2026	InfoSend, Inc.			
	20-97-6320	Bill Processing & Postage	$970.56	Bill Processing	
	20-97-6320	Bill Processing & Postage	$3,775.52	Bill Processing	
		Distribution Total:	$4,746.08		
31050	9/3/2026	KBHR-FM			
	20-51-6910	Public Outreach	$747.60	Public Outreach 07/2026	
	20-51-6910	Public Outreach	$747.60	Public Outreach 08/2026	
		Distribution Total:	$1,495.20		
31051	9/3/2026	Michael Koch DBA Garage Door Kings			
	20-50-6232	Maintenance - Pump & Wells	$295.00	Garage Door Repairs	
		Distribution Total:	$295.00		

31052	9/3/2026	Mobile Occupational Services, Inc.		
	20-98-6405	Professional Services - Personnel & Safety	$145.00	Employee Drug Testing
		Distribution Total:	$145.00	
31053	9/3/2026	NAPA Auto Parts		
	20-59-6360	Automotive Expense	$124.57	Auto Supply Statement
		Distribution Total:	$124.57	
31054	9/3/2026	OJs Donut House		
	20-98-6930	Special Dept Expense	$120.00	Donuts for Meetings
		Distribution Total:	$120.00	
31055	9/3/2026	Summit Auto Spa		
	20-59-6360	Automotive Expense	$260.00	Vehicle Washes
	20-59-6360	Automotive Expense	$315.00	Vehicle Washes
	20-59-6360	Automotive Expense	$345.00	Vehicle Washes
		Distribution Total:	$920.00	
31056	9/3/2026	Underground Service Alert of Southern California		
	20-59-6930	Special Dept Expense	$150.13	CA State Regulatory Fee
	20-59-6930	Special Dept Expense	$382.50	DigAlert Tickets
		Distribution Total:	$532.63	
31057	9/3/2026	Butchers Blocks & Building Mat		
	20-50-6232	Maintenance - Pump & Wells	($40.24)	Plywood Return
	20-50-6232	Maintenance - Pump & Wells	$6.39	Hose washer & Bushings
	20-50-6232	Maintenance - Pump & Wells	$15.55	3 Dobie Wire
	20-50-6232	Maintenance - Pump & Wells	$21.75	Wood Planks
	20-50-6232	Maintenance - Pump & Wells	$40.57	PVC Parts
	20-50-6232	Maintenance - Pump & Wells	$43.78	Paint & Brushes
	20-50-6232	Maintenance - Pump & Wells	$124.42	Anchor Mate & Rebar
	20-50-6232	Maintenance - Pump & Wells	$344.40	Saw Blade, Screws, Plywood
	20-50-6240	Maintenance - Wells	$2.42	Misc Bolts, Nuts & Washers

	20-50-6240	Maintenance - Wells	$4.91	Misc Bits
	20-50-6240	Maintenance - Wells	$19.16	Milw Utility Knife, Seal Snap
	20-50-6240	Maintenance - Wells	$158.05	Saw, Pry Bars, Caulk
	20-50-6240	Maintenance - Wells	$171.57	Tools & Supply
	20-51-6930	Special Dept Expense	$3.93	Electrical Tape
	20-51-6930	Special Dept Expense	$8.62	Misc Bolts, Nuts & Washers
	20-51-6930	Special Dept Expense	$91.58	Tree Pruner
	20-55-6250	Maintenance - Mains & Services	$1.55	Supplies
	20-55-6250	Maintenance - Mains & Services	$5.47	Teflon Tape
	20-55-6250	Maintenance - Mains & Services	$92.70	Concrete Mix, Tub & Mortar Hoe
	20-59-6180	Small Tools	$0.85	Misc Bolts, Nuts & Washers
	20-59-6180	Small Tools	$10.97	13/16" Wood Spade Bit
	20-59-6180	Small Tools	$43.09	Trash Can
	20-59-6180	Small Tools	$81.76	Small Tools
	20-59-6180	Small Tools	$82.67	Misc Tools
	20-59-6180	Small Tools	$91.32	Supplies
	20-59-6180	Small Tools	$146.50	Poly Tarp, Razorback Fork
	20-59-6360	Automotive Expense	$14.51	Glass Fuses
	20-95-6256	Maintenance - Meters	$5.81	Misc Bolts, Nuts & Washerss
	20-95-6256	Maintenance - Meters	$7.07	Hex Cap Nuts & Bolts
	20-95-6256	Maintenance - Meters	$12.81	Power Pro Screws
	20-95-6256	Maintenance - Meters	$21.96	Yellow Jacket Foam Spray
	20-95-6256	Maintenance - Meters	$59.48	Yellow Jacket Foam Spray
		Distribution Total:	$1,695.38	
31061	9/10/2026	Big Bear Disposal, Inc.		
	20-50-6370	Rent/Lease Expense	$111.08	Toilet Rental Wabash & Magnolia

	20-51-6930	Special Dept Expense	$163.22	Storage Container	
		Distribution Total:	$274.30		
31062	9/10/2026	Cintas			
	20-59-6130	Safety Supplies	$222.57	First Aid Supplies	
		Distribution Total:	$222.57		
31063	9/10/2026	County of San Bernardino			
	20-55-6140	Basic Materials	$408.31	Landfill Charges	
		Distribution Total:	$408.31		
31064	9/10/2026	County Recorder San Bernardino			
	20-97-6335	Bank Charges & Misc Fees	$80.00	Lien Release Fees	
		Distribution Total:	$80.00		
31065	9/10/2026	Facility Builders & Erectors, Inc.			
	20-00-1799	Construction In Progress	$536,861.37	Garstin Water Operations Facility Building	Garstin Water Operations Facility
	20-00-2118	Retention Payable	($26,843.07)	Retention Payable	
		Distribution Total:	$510,018.30		
31066	9/10/2026	IMT Transport			
	20-00-1790	General Plant And Equipment	$4,300.00	2025 Ram 5500 Freight	Capital Machinery & Equipment
		Distribution Total:	$4,300.00		
31067	9/10/2026	Motive Energy Storage Systems, Inc.			
	20-50-6240	Maintenance - Wells	$1,565.00	Electrician Labor - Inverter	
	20-59-6996	Maintenance - Equipment	$1,565.00	Tech Labor - Inverters	
		Distribution Total:	$3,130.00		
31068	9/10/2026	Nelson Mobile Services, Inc.			
	20-59-6360	Automotive Expense	$256.33	2960 Air Tank Drain Valves	Vehicle & Equipment Maintenance
	20-59-6360	Automotive Expense	$850.46	2958 Air Bag/Parking Brake/ Valve Replaceme	Vehicle & Equipment Maintenance
	20-59-6996	Maintenance - Equipment	$349.00	2963 Backhoe Engine Diagnostic Labor	Vehicle & Equipment Maintenance
	20-59-6996	Maintenance - Equipment	$533.11	2961 Trailer Ramp Repairs	
	20-59-6996	Maintenance - Equipment	$533.11	2959 Trailer Ramp Pivot Bar Replacement	

	20-59-6996	Maintenance - Equipment	$917.55	2962 Backhoe Axle Shaft Repairs	Vehicle & Equipment Maintenance
		Distribution Total:	$3,439.56		
31069	9/10/2026	San Bernardino County Fleet Management Departme			
	20-59-6362	Fuel	$4,218.78	Fuel 08/2026	
		Distribution Total:	$4,218.78		
31070	9/10/2026	Special Districts Dept San Bernardino County			
	20-50-6275	Maintenance - Water Treatment	$274.76	Seminole Sewer Charge	
		Distribution Total:	$274.76		
31071	9/10/2026	Twin Bear Equipment Rental, Inc.			
	20-59-6996	Maintenance - Equipment	$40.73	Saw Starter Repair	
	20-59-6996	Maintenance - Equipment	$58.65	Pull Starter Repair	
	20-59-6996	Maintenance - Equipment	$590.65	Rammer Repair	
		Distribution Total:	$690.03		
31072	9/10/2026	U.S. Bank			
	20-97-6335	Bank Charges & Misc Fees	$2,550.00	2019 Water Revenue Bonds	
		Distribution Total:	$2,550.00		
31073	9/17/2026	Aqua-Metric Sales Company			
	20-00-1560	Inventory	$16,496.53	Inventory	
		Distribution Total:	$16,496.53		
31074	9/17/2026	B L Wallace- Distributor Inc.			
	20-00-1560	Inventory	$9,785.75	Inventory	
		Distribution Total:	$9,785.75		
31075	9/17/2026	Bear Valley Basin Groundwater Sustainability Agenc			
	20-99-7504	Contributions - Other Governments	$222.05	June/July Bank Fees	
		Distribution Total:	$222.05		
31076	9/17/2026	Canon Financial Services, Inc.			
	20-98-6375	Rents And Leases - Equipment	$841.31	Copier Maintenance	
		Distribution Total:	$841.31		

31077	9/17/2026	Cintas			
	20-59-6130	Safety Supplies	$301.70	First Aid Supplies	
		Distribution Total:	$301.70		
31078	9/17/2026	Colleen Barrette			
	20-00-1150	Due from Employees	$2,327.63	Computer Loan	
		Distribution Total:	$2,327.63		
31079	9/17/2026	Haaker Equipment Company			
	20-59-6180	Small Tools	$125.55	Adjustable Headband Straps	
		Distribution Total:	$125.55		
31080	9/17/2026	InfoSend, Inc.			
	20-97-6320	Bill Processing & Postage	$933.18	Bill Processing	
	20-97-6320	Bill Processing & Postage	$3,611.43	Bill Processing	
		Distribution Total:	$4,544.61		
31081	9/17/2026	McMaster-Carr Supply Company			
	20-98-6220	Maintenance Buildings/Grounds	$1,910.11	Pallet Racks, Concrete Anchors	
		Distribution Total:	$1,910.11		
31082	9/17/2026	Mobile Occupational Services, Inc.			
	20-98-6405	Professional Services - Personnel & Safety	$10.00	Employee Drug Testing	
		Distribution Total:	$10.00		
31083	9/17/2026	Pollardwater			
	20-59-6180	Small Tools	$2,770.25	3/4 Drill Machine Kit	
		Distribution Total:	$2,770.25		
31084	9/17/2026	Tennyson Pipeline Co.			
	20-00-1799	Construction In Progress	$357,400.00	Wolf Booster Replacement Project	Wolf Booster
	20-00-2118	Retention Payable	($17,870.00)	Retention Payable	
		Distribution Total:	$339,530.00		
31085	9/17/2026	Tyler Technologies			
	20-98-6315	Computer Equipment / Software	$507.50	ERP Pro Smart Meter Access	
		Distribution Total:	$507.50		

31086	9/17/2026	Verdantas			
	20-00-1799	Construction In Progress	$30,178.00	Geotechnical & Materials Testing	Garstin Water Operations Facility
	20-00-1799	Construction In Progress	$32,615.00	Geotechnical & Materials Testing	Garstin Water Operations Facility
	20-00-1799	Construction In Progress	$36,659.50	Geotechnical & Materials Testing	Garstin Water Operations Facility
		Distribution Total:	$99,452.50		
31087	9/17/2026	Vision Communications			
	20-98-6230	Maintenance - Equipment	$1,534.20	Field Radio Servicing	
		Distribution Total:	$1,534.20		
31090	9/24/2026	Colleen Barrette			
	20-59-6362	Fuel	$91.81	Fuel Reimbursement	
		Distribution Total:	$91.81		

Draft Number	Check Date	Vendor Name	Amount	Transaction Description	Project Name
	GL Act Number	GL Account Name			
833	9/3/2026	Best Best & Krieger LLP			
	20-98-6485	Professional Services - Legal	$111.90	Legal Services	
		Distribution Total:	$111.90		
834	9/3/2026	Clinical Laboratory of San Bernardino Inc			
	20-50-6400	Professional Services	$2,575.00	Water Quality Testing	
		Distribution Total:	$2,575.00		
835	9/3/2026	HD Supply Inc., dba USA Blue Book			
	20-55-6250	Maintenance - Mains & Services	$524.63	Water Line Ball Markers	
		Distribution Total:	$524.63		
836	9/3/2026	Jackson Lewis P.C			
	20-98-6405	Professional Services - Personnel & Safety	$1,750.70	Professional Services	
	20-98-6405	Professional Services - Personnel & Safety	$19,926.57	Professional Services	
		Distribution Total:	$21,677.27		
837	9/3/2026	PBK			
	20-00-1799	Construction In Progress	$5,760.00	Construction Administration	Garstin Water Operations Facility
		Distribution Total:	$5,760.00		

838	9/3/2026	Yardley-Orgill Co., Inc			
	20-00-1560	Inventory	$684.21	Inventory & Supply	
	20-00-1799	Construction In Progress	$930.96	Inventory & Supply	Berkley Pipeline Replacement
		Distribution Total:	$1,615.17		
839	9/10/2026	APPLE Administrator			
	20-00-2045	Payroll Liabilities	$187.50	APPLE Administrator	
		Distribution Total:	$187.50		
840	9/10/2026	Jason Beck			
	20-59-6360	Automotive Expense	$273.52	Vehicle Battery Reimbursement	
		Distribution Total:	$273.52		
841	9/10/2026	Prudential Overall Supply dba Prudential Cleanro			
	20-59-6339	Laundry	$2,973.11	Uniform Services	
		Distribution Total:	$2,973.11		
842	9/10/2026	RingCentral Inc.			
	20-98-6920	Communications & Data	$1,173.51	Communications	
		Distribution Total:	$1,173.51		
843	9/10/2026	SB County Employees Retirement Association			
	20-00-2045	Payroll Liabilities	$58,405.41	General Tier II	
		Distribution Total:	$58,405.41		
844	9/17/2026	Best Best & Krieger LLP			
	20-98-6485	Professional Services - Legal	$1,035.80	Legal Services	
	20-98-6485	Professional Services - Legal	$3,032.40	Legal Services	
	20-98-6485	Professional Services - Legal	$4,278.10	Legal Services	
		Distribution Total:	$8,346.30		
845	9/17/2026	HD Supply Inc., dba USA Blue Book			
	20-55-6250	Maintenance - Mains & Services	$882.87	Water Line Marker	
		Distribution Total:	$882.87		

846	9/24/2026	Jackson Lewis P.C		
	20-98-6405	Professional Services - Personnel & Safety	$7,598.50	Professional Services
		Distribution Total:	$7,598.50	
847	9/24/2026	Kellie Milliner		
	20-98-6930	Special Dept Expense	$3.99	Supply Reimbursement
	20-59-6362	Fuel	$7.75	Fuel Reimbursement
		Distribution Total:	$11.74	
848	9/24/2026	Samantha Salmas		
	20-59-6362	Fuel	$5.17	Fuel Reimbursement
		Distribution Total:	$5.17	
849	9/24/2026	SB County Employees Retirement Association		
	20-00-2045	Payroll Liabilities	$58,941.37	Emp Pension
		Distribution Total:	$58,941.37	
850	9/24/2026	Shina Barnett		
	20-59-6362	Fuel	$5.17	Fuel Reimbursement
	20-98-6930	Special Dept Expense	$3.99	Supply Reimbursement
		Distribution Total:	$9.16	
DFT0001187	9/3/2026	Bear Valley Electric		
	20-50-5560	Utilities - Electric	$24.65	370 Canvasback Rd
	20-50-5560	Utilities - Electric	$129.69	Magnolia Ln & Sunset Ln
	20-50-5560	Utilities - Electric	$782.45	Booster Santa Barbara Ave
	20-50-5560	Utilities - Electric	$471.31	Barton Ln Pump
	20-50-5560	Utilities - Electric	$3,305.00	561 Maple LN
	20-50-5560	Utilities - Electric	$18.15	10th Ln North
	20-50-5560	Utilities - Electric	$44.55	Lakewood #6 Well
	20-50-5560	Utilities - Electric	$18.15	10th Ln W/End
		Distribution Total:	$4,793.95	

DFT0001188	9/3/2026	Laura's Cleaning Personnel Service		
	20-98-6220	Maintenance Buildings/Grounds	$777.00	Janitorial Services
		Distribution Total:	$777.00	
DFT0001189	9/3/2026	Quadient Finance USA, Inc.		
	20-98-6320	Postage Charges	$2,500.00	Postage Meter Reset
		Distribution Total:	$2,500.00	
DFT0001190	9/3/2026	Safe & Sound Security, Inc.		
	20-98-6220	Maintenance Buildings/Grounds	$115.09	Alarm & Monitoring Services
	20-98-6220	Maintenance Buildings/Grounds	$115.09	Alarm & Monitoring Services
		Distribution Total:	$230.18	
DFT0001194	9/10/2026	Bear Valley Electric		
	20-50-5560	Utilities - Electric	$26.06	Prv Station Moonridge Rd
	20-50-5560	Utilities - Electric	$19.05	Dogwood Chlorination Station
	20-50-5560	Utilities - Electric	$1,473.85	Arrastre Creek Pump Station
	20-50-5560	Utilities - Electric	$54.29	Wolf Coyote
	20-50-5560	Utilities - Electric	$2,713.95	Lake Plant Well #5
	20-50-5560	Utilities - Electric	$944.30	Lassen Well-A Booster
	20-50-5560	Utilities - Electric	$1,220.21	366 Glenwood
	20-50-5560	Utilities - Electric	$1,119.92	Klamath Rd Pump
	20-50-5560	Utilities - Electric	$3,349.50	McAlister Rd & Foxfarm
	20-50-5560	Utilities - Electric	$30.56	Clover/Club View Pump
	20-50-5560	Utilities - Electric	$57.43	Well Monte Vista Dr
	20-50-5560	Utilities - Electric	$15.40	Onyx Way
	20-50-5560	Utilities - Electric	$7,531.66	42136 1/2 Big Bear Blvd
	20-50-5560	Utilities - Electric	$15.40	North End of A Lane
	20-50-5560	Utilities - Electric	$15.91	Skyview Well Deadman Lk
		Distribution Total:	$18,587.49	

DFT0001195	9/10/2026	Laura's Cleaning Personnel Service		
	20-98-6220	Maintenance Buildings/Grounds	$714.00	Janitorial Services
		Distribution Total:	$714.00	
DFT0001196	9/17/2026	Bear Valley Electric		
	20-50-5560	Utilities - Electric	$22.55	East End Yosemite x Angels
	20-50-5560	Utilities - Electric	$77.23	Cedar Lake Reservoir
	20-50-5560	Utilities - Electric	$14,066.87	500 Sawmill Canyon Dr
	20-50-5560	Utilities - Electric	$723.55	Seminole Well
	20-50-5560	Utilities - Electric	$25.57	39218 1/2 Cedar Dell
	20-50-5560	Utilities - Electric	$20.55	Coontank N/Pineyridge
		Distribution Total:	$14,936.32	
DFT0001197	9/17/2026	Southwest Gas Corp		
	20-98-6325	Utilities - Gas	$32.29	41972 Garstin Gas
		Distribution Total:	$32.29	
DFT0001198	9/17/2026	Verizon Wireless		
	20-50-6920	Communications & Data	$58.03	Cell Data Plans
	20-59-6920	Communications & Data	$64.04	Cell Data Plans
	20-95-6920	Communications & Data	$364.61	Cell Data Plans
	20-51-6920	Communications & Data	$76.74	Cell Data Plans
	20-98-6920	Communications & Data	$310.07	Cell Data Plans
	20-55-6920	Communications & Data	$87.12	Cell Data Plans
		Distribution Total:	$960.61	
DFT0001199	9/24/2026	American Fidelity Assurance Company		
	20-00-2045	Payroll Liabilities	$2,266.64	FSA Premium
	20-00-2045	Payroll Liabilities	$3,651.11	EE Life / LTD
		Distribution Total:	$5,917.75	
DFT0001200	9/24/2026	Bear Valley Electric		
	20-50-5560	Utilities - Electric	$910.77	40751 N Shore Dr DWP Mant

	20-50-5560	Utilities - Electric	$18.50	Magnolia LN Booster
	20-50-5560	Utilities - Electric	$16.50	10th ln north
	20-50-5560	Utilities - Electric	$563.63	Cline Miller Pl Reservoir
	20-50-5560	Utilities - Electric	$40.03	Lakewood #6 Well
	20-50-5560	Utilities - Electric	$191.93	200 S/Oak Conklin Rd
	20-50-5560	Utilities - Electric	$8,611.99	Oak Well / Jeffries
	20-50-5560	Utilities - Electric	$807.58	40751 N Shore Dr Pump
	20-50-5560	Utilities - Electric	$1,837.21	Sand Canyon Well
	20-50-5560	Utilities - Electric	$94.11	Lakewood #7
	20-50-5560	Utilities - Electric	$13,212.59	468 Magnolia
	20-50-5560	Utilities - Electric	$663.97	Booster Santa Barbara
	20-50-5560	Utilities - Electric	$52.03	Magnolia Ln Sunset Ln
	20-50-5560	Utilities - Electric	$3,075.30	43270 1/2 Sheephorn Rd
	20-50-5560	Utilities - Electric	$1,108.51	Cherokee Well
	20-50-5560	Utilities - Electric	$562.68	Goldmine Boosters
		Distribution Total:	$31,767.33	
DFT0001201	9/24/2026	Health Net		
	20-98-6084	Health and Wellness Benefits	$6,554.75	Health Insurance
	20-59-6084	Health and Wellness Benefits	$5,132.34	Health Insurance
	20-90-6084	Health and Wellness Benefits	$5,299.89	Health Insurance
	20-55-6084	Health and Wellness Benefits	$1,117.72	Health Insurance
	20-50-6084	Health and Wellness Benefits	$2,440.49	Health Insurance
	20-95-6084	Health and Wellness Benefits	$2,943.23	Health Insurance
	20-51-6084	Health and Wellness Benefits	$1,814.15	Health Insurance
		Distribution Total:	$25,302.57	
DFT0001202	9/24/2026	Kaiser Permanente		
	20-90-6084	Health and Wellness Benefits	$2,571.72	Health Insurance

	20-95-6084	Health and Wellness Benefits	$3,604.92	Health Insurance
	20-98-6084	Health and Wellness Benefits	$1,339.20	Health Insurance
	20-97-6084	Health and Wellness Benefits	$4,471.82	Health Insurance
	20-55-6084	Health and Wellness Benefits	$6,959.91	Health Insurance
	20-50-6084	Health and Wellness Benefits	$4,694.45	Health Insurance
	20-51-6084	Health and Wellness Benefits	$2,649.60	Health Insurance
	20-59-6084	Health and Wellness Benefits	$3,195.75	Health Insurance
		Distribution Total:	$29,487.37	
DFT0001203	9/24/2026	Reliance Standard		
	20-90-6084	Health and Wellness Benefits	$119.36	Vision Insurance
	20-55-6084	Health and Wellness Benefits	$162.48	Vision Insurance
	20-98-6084	Health and Wellness Benefits	$109.36	Vision Insurance
	20-51-6084	Health and Wellness Benefits	$64.16	Vision Insurance
	20-50-6084	Health and Wellness Benefits	$108.32	Vision Insurance
	20-95-6084	Health and Wellness Benefits	$108.32	Vision Insurance
	20-59-6084	Health and Wellness Benefits	$119.36	Vision Insurance
	20-97-6084	Health and Wellness Benefits	$88.32	Vision Insurance
		Distribution Total:	$879.68	
DFT0001204	9/24/2026	Reliance Standard		
	20-90-6084	Health and Wellness Benefits	$613.32	Dental Insurance
	20-97-6084	Health and Wellness Benefits	$472.32	Dental Insurance
	20-59-6084	Health and Wellness Benefits	$693.68	Dental Insurance
	20-98-6084	Health and Wellness Benefits	$693.68	Dental Insurance
	20-51-6084	Health and Wellness Benefits	$396.88	Dental Insurance
	20-95-6084	Health and Wellness Benefits	$639.44	Dental Insurance
	20-55-6084	Health and Wellness Benefits	$952.76	Dental Insurance

	20-50-6084	Health and Wellness Benefits	$636.24	Dental Insurance
		Distribution Total:	$5,098.32	
DFT0001205	9/24/2026	Reliance Standard Life Ins. Co.		
	20-50-6084	Health and Wellness Benefits	$60.00	EE Life / LTD
	20-98-6084	Health and Wellness Benefits	$72.04	EE Life / LTD
	20-95-6084	Health and Wellness Benefits	$84.00	EE Life / LTD
	20-97-6084	Health and Wellness Benefits	$48.00	EE Life / LTD
	20-59-6084	Health and Wellness Benefits	$60.00	EE Life / LTD
	20-00-2045	Payroll Liabilities	$1,498.49	EE Life / LTD
	20-51-6084	Health and Wellness Benefits	$24.00	EE Life / LTD
	20-55-6084	Health and Wellness Benefits	$72.00	EE Life / LTD
	20-90-6084	Health and Wellness Benefits	$60.00	EE Life / LTD
		Distribution Total:	$1,978.53	
DFT0001206	9/1/2026	Adobe		
	20-98-6315	Computer Equipment / Software	$779.88	Adobe Creative Suite
	20-51-6930	Special Dept Expense	$49.99	Adobe Stock Images
		Distribution Total:	$829.87	
DFT0001207	9/1/2026	Amazon		
	20-98-6114	Office Supplies	$15.07	Hat washing supplies
	20-98-6114	Office Supplies	$42.86	Office Supplies
	20-98-6114	Office Supplies	$172.78	Office Supplies
	20-55-6250	Maintenance - Mains & Services	$11.41	90 Degree Swivel Elbow Joint
	20-02-4732	Other Revenue - Non-Operating	$134.00	Employee Luncheon Supplies
	20-02-4732	Other Revenue - Non-Operating	$27.14	Employee Luncheon Supplies
	20-59-6180	Small Tools	$14.64	90 Degree Swivel Elbow Joint
		Distribution Total:	$417.90	

DFT0001208	9/1/2026	Ameritol, Inc.		
	20-50-6240	Maintenance - Wells	$267.24	Well circuit board cover
		Distribution Total:	$267.24	
DFT0001209	9/1/2026	Anthropic, PBC		
	20-98-6315	Computer Equipment / Software	$125.00	Software Renewal
		Distribution Total:	$125.00	
DFT0001210	9/1/2026	Asco Enterprises Inc., Big Bear Arco AMPM		
	20-59-6362	Fuel	$983.29	Fuel
	20-59-6362	Fuel	$1,360.87	Fuel
	20-59-6362	Fuel	$480.42	Fuel
	20-59-6362	Fuel	$1,128.75	Fuel
	20-59-6362	Fuel	$686.52	Fuel
	20-59-6362	Fuel	$178.59	Fuel
		Distribution Total:	$4,818.44	
DFT0001211	9/1/2026	Big Bear Chamber of Commerce		
	20-51-6910	Public Outreach	$70.00	Chamber Registration
		Distribution Total:	$70.00	
DFT0001212	9/1/2026	Big Bear Disposal, Inc.		
	20-51-6930	Special Dept Expense	$124.65	Storage Container
		Distribution Total:	$124.65	
DFT0001213	9/1/2026	Columbia Bank		
	20-97-6335	Bank Charges & Misc Fees	$37.64	Misc Fee
		Distribution Total:	$37.64	
DFT0001214	9/1/2026	FireHoseDirect		
	20-59-6180	Small Tools	$1,501.91	Fire Hose Ramps
		Distribution Total:	$1,501.91	
DFT0001215	9/1/2026	Gravity Forms		
	20-51-6930	Special Dept Expense	$259.00	Gravity Forms Elite Annual Subscription Paym
		Distribution Total:	$259.00	

DFT0001216	9/1/2026	Hach Company			
	20-50-5175	Chemicals/Filter Material	$226.02	Alkaline Reagent Kits	
		Distribution Total:	$226.02		
DFT0001217	9/1/2026	LEOCO Fence Company			
	20-98-6220	Maintenance Buildings/Grounds	$40.22	Fence Repair	
		Distribution Total:	$40.22		
DFT0001218	9/1/2026	Little Caesar's			
	20-59-6926	Education / Training	$180.25	Lunch for Trench Shoring Class	
		Distribution Total:	$180.25		
DFT0001219	9/1/2026	Ludecke's Electrical Service, Inc.			
	20-00-1799	Construction In Progress	$1,234.22	Underground Conduits for Backflow	Garstin Water Operations Facility
		Distribution Total:	$1,234.22		
DFT0001220	9/1/2026	OJs Donut House			
	20-98-6930	Special Dept Expense	$201.76	Meeting Refreshments	
		Distribution Total:	$201.76		
DFT0001221	9/1/2026	OpenAI			
	20-98-6315	Computer Equipment / Software	$100.00	OpenAI Subscription	
		Distribution Total:	$100.00		
DFT0001222	9/1/2026	PkWare			
	20-98-6315	Computer Equipment / Software	$7.99	SecureZip for Windows 1-Year Subscription	
		Distribution Total:	$7.99		
DFT0001223	9/1/2026	Power Parts			
	20-59-6180	Small Tools	$51.98	Trimmer Head Replacement	
		Distribution Total:	$51.98		
DFT0001224	9/1/2026	Sam's Club			
	20-98-6930	Special Dept Expense	$11.96	Breakroom Supplies	
		Distribution Total:	$11.96		
DFT0001225	9/1/2026	Staples Credit			
	20-98-6114	Office Supplies	$52.56	Office Supplies	
		Distribution Total:	$52.56		

DFT0001226	9/1/2026	Stater Bros. Markets		
	20-98-6930	Special Dept Expense	$19.36	Fruit For Meetings
	20-98-6930	Special Dept Expense	$21.99	Fruit for Meetings
		Distribution Total:	$41.35	
DFT0001227	9/1/2026	Tropicali		
	20-98-6930	Special Dept Expense	$179.56	Lunch w/ Motive
		Distribution Total:	$179.56	
DFT0001228	9/1/2026	UpCycle Products Inc.		
	20-51-6930	Special Dept Expense	$2,180.00	Rain Barrels
		Distribution Total:	$2,180.00	
DFT0001229	9/1/2026	US Legal Forms		
	20-98-6315	Computer Equipment / Software	$96.00	Annual Subscription
		Distribution Total:	$96.00	
DFT0001230	9/1/2026	Vons		
	20-98-6930	Special Dept Expense	$3.99	Cake for Employee Birthday
	20-98-6930	Special Dept Expense	$83.77	Meeting Refreshments
	20-98-6930	Special Dept Expense	$13.57	Meeting Refreshments
		Distribution Total:	$101.33	
DFT0001231	9/1/2026	WaterWisePro Training LLC		
	20-98-6926	Education / Training	$125.00	D3-5 Distribution Math Exam Prep Course
	20-59-6926	Education / Training	$135.00	D1-5 Distribution Exam Study Guide
		Distribution Total:	$260.00	
DFT0001232	9/1/2026	Zoom Communications, Inc.		
	20-98-6315	Computer Equipment / Software	$16.99	Zoom Workplace Pro Monthly
	20-98-6315	Computer Equipment / Software	$16.99	Zoom Workplace Pro Monthly
		Distribution Total:	$33.98	
DFT0001233	9/30/2026	Verizon Wireless		
	20-95-6920	Communications & Data	$364.61	Cell Data Plans
	20-50-6920	Communications & Data	$58.03	Cell Data Plans

	20-55-6920	Communications & Data	$87.12	Cell Data Plans
	20-98-6920	Communications & Data	$326.92	Cell Data Plans
	20-59-6920	Communications & Data	$64.04	Cell Data Plans
	20-51-6920	Communications & Data	$76.74	Cell Data Plans
		Distribution Total:	$977.46	
DFT0001234	9/30/2026	South Coast AQMD		
	20-59-6366	Licenses & Permits	$764.84	AQMD / Emissions Fees
		Distribution Total:	$764.84	
DFT0001235	9/30/2026	San Bernardino County Fire Protection District		
	20-59-6366	Licenses & Permits	$338.00	Permit for Stanfield Cutoff Roundabout
		Distribution Total:	$338.00	
DFT0001238	9/30/2026	Grainger Inc		
	20-50-6235	Maintenance - Pressure Valves	$165.24	Thread Sealant
	20-59-6360	Automotive Expense	$66.33	Diesel Exhaust Fluid
	20-50-6242	Maintenance - Reservoirs	$22.41	Burlap Roll
	20-55-6215	Maintenance - Hydrants	$470.99	Fire Hose Adapter
	20-59-6360	Automotive Expense	$115.72	Windshield Washer Fluid
	20-50-6235	Maintenance - Pressure Valves	$29.95	Thread Sealant
	20-98-6220	Maintenance Buildings/Grounds	$246.31	Trash Bags
	20-50-6235	Maintenance - Pressure Valves	$668.82	Brass Plugs
	20-59-6180	Small Tools	$10.31	Anchor Steel Pin
	20-98-6220	Maintenance Buildings/Grounds	$254.58	Trash Bags
	20-59-6180	Small Tools	$69.83	Analog Thermometer/Hydrant Wrench
	20-59-6180	Small Tools	$158.93	Impact Driver
	20-59-6180	Small Tools	$449.80	Saw Blade
	20-59-6180	Small Tools	$693.14	Lever Lockset
	20-50-6235	Maintenance - Pressure Valves	$90.72	Brass Pipe

20-59-6180	Small Tools	$164.46	Symbol Stencil
20-59-6180	Small Tools	$46.57	AC Port Plug
20-59-6180	Small Tools	$487.32	Pressure Washer Nozzle, Utility Knife
20-98-6220	Maintenance Buildings/Grounds	$124.29	US Flag
20-59-6130	Safety Supplies	$104.13	Apron Chap
20-59-6360	Automotive Expense	$66.33	Diesel Exhaust Fluid
20-59-6130	Safety Supplies	$191.40	Lens Cleaning tissues
20-59-6180	Small Tools	$317.40	Cut Off Wheel, Replacement Tube Cutter, Hos
20-98-6220	Maintenance Buildings/Grounds	$87.50	Paper Towels
20-59-6180	Small Tools	$183.40	Paint Markers
20-59-6180	Small Tools	$40.26	Spiral Clamp
20-98-6930	Special Dept Expense	$125.12	Facial Tissues/Lens Cleaning Tissues
20-98-6930	Special Dept Expense	$210.65	Facial Tissue/Toilet Paper/ Paper Towels
20-59-6180	Small Tools	$655.10	Saw Blades
20-59-6180	Small Tools	$261.70	Shelf Bins
20-59-6180	Small Tools	$433.78	Diesel Exhaust Fluid / Pallet Blue
20-59-6180	Small Tools	$181.27	Shelf Bins
20-59-6180	Small Tools	$645.79	Hand Ratchet
20-59-6180	Small Tools	$708.89	Pipe Shut Off Tool
20-59-6180	Small Tools	$32.83	Saw Chain
20-59-6180	Small Tools	$446.93	Electric Leaf Blower
20-59-6180	Small Tools	$89.61	Hex Nut Zinc Plated
20-59-6180	Small Tools	$166.69	Digging Bar
20-59-6180	Small Tools	$318.94	Tubing Cutter
20-59-6180	Small Tools	$54.22	Hole Saw
20-59-6180	Small Tools	$132.45	Braided Halyard

	20-59-6180	Small Tools	$779.98	Pallet Jack
	20-59-6180	Small Tools	$449.80	Saw Blades
	20-59-6180	Small Tools	$177.53	Cut off Wheel
	20-59-6180	Small Tools	$32.24	Batteries
	20-59-6180	Small Tools	$205.54	Pocket Soil Penetrometer
	20-50-6240	Maintenance - Wells	$71.84	Cylinder Schlage
	20-59-6180	Small Tools	$161.20	Batteries
	20-59-6180	Small Tools	$249.38	Pipe Wrench
	20-59-6180	Small Tools	$56.81	Circuit Tracer
	20-59-6180	Small Tools	$75.48	Garden Hose
	20-59-6180	Small Tools	$25.19	Hole Saw
	20-95-6256	Maintenance - Meters	$2,302.68	Diesel Exhaust Fluid / Pallet Blue
	20-95-6256	Maintenance - Meters	$2,670.13	Pallet Blue
	20-59-6180	Small Tools	$504.96	Weeder Head
	20-59-6180	Small Tools	$879.47	Handheld Blower, Weeder
	20-59-6180	Small Tools	$281.01	Voltage Detector
	20-59-6180	Small Tools	$55.08	Garden Hose
	20-59-6180	Small Tools	$41.53	Hex Nut Zinc Plated
	20-59-6180	Small Tools	$241.79	Hex Screws
	20-59-6180	Small Tools	$43.98	Garden Hose
		Distribution Total:	$19,095.73	
DFT0001242	9/30/2026	Bear Valley Electric		
	20-50-5560	Utilities - Electric	$53.63	Ironwood Boosters
	20-98-6326	Utilities - Electric	$78.03	41972 Garstin Dr
	20-50-5560	Utilities - Electric	$2,058.34	Division Wells
	20-50-5560	Utilities - Electric	$22.00	370 Canvasback Rd
	20-50-5560	Utilities - Electric	$2,087.96	43511 Bow Canyon Rd

	20-50-5560	Utilities - Electric	$9,246.05	43511 Bow Canyon Rd
	20-50-5560	Utilities - Electric	$3,257.21	561 Maple LN
	20-50-5560	Utilities - Electric	$1,950.15	East end of Oak Rd
	20-50-5560	Utilities - Electric	$16.50	10th Ln W/End #5
	20-50-5560	Utilities - Electric	$444.70	Barton Ln Pump S/W Pine
	20-50-5560	Utilities - Electric	$2,489.47	839 Knickerbocker Rd
		Distribution Total:	$21,704.04	
DFT0001244	9/30/2026	South Coast AQMD		
	20-59-6366	Licenses & Permits	$185.23	AQMD Emissions Fees
		Distribution Total:	$185.23	

Check Number	Check Date	Customer Name	Service Address	Refund Amount	Refund Description
31044	9/3/2026	ALLEN & ALMA MORRISON	270 MEADOW CIRCLE N	$2,735.91	UB Refunds 9.3.26
31058	9/10/2026	FRED OR JASON MARTINELLI	458 SHADY LN	$814.04	UB Refunds 9.10.26
31059	9/10/2026	MARIANNE ROTENBERG REV TRU	465 VILLA GROVE AV	$806.68	UB Refunds 9.10.26
31060	9/10/2026	DAN OBRIEN	628 EUREKA DR	$768.91	UB Refunds 9.10.26
31088	9/24/2026	BEJARANO FAMILY TRUST	1090 MOUNTAIN LN	$28.80	Refunds 009-12 UBPKT13636 Disconnect
31089	9/24/2026	TONY ISKANDAR	760 BLUE JAY # 44	$164.69	Refunds 009-12 UBPKT13636 Disconnect

Report Summary

Payments	Count	Total
Accounts Payables:	108	$1,415,783.47
Customer Refunds	6	$5,319.03
Total:	114	$1,421,102.50

Bank Drafts		
Payroll Liabilities:	9	$323,154.18
Debt Service:		0.00
Bank & Credit Card Fees:	5	$22,284.69
Total:	14	$345,438.87
Grand Total:	128	$1,766,541.37

AGENDA REPORT

Service, Quality, Community

DATE: October 27, 2026

TO: Board of Commissioners

FROM: Reginald A. Lamson, General Manager

PREPARED BY: Nathan Statham, Chief Financial Officer

RE: **June 30, 2026, Financial Analysis (Unaudited)**

Background

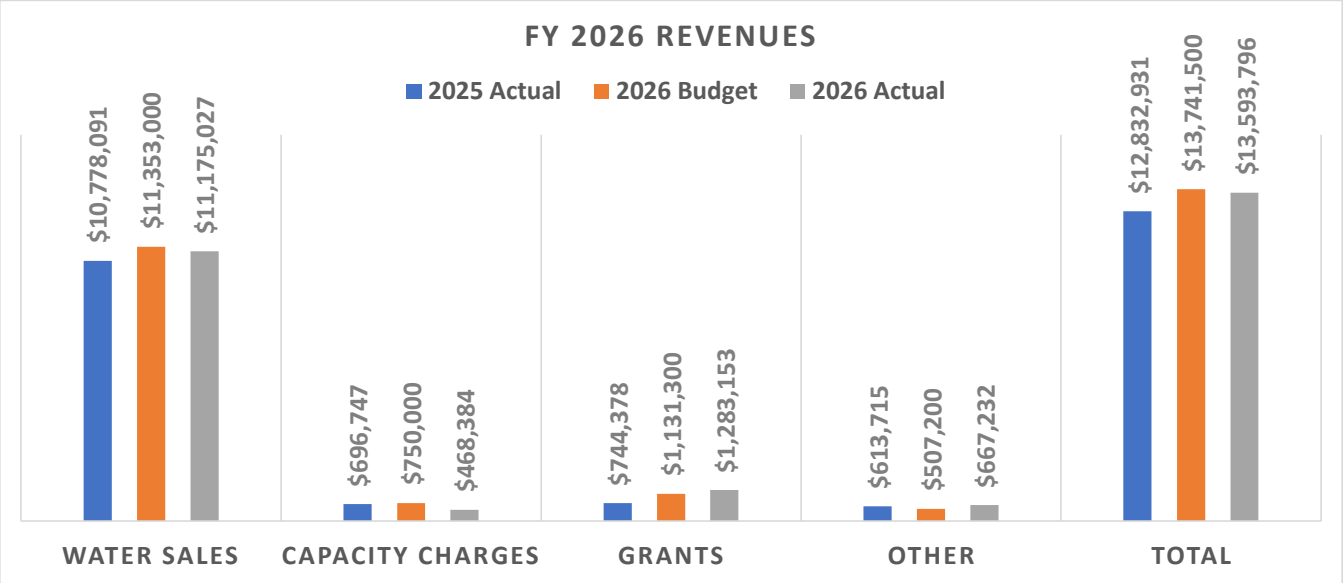
This presents annual financial data for fiscal year 2026 (FY 26). The numbers presented are not audited but include all financial activity for FY 26. Below is a summary of DWP's financial activity for FY 2026. Further details are provided in the following sections.

	Actual FY 2025	Budget FY 2025	Actual FY 2026	PO Roll Forwards	Budget FY 2026	(Over)/Under Budget
Water Sales	$ 10,778,091	$ 10,916,200	$ 11,175,027		$ 11,353,000	$ (177,973)
Capacity Charges	696,747	750,000	468,383		750,000	(281,617)
Grants	744,378	1,221,300	1,283,153		1,131,300	151,853
Other	613,715	592,700	667,233		507,200	160,033
Total Revenues	**12,832,931**	**13,480,200**	**13,593,796**		**13,741,500**	(147,704)
Operating Expenses	9,526,009	9,934,326	10,635,332	100,300	10,863,715	128,083
Non-Operating Expenses	529,758	526,100	937,267	-	1,078,100	140,833
Capital Outlay	3,579,680	3,448,720	6,604,290	3,511,100	9,429,600	(685,790)
Total Outflows	**$13,635,447**	**$ 13,909,146**	**$18,176,889**	**$ 3,611,400**	**$21,371,415**	**$ (416,874)**

Revenues

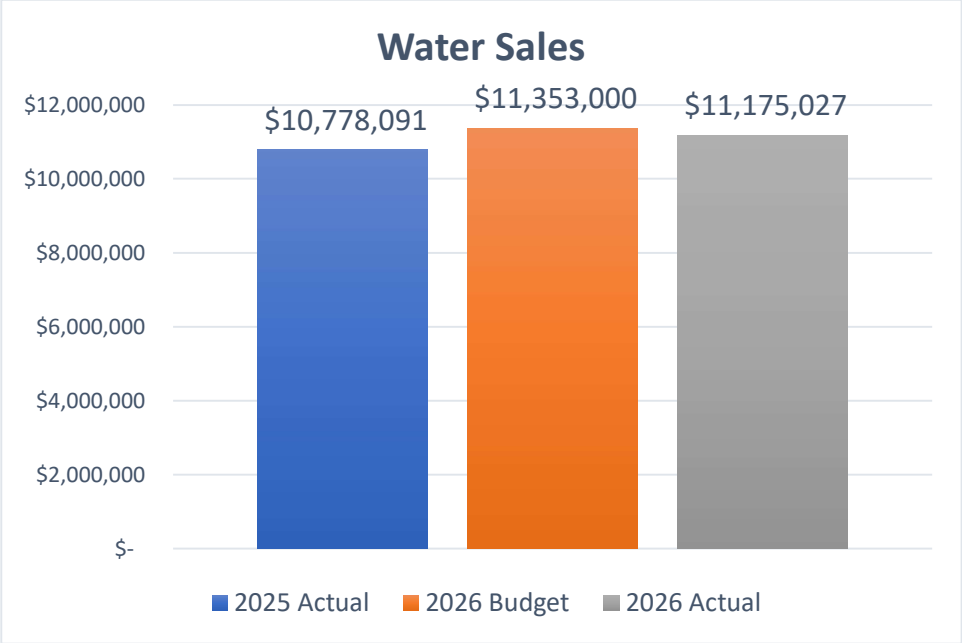
Year-end revenues are ahead of FY 2025 levels, but below FY 2026 budget projections. Overall revenues came in under budget projections by $147,704 or 1% as detailed below:

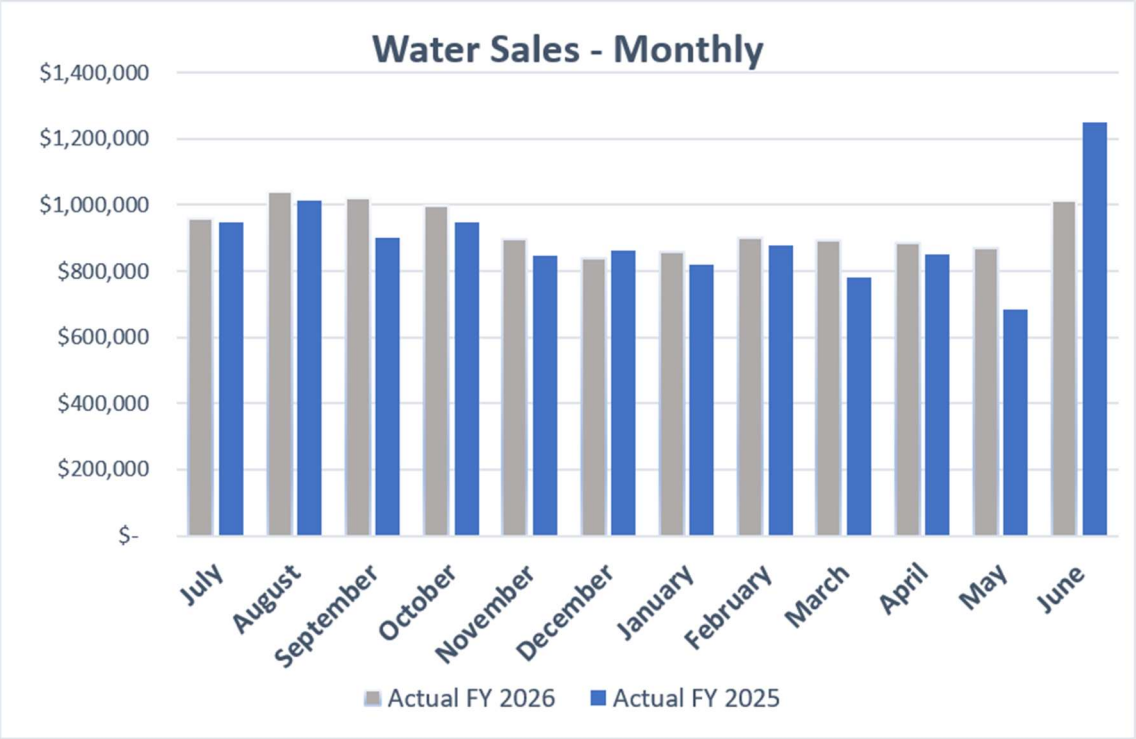
June 30, 2026, Financial Analysis (Unaudited)
October 27, 2026



Water Sales

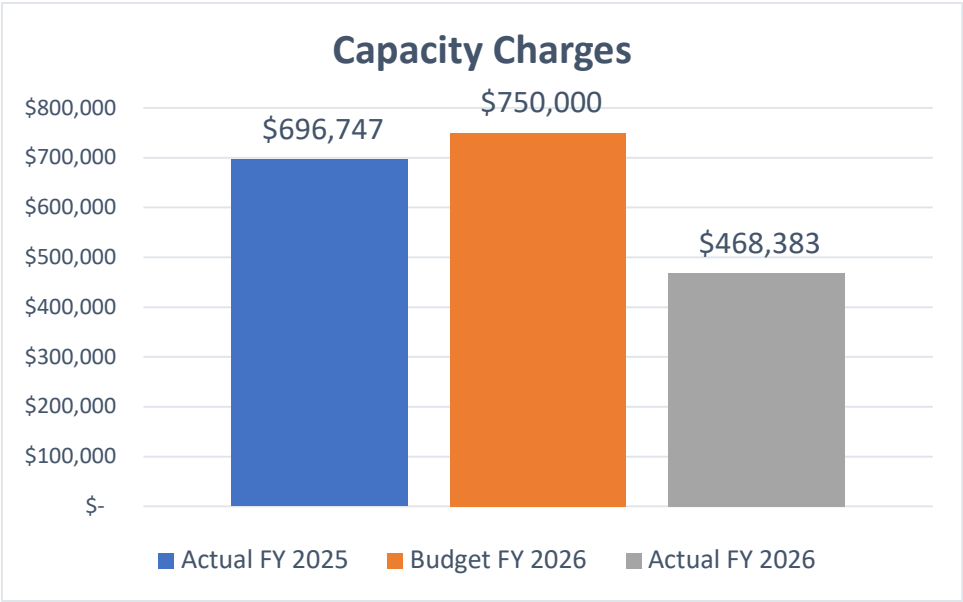
Revenues from water sales accounted for $11,175,027 or 82% of total revenues for FY 2026. Water sale revenues came in under budget by $177,973 or 2%. This is primarily due to a decrease in water consumption. Water sale revenues were higher than in FY 2025 by $393,936 or 3.6%.





Capacity Charge Revenues

Capacity charges are for new development and are recorded as an unearned revenue liability when received. These funds are subject to refund until a service is installed. Once the service is installed, the fees are recognized as revenue. DWP had an unearned revenue liability balance of $379,340 as of June 30, 2026. FY 2026 capacity charges are 33% or $228,364 lower than FY 2025 and came in under budget projections by 38% or $281,617



Grant Revenues

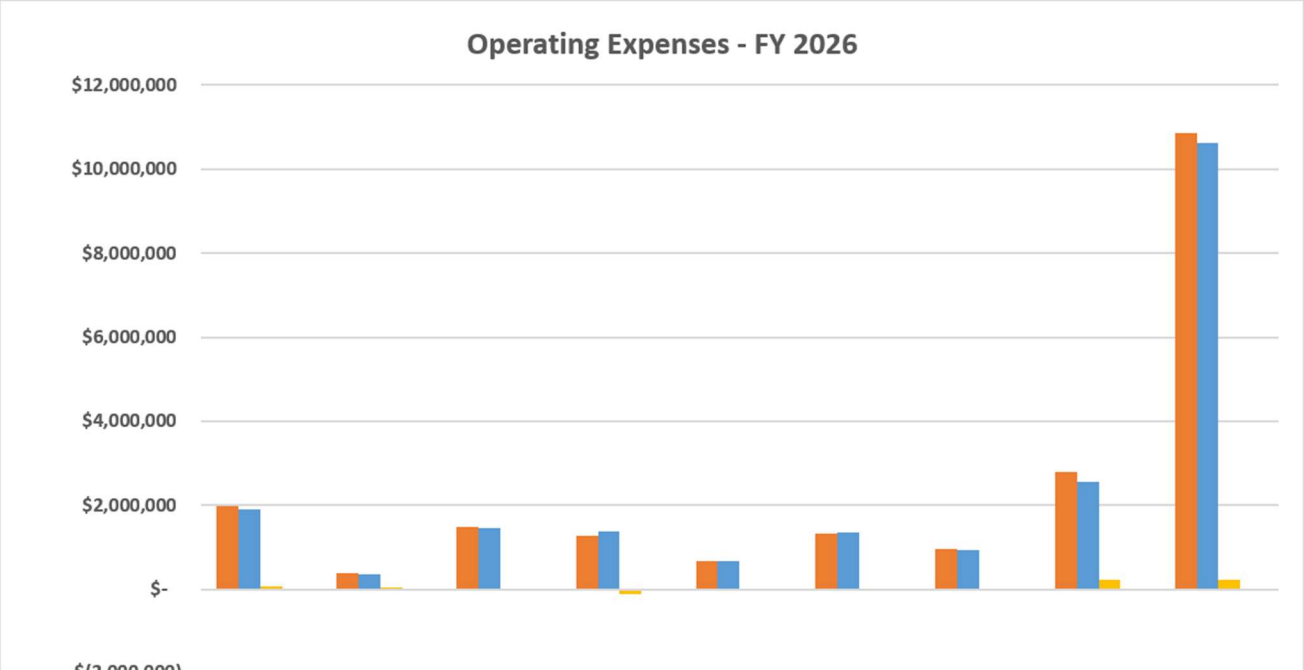
Grant revenues fluctuate based on capital project progress. DWP received grant funding from the USDA and USBR for the Garstin Facilities Project and the Wolf Booster Project, respectively. USBR

grant funds for the Wolf Booster have been exhausted.

Other revenues consist primarily of service connection, cell tower lease and interest revenues.

Expenses

Operating Expenses



	Production	Conserv.	T&D	Water Ops.	Customer Service	Field Services	Accounting	Admin.	Total
	50	51	55	59	90	95	97	98	-
Budget	$1,983,548	391,300	1,475,388	1,274,600	672,200	1,332,517	949,700	2,784,462	$10,863,715
Actual	$1,912,795	361,589	1,456,371	1,376,947	662,204	1,363,593	938,731	2,563,102	$10,635,332
Under (Over)	$70,753	29,711	19,017	(102,347)	9,996	(31,076)	10,969	221,360	$228,383
% Under (Over)	4%	8%	1%	-8%	1%	-2%	1%	8%	2%

Overall operating expenses were $228,383 or 2% under budget. $100,300 of the difference resulted from timing differences and was rolled forward into the budget for FY 2027.

Two departments spent more than they were budgeted as discussed in more detail below:

1. Water Ops. (59) – ended the year over budget primarily due to higher-than-expected personnel costs ($10,000), vehicle maintenance costs ($35,300), and equipment maintenance costs ($57,000). Reliability issues with the Case electric backhoe kept an older backhoe in service longer than planned, resulting in some of the higher maintenance costs. Significant mechanical issues with older vehicles led to those vehicles being replaced after incurring higher than acceptable maintenance costs.
2. Field Services (95) – this budget overage was due to meter replacement and maintenance costs. Meters and associated parts are pulled from inventory and the expense is recorded when the items are placed in the ground. Timing between meter and associated part purchases and when they are place in the ground are common. Field Services was on track for planned meter replacements for the year.

Two departments came in significantly under budget as discussed in more detail below:

3. Conservation (50) – the budget surplus resulted from unprogrammed conservation rebate funds.
4. Administration (98) – $37,000 of this surplus was from lower-than-expected expenses. $35,800 was rolled forward into the FY 2027 budget and the remainder resulted from personnel wages allocated to capital projects primarily for engineering work.

Capital Outlays

Capital outlays refer to costs incurred for purchases and projects expected to become part of DWP's capital assets. Most capital outlays are for infrastructure projects funded through DWP's Capital Improvement Plan (CIP) and Capital Machinery & Equipment Plan (CME). CIP projects and corresponding project budgets are outlined below.

Outlay	Project Budget	Prior Activity	FY 2026	Remaining
Capital Machinery & Equipment	$ 446,813	$ 30,410	$ 169,682	$ 246,721
Division Well 9	2,790,267	1,443,829	73,543	1,272,895
Garstin Water Operations Facilities	19,010,625	962,412	4,911,511	13,136,702
Wolf Booster	2,079,537	301,144	1,189,462	588,931
Wolf Reservoir	2,712,843	2,452,751	260,092	-
Capital Outlays Total	$ 27,040,085	$ 5,190,546	$ 6,604,290	$ 15,245,249

Accounts Receivable

DWP maintains accounts receivable balances for customer accounts and for other miscellaneous invoices. DWP has a current utility billing accounts receivable balance of $1,970,400. $1,392,450 of this balance pertains to unbilled water sales. Since water is used by customers prior to bills being generated, customers owe DWP for the water when provided but payment is not due until billed. Under accrual accounting, this creates a receivable. DWP expects to receive payment for most of the unbilled balance when customers are billed. The remaining $577,950 of the accounts receivable balance is billed but unpaid. Customer accounts are offset by over payment balances as outlined below:

Current Balance Composition		
Months Past Due	Unpaid	Over Payments
Current	$ 326,553	$ (127,420)
1	53,689	(295)
2	10,191	(140)
3	8,243	(140)
4+	179,274	(1,319)
	$ 577,950	$ (129,315)

Historical Unpaid Balances		
Period End	Delinquent Unpaid	Over Payments
FY 2026	251,397	(129,315)
FY 2025	215,814	(132,536)
FY 2024	222,992	(137,908)
FY 2023	219,295	(177,404)

DWP has intergovernmental receivables as outlined below. Payment is expected.

Nature of Receivable	Amount
Garstin USDA Grant	$ 857,481
Wolf Reservoir USBR Grant	390,429
BVBGSA Advance	1,000
	$ 1,248,910

June 30, 2026, Financial Analysis (Unaudited)
October 27, 2026

Cash and Investments

Cash and investment balances as of June 30, 2026, are outlined below:

Account Type	Book Balance
Cash On Hand	$ 800
Demand Deposit (Checking) Account	343,687
LAIF Investments	635,399
CLASS Investments	690,789
CAMP Investments	454,673
	$ 2,125,348

Garstin Construction Fund Balance $12,153,003.

For the quarter ended June 30, 2026, DWP earned $17,989 in interest on cash and investment balances which equates to an annualized earnings rate of 3.1%. Reported investment yields for LAIF, CAMP and CLASS were 3.9%, 3.8%, and 4% respectively. Interest earnings for FY 2026 were $369,485 inclusive of interest earned on funds restricted for debt service.

Additional Reports

For additional details, please refer to the attached financial reports as outlined below:

- Statement of Net Position
- Statement of Revenue, Expenses and Change in Net Position
- Projects Budget Report

Statement of Net Position

Big Bear Lake Dept. of Water & Power

As Of 06/30/2026

	FY 2025 Balance	FY 2026 Balance	Increase/ (Decrease)
Assets			
01 - Cash and Investments	$ 4,518,714	$ 2,125,349	$ (2,393,365)
02 - Cash with Fiscal Agent	1,109,452	14,832,571	13,723,119
05 - Receivables - Intergovernmental	85,350	1,248,910	1,163,560
06 - Receivables - Accrued Interest	14,860	16,770	1,910
07 - Receivables - Leases	178,945	152,170	(26,775)
11 - Receivables - Accounts	1,783,800	2,012,352	228,552
12 - Receivables - Other	13,383	7,041	(6,343)
13 - Prepaid Expenses	7,170	3,360	(3,810)
14 - Inventory	864,870	601,660	(263,210)
15 - Capital Assets net of depreciation	64,926,563	69,294,937	4,368,374
16 - Deferred Outflows	2,295,095	2,203,100	(91,995)
Total Assets:	**$ 75,798,202**	**$ 92,498,220**	**$ 16,700,018**
Liability			
19 - Accounts Payable	$ 549,704	$ 1,167,306	$ 617,602
20 - Unearned Revenue	354,590	379,340	24,750
21 - Accrued Liabilities	425,940	615,340	189,400
22 - Accrued Interest Payable	167,000	547,288	380,288
23 - Deposits Payable	13,500	12,000	(1,500)
24 - Lease Liability	15,650	10,364	(5,286)
25 - Subscription Liability	-	264,363	264,363
26 - Compensated Absences	719,547	809,290	89,743
27 - Pension Liability	4,239,981	3,697,100	(542,881)
28 - Debt	21,357,668	37,196,115	15,838,448
29 - Deferred Inflows	933,042	474,770	(458,272)
Total Liability:	**28,776,622**	**45,173,276**	**16,396,655**
Equity			
30 - Net Invested In Cap Assets	43,442,244	43,918,652	476,408
34 - Net Position - Restricted for Debt Service	1,109,452	2,679,569	1,570,117
39 - Net Position - Unrestricted	2,325,175	423,360	(1,901,815)
Total Beginning Net Position:	**46,876,871**	**47,021,581**	**144,710**
Total Revenue	12,832,931	13,593,796	760,865
Total Expense	12,688,221	13,290,433	(602,212)
Revenues Over/(Under) Expenses	**144,710**	**303,363**	**158,654**
Total Net Position:	**47,021,581**	**47,324,944**	**303,363**
Total Liabilities and Net Position:	**$ 75,798,202**	**$ 92,498,220**	**$ 16,700,018**

Statement of Revenues, Expenses and Changes in Net Position for the Year Ended 6/30/2026

Big Bear Lake Dept. of Water & Power

	YTD Activity	Adjustments[1]	YTD Adjusted	YTD Budget	(Over)/ Under Budget
Revenue					
Classification: 44 - Operating Revenues					
00 - Administrative Charges	$ 239,775	$ -	$ 239,775	$ 219,700	$ (20,075)
01 - Water Sales	11,175,027	-	11,175,027	11,353,000	177,973
02 - Other Income	5,488	-	5,488	30,000	24,512
Classification: 44 - Operating Revenues Total:	**11,420,290**	**-**	**11,420,290**	**11,602,700**	**182,410**
Classification: 46 - Non-Operating Revenues					
02 - Other Income	39,635	-	39,635	32,500	(7,135)
03 - Investment Earnings	369,485	-	369,485	225,000	(144,485)
04 - Grants	1,283,153	-	1,283,153	1,131,300	(151,853)
07 - Gain On Disposal	12,850	-	12,850	-	(12,850)
Classification: 46 - Non-Operating Revenues Total:	**1,705,123**	**-**	**1,705,123**	**1,388,800**	**(316,323)**
Classification: 47 - Capital Contributions					
00 - Administrative Charges	468,384	-	468,384	750,000	281,616
Classification: 47 - Capital Contributions Total:	**468,384**	**-**	**468,384**	**750,000**	**281,616**
Revenue Total:	**13,593,796**	**-**	**13,593,796**	**13,741,500**	**147,704**
Expense					
Classification: 69 - Operating Expenses					
50 - Water Production	1,826,454	86,341	1,912,795	1,983,548	70,753
51 - Water Conservation	327,861	33,728	361,589	391,300	29,711
55 - Transmission and Distribution	1,330,454	125,917	1,456,371	1,475,388	19,017
59 - Water Operations	1,253,359	123,588	1,376,947	1,274,600	(102,347)
90 - Customer Service	569,478	92,726	662,204	672,200	9,996
95 - Field Services	1,235,448	128,145	1,363,593	1,332,517	(31,076)
97 - Accounting	857,296	81,435	938,731	949,700	10,969
98 - Administration	2,352,600	210,502	2,563,102	2,784,462	221,360
Classification: 69 - Operating Expenses Total:	**9,752,950**	**882,382**	**10,635,332**	**10,863,715**	**228,383**
Classification: 70 - Depreciation/Amortization					
99 - Non Departmental	2,600,216	(2,600,216)	-	-	-
Classification: 70 - Depreciation/Amortization Total:	**2,600,216**	**(2,600,216)**	**-**	**-**	**-**
Classification: 92 - Nonoperating Expenses - Interest					
99 - Non Departmental	713,951	-	713,951	1,062,200	348,249
Classification: 92 - Nonoperating Expenses - Interest Total:	**713,951**	**-**	**713,951**	**1,062,200**	**348,249**
Classification: 93 - Nonoperating - Contributions To Other Govs.					
99 - Non Departmental	7,216	-	7,216	15,900	8,684
Classification: 93 - Nonoperating - Contributions To Other Govs Total:	**7,216**	**-**	**7,216**	**15,900**	**8,684**
Classification: 94 - Nonoperating - Other					
99 - Non Departmental	216,100	-	216,100	-	(216,100)
Classification: 94 - Nonoperating - Other Total:	**216,100**	**-**	**216,100**	**-**	**(216,100)**
Expense Total:	**13,290,433**	**(1,717,834)**	**11,572,599**	**11,941,815**	**369,216**
Fund: 20 - Operating Fund Surplus (Deficit):	**$ 303,363**		**$ 2,021,197**	**$ 1,799,685**	**$ 221,512**

[1] DWP does not budget for required accounting adjustments. An accounting adjustment is made annually to recognize depreciation and amortization expense for capital asset costs recognized ratably over time ($2,600,216). Another accounting adjustment is made to adjust the net pension liability to the new actuarily determined amount at year end (-$882,382). Neither of these adjustments affected cash. Adjustments are shown separately then applied against revenue and expenses total for comparison with the approved budget.

Big Bear Lake Dept. of Water & Power

Project Budget Report

Date Range 07/01/2025 - 06/30/2026

Project Number	Project Name	Group	Period Budget	Period Activity	Variance Favorable (Unfavorable)	Total Budget	Total Activity	Variance Favorable (Unfavorable)
_CME	_Capital Machinery & Equipment	CME						
Expense Account Key	Account Name							
F150 Truck	F150 Truck		56,000.00	0.00	56,000.00	56,000.00	0.00	56,000.00
		06/01/2024 - 06/30/2035	56,000.00	0.00	56,000.00			
Ford F150 Truck	Ford F150 Truck		56,000.00	53,177.99	2,822.01	56,000.00	53,177.99	2,822.01
		06/01/2024 - 06/30/2035	56,000.00	53,177.99	2,822.01			
R2025	2025 Ram 5500		185,000.00	0.00	185,000.00	185,000.00	0.00	185,000.00
		06/01/2024 - 06/30/2035	185,000.00	0.00	185,000.00			
Site Security Surveillance Divis...	Site Security Surveillance Division 6		3,000.00	0.00	3,000.00	3,000.00	100.97	2,899.03
		06/01/2024 - 06/30/2035	3,000.00	0.00	3,000.00			
Site Surveillance - Angels Camp	Site Surveillance - Angels Camp		761.00	0.00	761.00	761.00	761.00	0.00
		06/01/2024 - 06/30/2035	761.00	0.00	761.00			
Site Surveillance Barton	Site Surveillance Barton		700.34	0.00	700.34	700.34	700.34	0.00
		06/01/2024 - 06/30/2035	700.34	0.00	700.34			
Site Surveillance Cedar	Site Surveillance Cedar		16,390.98	324.00	16,066.98	16,390.98	16,390.98	0.00
		06/01/2024 - 06/30/2035	16,390.98	324.00	16,066.98			
Site Surveillance Lake Williams	Site Surveillance Lake Williams		761.00	0.00	761.00	761.00	761.00	0.00
		06/01/2024 - 06/30/2035	761.00	0.00	761.00			
Site Surveillance Lassen	Site Surveillance Lassen		765.41	0.00	765.41	765.41	765.41	0.00
		06/01/2024 - 06/30/2035	765.41	0.00	765.41			
Site Surveillance Pontell	Site Surveillance Pontell		1,461.33	0.00	1,461.33	1,461.33	1,461.33	0.00
		06/01/2024 - 06/30/2035	1,461.33	0.00	1,461.33			
Site Surveillance Wolf	Site Surveillance Wolf		3,617.09	0.00	3,617.09	3,617.09	3,617.09	0.00
		06/01/2024 - 06/30/2035	3,617.09	0.00	3,617.09			
Site Surveillance Yosemite	Site Surveillance Yosemite		6,175.35	0.00	6,175.35	6,175.35	6,175.35	0.00
		06/01/2024 - 06/30/2035	6,175.35	0.00	6,175.35			
Vactor Pipe Turn Trailer	Vactor Pipe Turn Trailer		116,180.39	116,180.39	0.00	116,180.39	116,180.39	0.00
		06/01/2024 - 06/30/2035	116,180.39	116,180.39	0.00			
		Total Expense:	**446,812.89**	**169,682.38**	**277,130.51**	**446,812.89**	**200,091.85**	**246,721.04**
		Total _CME - _Capital Machinery & Equipment:	**446,812.89**	**169,682.38**	**277,130.51**	**446,812.89**	**200,091.85**	**246,721.04**

Project Budget Report **Date Range 07/01/2025 - 06/30/2026**

Project Number	Project Name	Group	Period Budget	Period Activity	Variance Favorable (Unfavorable)	Total Budget	Total Activity	Variance Favorable (Unfavorable)
B-23-001	Wolf Booster	CIP						
	Expense Account Key	**Account Name**						
	B23001C	Wolf Booster Construction	1,824,900.00	1,099,189.48	725,710.52	1,824,900.00	1,235,968.97	588,931.03
		07/01/2022 - 06/30/2027	1,824,900.00	1,099,189.48	725,710.52			
	B23001D	Wolf Booster Engineering	190,917.95	66,119.44	124,798.51	190,917.95	190,917.95	0.00
		07/01/2022 - 06/30/2027	190,917.95	66,119.44	124,798.51			
	B23001L	Wolf Booster Labor	63,718.98	24,153.47	39,565.51	63,718.98	63,718.98	0.00
		07/01/2022 - 06/30/2027	63,718.98	24,153.47	39,565.51			
		Total Expense:	**2,079,536.93**	**1,189,462.39**	**890,074.54**	**2,079,536.93**	**1,490,605.90**	**588,931.03**
		Total B-23-001 - Wolf Booster:	**2,079,536.93**	**1,189,462.39**	**890,074.54**	**2,079,536.93**	**1,490,605.90**	**588,931.03**
LI-23-001-01	Garstin Water Operations Facility	CIP						
	Expense Account Key	**Account Name**						
	LI2300101	DWP - Labor	551,213.00	140,168.06	411,044.94	551,213.00	287,172.04	264,040.96
		07/01/2022 - 12/31/2027	551,213.00	140,168.06	411,044.94			
	LI2300101C	Construction	16,332,995.00	4,443,604.25	11,889,390.75	16,332,995.00	4,493,613.17	11,839,381.83
		07/01/2022 - 12/31/2027	16,332,995.00	4,443,604.25	11,889,390.75			
	LI2300101S	Solar	1,287,478.63	268,679.00	1,018,799.63	1,287,478.63	362,940.80	924,537.83
		07/01/2022 - 12/31/2027	1,287,478.63	268,679.00	1,018,799.63			
	LI23001DB	PBK - Bidding	36,000.00	0.00	36,000.00	36,000.00	36,000.00	0.00
		07/01/2022 - 12/31/2027	36,000.00	0.00	36,000.00			
	LI23001DCA	PBK - Construction Admin	144,000.00	56,760.00	87,240.00	144,000.00	56,760.00	87,240.00
		07/01/2022 - 12/31/2027	144,000.00	56,760.00	87,240.00			
	LI23001DCD	PBK - Construction Documents	375,000.00	0.00	375,000.00	375,000.00	360,000.00	15,000.00
		07/01/2022 - 12/31/2027	375,000.00	0.00	375,000.00			
	LI23001DDD	PBK - Design Development	77,256.00	0.00	77,256.00	77,256.00	77,256.00	0.00
		07/01/2022 - 12/31/2027	77,256.00	0.00	77,256.00			
	LI23001DEI	TBD - Environmental Impact	57,682.33	2,300.00	55,382.33	57,682.33	57,682.33	0.00
		07/01/2022 - 12/31/2027	57,682.33	2,300.00	55,382.33			
	LI23001DGI	PBK - Geotechnical Invest.	25,000.00	0.00	25,000.00	25,000.00	25,000.00	0.00
		07/01/2022 - 12/31/2027	25,000.00	0.00	25,000.00			
	LI23001DHM	PBK - Hazardous Material	6,000.00	0.00	6,000.00	6,000.00	6,000.00	0.00
		07/01/2022 - 12/31/2027	6,000.00	0.00	6,000.00			
	LI23001DRA	PBK - Reimbursable Allowance	10,000.00	0.00	10,000.00	10,000.00	3,498.92	6,501.08
		07/01/2022 - 12/31/2027	10,000.00	0.00	10,000.00			

Project Budget Report **Date Range 07/01/2025 - 06/30/2026**

Project Number	Project Name	Group	Period Budget	Period Activity	Variance Favorable (Unfavorable)	Total Budget	Total Activity	Variance Favorable (Unfavorable)
	LI23001DS	PBK - Schematic Design	108,000.00	0.00	108,000.00	108,000.00	108,000.00	0.00
		07/01/2022 - 12/31/2027	108,000.00	0.00	108,000.00			
		Total Expense:	**19,010,624.96**	**4,911,511.31**	**14,099,113.65**	**19,010,624.96**	**5,873,923.26**	**13,136,701.70**
		Total LI-23-001-01 - Garstin Water Operations Facility:	**19,010,624.96**	**4,911,511.31**	**14,099,113.65**	**19,010,624.96**	**5,873,923.26**	**13,136,701.70**
R-23-001	Wolf Reservoir	CIP						
	Expense Account Key	**Account Name**						
	R2300C	Wolf Reservoir Construction	2,291,654.96	232,511.96	2,059,143.00	2,291,654.96	2,291,654.96	0.00
		07/01/2022 - 06/30/2026	2,291,654.96	232,511.96	2,059,143.00			
	R2300D	Wolf Reservoir Engineering	292,645.79	0.00	292,645.79	292,645.79	292,645.79	0.00
		07/01/2022 - 06/30/2026	292,645.79	0.00	292,645.79			
	R2300L	Wolf Reservoir Labor	128,542.44	27,580.13	100,962.31	128,542.44	128,542.44	0.00
		07/01/2022 - 06/30/2026	128,542.44	27,580.13	100,962.31			
		Total Expense:	**2,712,843.19**	**260,092.09**	**2,452,751.10**	**2,712,843.19**	**2,712,843.19**	**0.00**
		Total R-23-001 - Wolf Reservoir :	**2,712,843.19**	**260,092.09**	**2,452,751.10**	**2,712,843.19**	**2,712,843.19**	**0.00**
W-23-002	Division Well 9	CIP						
	Expense Account Key	**Account Name**						
	W23002C	Division Well 9 Construction	2,428,686.00	0.00	2,428,686.00	2,428,686.00	1,181,547.60	1,247,138.40
		07/01/2022 - 07/31/2027	2,428,686.00	0.00	2,428,686.00			
	W23002D	Division Well 9 Engineering	327,999.00	61,432.50	266,566.50	327,999.00	302,242.70	25,756.30
		07/01/2022 - 07/31/2027	327,999.00	61,432.50	266,566.50			
	W23002L	Division Well 9 Labor	33,581.88	12,109.92	21,471.96	33,581.88	33,581.88	0.00
		07/01/2022 - 07/31/2027	33,581.88	12,109.92	21,471.96			
		Total Expense:	**2,790,266.88**	**73,542.42**	**2,716,724.46**	**2,790,266.88**	**1,517,372.18**	**1,272,894.70**
		Total W-23-002 - Division Well 9:	**2,790,266.88**	**73,542.42**	**2,716,724.46**	**2,790,266.88**	**1,517,372.18**	**1,272,894.70**
		Report Total:	**27,040,084.85**	**6,604,290.59**	**20,435,794.26**	**27,040,084.85**	**11,794,836.38**	**15,245,248.47**

AGENDA REPORT

Service, Quality, Community

DATE: October 27, 2026

TO: Board of Commissioners

FROM: Reginald A. Lamson, General Manager

PREPARED BY: Daniel Baguyo, District Engineer

RE: **Approve Change Order No. 3 to the Facility Builders & Erectors, Inc. Contract for the Garstin Water Operations Facility Project**

Background:

At the September 23, 2025 Board meeting, the Board awarded a contract to Facility Builders & Erectors, Inc. (FBE) for the Garstin Water Operations Facility Project in the amount of $18,095,000.

Also at the September 23, 2025 Board meeting, the Board approved Change Order No. 1 to the Contract. Change Order No. 1 was a deductive change order that removed a number of components from the Project scope. Change Order No. 1 reduced the contract amount to $15,279,685.

At the May 26, 2026 Board meeting, the Board approved Change Order No. 2 to the Contract. Change Order No. 2 was a reconciliation of budgetary level estimates associated with reducing the scope of the Project.

Change Order No. 3 includes the following items:

- Additional concrete masonry unit (CMU) labor and materials for an increased retaining wall height on the northwest side of the property.
- Additional earthwork due to increased wall footing overexcavation requirements for the east and west retaining walls along the north portion of the property.
- Additional labor and materials due to revised footing for conflict with existing high pressure gas line.
- Reduction in labor and materials for reduced retaining wall length on the west retaining wall along the north portion of the property.
- Removal of the snowmelt system at building entrances.
- Time and material for additional work to connect the on-site storm drain to the existing storm drain outlet structure along the west side of the property.
- Additional time and material for increased roof insulation to meet required R-Value.

Per the requirements of USDA agreement, the proposed change order is required to be reviewed and approved by the USDA California State Engineer (State Engineer). At the time of preparation of the proposed Change Order No. 3, the State Engineer is currently out of the office conducting site inspections for various other projects. Staff coordinated with the State Engineer on Friday, October 23, 2026, and she plans on reviewing the change order on Monday, October 26, 2026.

Staff is recommending that the Board conditionally authorize the change order, dependent upon approval by the State Engineer. Upon State Engineer approval, a letter of concurrence will be issued.

The change order has also been reviewed and approved by the Architect of Record, PBK.

Discussion:

See Table 1 below for project construction contract summary. The total revised Contract amount with the Change Order No. 3 is $15,597,193.34. A summary of all Change Orders is provided in Table 2 below.

Table 1 Project Construction Contract Summary

	Amount	Contract Completion Date	Description
Approved Contract Amount	$ 18,095,000	9/30/2027	
Change Order No. 1	$ (2,815,315)	12/5/2027	Approved at the September 23, 2025 Board Meeting. Note, this includes loan funding of $15,400,000 from the USDA Agreement.
Revised Contract Amount including CO No. 1	$ 15,279,685	12/5/2027	Approved at the September 23, 2025 Board Meeting. Note, this includes loan funding of $15,400,000 from the USDA Agreement. Includes removal of various project components. 5% contingency also appropriated.
Change Order No. 2	$ 204,218.95	12/5/2027	1.33% of revised contract amount ($15,279,685). Includes reconciliation of initial value engineering estimates.
Revised Contract Amount Including CO No. 1-2	$ 15,483,903.95	12/5/2027	
Change Order No. 3	$ 113,289.39	12/5/2027	0.74% of revised contract amount ($15,279,685). Includes miscellaneous items described above.
Revised Contract Amount Including CO No. 1-3	$ 15,597,193.34	12/5/2027	

Table 2 Change Order Summary

	Amount
Approved Contract Amount (including Change Order No. 1)	$ 15,279,685
Cumulative Change Orders 2-3	$ 317,508.34
Total Project Change Orders, as %	2.1 %
Approved Contingency, %	5%
Approved Contingency	$763,985
Remaining Contingency, %	2.9%
Remaining Contingency	$ 445,477

Financial Impact:

Change Order No. 3 falls within approved project contingencies. No additional appropriations are needed as a result of this item.

Recommendation:

Review and Approve Change Order No. 3 in the amount of $ 113,289.39 to the Facility Builders & Erectors, Inc. Contract for the Garstin Water Operations Facility Project.

Attachments:

(1) Change Order No. 3

CHANGE ORDER NO. 3

Owner: City of Big Bear Lake,
Department of Water and Power
Engineer: PBK
Contractor: Facility Builders & Erectors
Project: Garstin Water Operations
Facilities
Contract Name: Same

Owner's Project No.:
Engineer's Project No.: 230269
Contractor's Project No.:

Date Issued: 10-27-2026

Effective Date of Change Order:
10-27-2026

The Contract is modified as follows upon execution of this Change Order:

Description:

- Additional concrete masonry unit (CMU) labor and materials for an increased retaining wall height on the northwest side of the property.
- Additional earthwork due to increased wall footing overexcavation requirements for the east and west retaining walls along the north portion of the property.
- Additional labor and materials due to revised footing for conflict with existing high pressure gas line.
- Reduction in labor and materials for reduced retaining wall length on the west retaining wall along the north portion of the property.
- Removal of the snowmelt system at building entrances.
- Time and material for additional work to connect the on-site storm drain to the existing storm drain outlet structure along the west side of the property.
- Additional time and material for increased roof insulation to meet required R-Value.

Attachments:

FB&E Request for Change Order No. 12

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
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Change in Contract Price	Change in Contract Times
Original Contract Price: $ 18,095,000	Original Contract Times: Substantial Completion: 9-15-27 Ready for final payment: 9-30-27
Decrease from previously approved Change Orders No. 1-2: $ 2,611,096.05	**Increase** from previously approved Change Orders No. 1: Substantial Completion: 11-20-27 Ready for final payment: 12-5-27
Contract Price prior to this Change Order: $ 15,483,903.95	Contract Times prior to this Change Order: Substantial Completion: 11-20-27 Ready for final payment: 12-5-27
Increase this Change Order: $ 113,289.39	**Increase** this Change Order: Substantial Completion: Ready for final payment:
Contract Price incorporating this Change Order: $ 15,597,193.34	Contract Times with all approved Change Orders: Substantial Completion: 11-20-27 Ready for final payment: 12-5-27

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	Recommended by Engineer (if required)	Accepted by Contractor
By:		
Title:		
Date:		
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:	General Manager	California State Engineer
Date:		

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
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FB&E
Facility Builders & Erectors Inc.
Building Solutions Defined and Delivered

10/20/2026

Change Order Request

Project Name: Big Bear Garstin Water Facility **Date:** 10/20/2026

FB&E Project # CBB-176-26 **COR #:** 12

COR Title: **Retaining Wall Changes per RFI #51, RFI #55, RFI #56, Change Directive #01, Remove Snow Melt System, Additional Work to Tie-In Storm Drain, Submittal 07 22 00 1.0 Response.**

Change Description: **RFI #51 Retaining Wall Over Excavation** - Overexcavation and recompact of East and West retaining walls per Geotech recommendation. Original Geotechnical report did not include over-ex recommendations for the retaining walls.
RFI #55 East Elevation Retaining Wall Footings - Additional rebar reinforcement per Engineer's RFI response.
RFI #56 Retaining Wall Height Changes - Retaining wall height changes from 12'-6" to 15'-4"
Change Directive No. 01 - Reduce West retaining wall length from 114 LF to 86 LF. +/-
DWP Direction - Delete snow melt system.
Change in Site Conditions - Additional work to tie-in storm drain.
Submittal 07 22 00-1.0 Response - Increase roof insulation from 2" to 5-1/2".

Item	Phase Code	Description		Amount
1	3-100	Concrete - RFI #51 Rework	$	46,922.70
2	3-100	Concrete - RFI #55	$	4,579.00
3	4-200	CMU - RFI #56	$	29,506.00
4	4-200	CMU - CD #01	$	(12,695.00)
5	15-500	Delete the snow melt system	$	(65,000.00)
6	2200	Additional work to tie-in the storm drain (Romans)	$	24,510.00
7	13-000	Increase roof insulation from 2" to 5-1/2"	$	67,633.00
			$	-
		Subtotal		$95,455.70
		Overhead		$7,159.18
		Profit		$7,696.12
		Bonds & Insurance		$2,978.40
		Grand Total		**$113,289.39**
		Total This Change Order (Rounded)		**$113,289.00**

This COR pricing is good for 10 days after which time any revisions in labor, material or equipment pricing will revise the current COR.

Big Bear Lake - Department of Water and Power
41972 Garstin Dr
big bear lake, California 92315
P: +19098665050

Project: Garstin Water Operations Facility
41972 Garstin Dr
Big Bear Lake, California 92315

RFI #051: Retaining Wall Over Excavation

Revision	0	**Status**	Closed on 05/20/26
To	Edwin Linares (PBK) *(Response Required)* Loren Smith (PBK)	**From**	Ryan Schoenborn (Facility Builders & Erectors)
Date Initiated	May 8, 2026	**Due Date**	May 13, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section	31 20 00 - EARTH MOVING		
Drawing Number		**Reference**	
Linked Drawings			
Received From	Ryan Schoenborn (Facility Builders & Erectors)		
Copies To	Daniel Baguyo (Big Bear Lake - Department of Water and Power), Albert Lillicrap (Facility Builders & Erectors), Edwin Linares (PBK), Annie Lozano (Facility Builders & Erectors), Ryan Schoenborn (Facility Builders & Erectors), Loren Smith (PBK)		
		Date Submitted	05/08/2026
Notes			

Activity

Question

Question from Ryan Schoenborn Facility Builders & Erectors *on Friday, May 8, 2026 at 10:12 AM PDT*

Q1. Per the soils report, there was no recommendation for over excavation of the site retaining walls. Per communications with Verdantas has recommended an over excavation to consist of 2 feet below bottom of footing and extend laterally 2 feet where feasible on walls taller than 6' For all other walls less than 6' would be 1' over excavation below bottom of footing and extend laterally 1 foot where feasible. Please confirm if this acceptable.

Official Response

Response from Daniel Baguyo Big Bear Lake - Department of Water and Power *on Wednesday, May 20, 2026 at 09:11 AM PDT*

See attached update geotechnical recommendation letter from Verdantas.

Attachments
2026-05-19 Retaining Wall Recommendations.pdf

10532 Acacia Street, Suite B-6
Rancho Cucamonga, CA 91730
+1 909.484.2205

May 19, 2026

Project No. 038.0000040214

Daniel Baguyo, PE
District Engineer
CITY OF BIG BEAR LAKE
DEPARTMENT OF WATER AND POWER
41972 Garstin Drive, P.O. Box 1929
Big Bear Lake, California 92315

Subject: **Geotechnical Update – Retaining Wall Overexcavation Recommendations**
City of Big Bear Lake Department of Water and Power
Operations Building Replacement and Site Improvements
41972 Garstin Drive, Big Bear Lake, California 92315

References: Leighton Consulting, Inc., 2024, Geotechnical Exploration Proposed City of Big Bear Lake Department of Water and Power, Operations Building Replacement and Site Improvements, 41972 Garstin Drive, Big Bear lake, California 92315, Project No. 038.0000022737, dated June 3, 2024

Verdantas Inc., 2025 Geotechnical Update – Overexcavation Recommendations, City of Big Bear Lake Department of Water and Power Operations Building Replacement and Site Improvements, 41972 Garstin Drive, Big Bear Lake, California 92315, project number 038.0000022737, dated October 21, 2025

In response to your request, Verdantas Inc. (formerly Leighton Consulting, Inc.) is providing updated geotechnical recommendations for the proposed Operations Building Replacement and Site Improvements project located at 41972 Garstin Drive in the City of Big Bear Lake, California. Verdantas previously provided geotechnical exploration for the proposed project, which included subsurface exploration, infiltration testing, laboratory testing, and geotechnical recommendations. We are currently providing observation and testing services during construction of the subject project and we understand overexcavation recommendations are needed for the subject site walls and retaining walls associated with the proposed improvements. In response, this letter provides updated geotechnical recommendations for the proposed improvements to reflect the updated plans and field conditions observed during grading of the subject project.

Site Preparation – Retaining Walls

To reduce the potential for adverse total and differential settlement of the proposed retaining walls and free standing walls, the underlying subgrade soils should be prepared in such a manner that a uniform response to the applied loads is achieved. Compressible soils encountered during grading should be removed and replaced as compacted fill to a minimum depth below proposed footings as follows:

- For site walls 6 feet tall or greater and retaining walls 3 feet tall or greater should be overexcavated to a minimum depth of 24 inches below the bottom of proposed footing.

- For site walls less than 6 feet tall and retaining walls less than 3 feet tall should be overexcavated to a minimum depth of 12 inches below the bottom of proposed footing.

Where possible, overexcavation bottoms should extend horizontally a distance beyond the outside edges of proposed wall footings equal to the depth of overexcavation below the proposed footing based on the wall type mentioned above. Where this is not achievable, overexcavation should be reviewed on a case-by-case basis.

During overexcavation, the soil conditions should be observed by Verdantas to further evaluate these recommendations based on actual field conditions encountered. A firm removal bottom should be established across the wall footprints to provide uniform foundation support. Verdantas should observe and test the removal bottom prior to placing fill. Deeper overexcavation and recompaction may be recommended locally depending on conditions exposed during grading.

After completion of the overexcavation, and prior to fill placement, the exposed surfaces should be scarified to a minimum depth of 6 inches, moisture conditioned to or slightly above optimum moisture content, and recompacted to a minimum 90 percent relative compaction, relative to the ASTM D1557 laboratory maximum density.

CLOSING

The findings, conclusions, recommendations, and limitations presented in our referenced reports remain applicable.

We appreciate the opportunity to be of service to you for this project. If you have any questions regarding this letter, please call us.

Respectfully submitted,

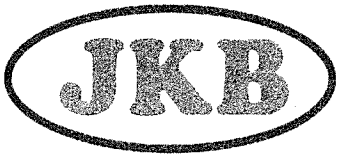
Verdantas Inc.





Jose Tapia, PE 91630
Project Engineer
Extension 8786
jtapia@verdantas.com

Distribution: Addressee (via emailed PDF)



J.K.B. Corporation
Concrete Construction

"Do It In Concrete And Be Done With It"

CHANGE ORDER REQUEST

Date:	5/24/2026	**Contractor Name:**	Facility Builders
Subcontractor Name:	**JKB Corporation**	**Attention:**	Ronnie Moody
Address:	**561 S.Walnut St**		
City & State:	**La Habra,CA**	**COc #:**	#2
Phone Number:	**(562) 905-3477**	**Project Name:**	Big Bear Gartin Water
Fax Number:	**(562) 905-3480**	**Project Address:**	41972 Garstin Drive
		City & State:	Big Bear Lake, CA 92315

Change Order For: Provide Laborer & Equipment to over- excavate and re-compacted the west elevation retainaning wall

Description of Work							
Equipment	Quantity	Unit of Measure	Unit Cost	Equipment Costs			
excavotor	1	Ea	$3,325.00	$ 3,325.00			
bobcat	1	Ea	$2,375.00	$ 2,375.00			
wacker	1	Ea	$ 875.00	$ 625.00			
				$ -			
				$ -			
				$ -			
				$ -			
Subtotal				$ 6,325.00			
Materials	Quantity	Unit of Measure			Unit Cost	Material Costs	
Sub-Hotel-Gas	1	Ea			$ 3,010.00	$ 3,010.00	
						$ -	
						$ -	
						$ -	
						$ -	
						$ -	
						$ -	
Subtotal						$ 3,010.00	
Labor	Quantity	Unit of Measure					Unit Cost	Labor Costs
Foreman	43	hr					$ 122.00	$ 5,246.00
Carpenter	94	hr					$ 122.00	$ 11,468.00
laborer	75	hr					$ 107.00	$ 8,025.00
								$ -
								$ -
								$ -
Subtotal								$ 24,739.00
Total Columns:				$ 6,325.00		$ 3,010.00		$ 24,739.00
Taxes (9.50%): (see note below)								
Total Costs:				$ 6,325.00		$ 3,010.00		$ 24,739.00

Total Cost:	**$ 34,074.00**
Mark-Up 10%	**$ 3,407.40**
TOTAL:	**$ 37,481.40**

Juan Acosta
Project Manager

Acceptance

J.K.B. Corporation
Concrete Construction

"Do It In Concrete And Be Done With It"

561 SOUTH WALNUT STREET
LA HABRA, CA 90631
(562) 905-3477 FAX (562) 905-3480
CA LICENSE #501510

REQUEST FOR CHANGE ORDER

TO: FACILITY BUILDER ATTN: ANNIE LOZANO **DATE: 6/9/2026**

JOB NAME: BIG BEAR GARSTIN WATER **CO: #3**
41972 GARSTIN DRIVE
BIG BEAR LAKE, CA 92325

PROVIDE ALL NECESSARY LABORER & EQUIPMENT AND SUBSISTENCE TO OVER-EXCAVATE AND RE-COMPACTED THE EAST ELEVATION RETAINING WALL.

1. EXCAVATE THE RETAINING WALL FOOTING QTY: 300 LF
   4' WIDE X 2" DEPTH, COMPACT THE SUBGRADE
   AND BACKFILL IN UNIFORM LAYERS LIFTS TO ACHIEVE
   THE DENSITY COMPACTION TEST.

LABOR:	**$12,456.00**
EQUIPMENT:	**$3,075.00**
SUBSISTENCE:	**$1,800.00**
TOTAL COST:	**$17,331.00**
MARK-UP 10:	**$1,733.00**
TOTAL CHANGE ORDER AMOUNT	**$19,064.00**

_____ _____
PROJECT MANAGER **ACCEPTANCE**

J.K.B. Corporation
Concrete Construction
"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	FBE	DATE:	05/11/2026 Monday
JOB NAME:	Big bear Garstin Water		
		CO#	

DESCRIPTION OF WORK:
Remove fence
Start digging over exc

FOREMAN: 1 - 8 hours
FINISHER: 2 - 8 hours
LABORER: 2 - 8 hours
CARPENTER:
BOBCAT: 1
TRUCK:
BACKHOE: 1
MATERIALS:

operator

ACCEPTANCE

561 SOUTH WALNUT STREET . LA HABRA, CALIFORNIA 90631
(562) 905-3477 . FAX (562) 905-3480 . CA LIC. NO. 501510



J.K.B. Corporation
Concrete Construction

"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	F.B.E	DATE:	05/12/2026 Tuesday
JOB NAME:	Big bear Garstin Water		
		CO#	

DESCRIPTION OF WORK:

Over exc.

FOREMAN: 1 - 3 hours
FINISHER: 2 - 3 hours
LABORER: 1 - 3 hours
CARPENTER:

BOBCAT: 1
TRUCK:
BACKHOE: 1
MATERIALS:

ACCEPTANCE

J.K.B. Corporation
Concrete Construction
"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	FBE	DATE:	05/13/2026 Wednesday
JOB NAME:	Big bear Garstin Water		
		CO#	

DESCRIPTION OF WORK:

Over exc

FOREMAN: 1 - 8 hours
FINISHER: 2 - 8 hours
LABORER: 2 - 8 hours
CARPENTER:

BOBCAT: 1
TRUCK:
BACKHOE: 1
MATERIALS:

ACCEPTANCE

561 SOUTH WALNUT STREET . LA HABRA, CALIFORNIA 90631
(562)905-3477 . FAX (562) 905-3480 . CALIC. NO. 501510



J.K.B. Corporation
Concrete Construction

"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	F.B.E	DATE:	05/14/2026 Thursday
JOB NAME:	Big bear Cgarstin Water		
		co#	

DESCRIPTION OF WORK:

Over exc

FOREMAN: 1 - 8 hours
FINISHER: 2 - 8 hours
LABORER: 2 - 8 hours
CARPENTER:

BOBCAT: 1
TRUCK:
BACKHOE: 1
MATERIALS:

Operator

ACCEPTANCE

J.K.B. Corporation
Concrete Construction
"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	F.B.E	DATE:	05/15/2026 Friday
JOB NAME:	Big bear Grastin water		
		CO#	

DESCRIPTION OF WORK:

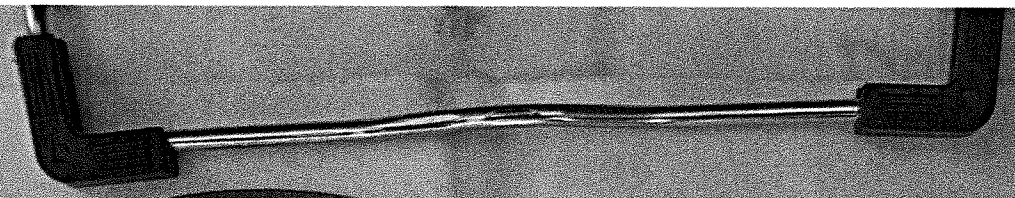
Over ex c

FOREMAN: 1 - 8 hours
FINISHER: 2 - 8 hours
LABORER: 2 - 8 hours
CARPENTER:

BOBCAT: 1
TRUCK:
BACKHOE: 1
MATERIALS:

ACCEPTANCE

561 SOUTH WALNUT STREET . LA HABRA, CALIFORNIA 90631
(562) 905-3477 . FAX (562) 905-3480 . CALIC. NO. 501510



JKB

J.K.B. Corporation
Concrete Construction

"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	F.B.E.	DATE:	05/18/2026
JOB NAME:	Big bear Garstin water	CO#	

DESCRIPTION OF WORK:

Over ex

FOREMAN: 1 - 8 hours
FINISHER: 2 - 8 hours
LABORER: 1 - 8 hours
CARPENTER:

BOBCAT: 1
TRUCK:
BACKHOE: 1
MATERIALS:

ACCEPTANCE:

561 SOUTH WALNUT STREET, LA HABRA, CALIFORNIA 90631
(562) 905-3477 - FAX (562) 905-3480 - CALIC. NO. 501510

J.K.B. Corporation
Concrete Construction
"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	FBE	DATE:	Jun 4- 2026
JOB NAME:	Big bear Gaustin water		
		CO#	

DESCRIPTION OF WORK:
Lay out, Over Exc

FOREMAN: 1 - 6 hours
~~FINISHER:~~ operator 2 - 6 hours
LABORER: 1 - 6 hours
CARPENTER: _____

BOBCAT: 1 - 6 hours
TRUCK: _____
BACKHOE: mini exc. - 6 hours
MATERIALS: Compactor
walker 1 - 6 hours

ACCEPTANCE

561 SOUTH WALNUT STREET . LA HABRA, CALIFORNIA 90631
(562) 905-3477 . FAX (562) 905-3480 . CALIC. NO. 501510

4-2026

JKB

"Do It In Concrete And Be Done With It"

J.K.B. Corporation
Concrete Construction

WORK CHANGE ORDER

TO:	F B E	DATE:	Jun 5 - 2026
JOB NAME:	Big bear Garstin water		
		CO#	

DESCRIPTION OF WORK:
Over Exc

FOREMAN: 1 - 6 hours
FINISHER: Operator - 2 - 6 hours
LABORER: 3 - 6 hours
CARPENTER:

BOBCAT: 1 - 6 hours
TRUCK:
mini exc
BACKHOE: 1 - 6 hours
MATERIALS: compactor
worked - 6 hours

ACCEPTANCE

561 SOUTH WALNUT STREET . LA HABRA, CALIFORNIA 90631
(562) 905-3477 . FAX (562) 905-3480 . CALIC. NO. 501510

51

JKB

J.K.B. Corporation
Concrete Construction

"Do It In Concrete And Be Done With It"

WORK CHANGE ORDER

TO:	F B E	DATE:	Jun 8 - 2026
JOB NAME:	Big bear Garstin Water		
		CO#	

DESCRIPTION OF WORK:

Over exc and compation

FOREMAN: 1 - 8 hours
FINISHER: operator - 2 - 8 hours
LABORER: 3 - 8 hours
CARPENTER:

BOBCAT: 1 - 8 hours
TRUCK:
BACKHOE: min. exc 1 - 8 hours
MATERIALS: compactor walker 1-8 hours

ACCEPTANCE

561 SOUTH WALNUT STREET . LA HABRA, CALIFORNIA 90631
(562) 905-3477 . FAX (562) 905-3480 . CALIC. NO. 501510

Big Bear Lake - Department of Water and Power
41972 Garstin Dr
big bear lake, California 92315
P: +19098665050

Project: Garstin Water Operations Facility
41972 Garstin Dr
Big Bear Lake, California 92315

RFI #055: East Elevation Retaining Wall Footing - HP Gas Line Conflict

Revision	0	**Status**	Open
To	Edwin Linares (PBK) *(Response Required)* Loren Smith (PBK)	**From**	Ryan Schoenborn (Facility Builders & Erectors)
Date Initiated	May 13, 2026	**Due Date**	May 18, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section			
Drawing Number	A1.2, 2.4	**Reference**	
Linked Drawings			
Received From	Ryan Schoenborn (Facility Builders & Erectors)		
Copies To	Daniel Baguyo (Big Bear Lake - Department of Water and Power), Albert Lillicrap (Facility Builders & Erectors), Edwin Linares (PBK), Annie Lozano (Facility Builders & Erectors), Ryan Schoenborn (Facility Builders & Erectors), Loren Smith (PBK)		
		Date Submitted	05/13/26
Notes			

Activity

Question

Question from Ryan Schoenborn Facility Builders & Erectors *on Wednesday, May 13, 2026 at 02:22 PM PDT*

Q1. The proposed east elevation retaining wall footing is in the same vicinity of an existing 4" high pressure gas line. Per conversations with Southwest Gas the minimum clearance allowed near the gas line is 1'. The proposed footing would land within the minimum allowance varying in distance along the length of the proposed wall. Please provide a solution to where the proposed retaining wall footing will not be within the minimum clearance.

Attachments
RFI #055 East Elevation Retaining Wall - HP Gas Line Conflict.pdf

Awaiting an Official Response

RE: Refer to Revised Detail 21/2.4.

Edwin Linares // PBK // 05/19/2026

J.K.B. Corporation
Concrete Construction

"Do It In Concrete And Be Done With It"

CHANGE ORDER REQUEST

Date:	6/12//2026	**Contractor Name:**	Facility builders
Subcontractor Name:	**JKB Corporation**	**Attention:**	Ronnie
Address:	**561 S.Walnut St**		Revised
City & State:	**La Habra,CA**	**RCO #:**	#1
Phone Number:	**(562) 905-3477**	**Project Name:**	Big Bear Gartin Water
Fax Number:	**(562) 905-3480**	**Project Address:**	41972 Garstin Drive
		City & State:	Big Bear Lake, CA 92315

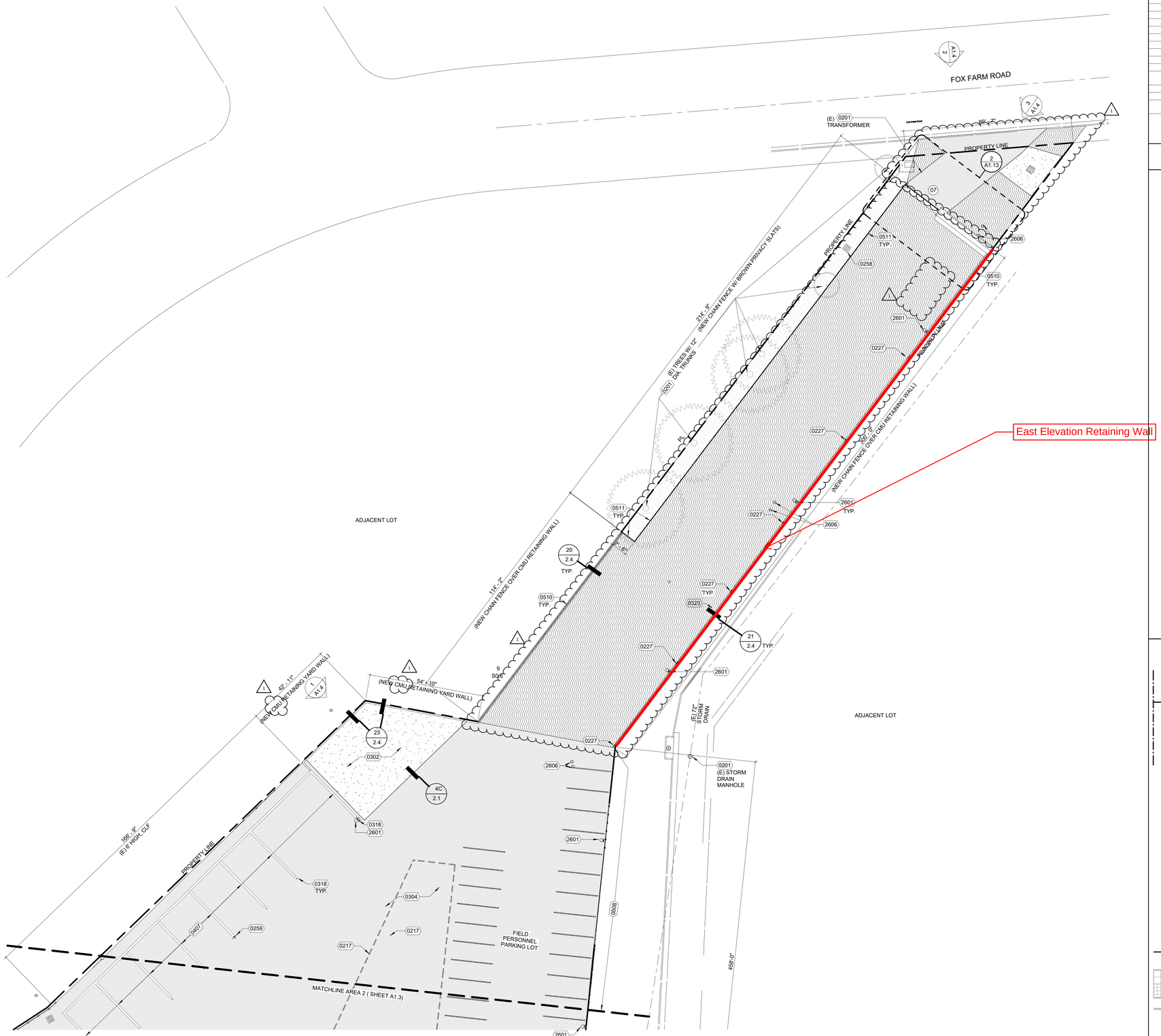
Change Order For: Updated site retaining wall scope and description at West & East elevation to incorporate responded from RFI #055

Description of Work							
Equipment	Quantity	Unit of Measure	Unit Cost	Equipment Costs			
Deliveries	1	Ea	$350.00	$ 350.00			
				$ -			
				$ -			
				$ -			
				$ -			
				$ -			
				$ -			
Subtotal				$ 350.00			
Materials	Quantity	Unit of Measure			Unit Cost	Material Costs	
						$ -	
credit for concrete	1	Ea			$ (6,720.00)	$ (6,720.00)	
						$ -	
rebar on site per detail 19(west elevation)	1	Ea			$ 2,835.00	$ 2,835.00	
						$ -	
extra rebar require per new detail for 414 lf	1	Ea			$ 1,170.00	$ 1,170.00	
						$ -	
Subtotal						$ (2,715.00)	
Labor	Quantity	Unit of Measure				Unit Cost	Labor Costs
Ironworker	48	hr				$ 136.00	$ 6,528.00
							$ -
							$ -
							$ -
							$ -
							$ -
Subtotal							$ 6,528.00
Total Columns:				$ 350.00		$ (2,715.00)	$ 6,528.00
Taxes (9.50%): (see note below)							
Total Costs:				$ 350.00		$ (2,715.00)	$ 6,528.00

Total Cost:	**$ 4,163.00**
Mark-Up 10%	**$ 416.30**
TOTAL:	**$ 4,579.30**

Juan Acosta
Project Manager

Acceptance



- KEYNOTE LEGEND -

KEYNOTE	DESCRIPTION
0201	EXISTING TO REMAIN, PROTECT IN PLACE, TYP. U.O.N.
0217	4" WIDE RED BORDER PAINTED STRIPES, TYP.
0227	FIRE LANE SIGN, REF DET 3 & 7/2.2
0258	AREA DRAIN GRADE 1/2" GAP MAX. TYP AT ALL LOCATIONS, REF CIVIL DWGS
0259	SAFE DISPERSAL AREA SIGN, REF DET 6/2.2
0302	CONCRETE PAVING REF DET 2/2.1
0304	AC PAVING REF DET 4/2.1
0318	6" DIA. STL. TUBE BOLLARD POST, REF DET 19/2.1
0323	MODULAR BIOFILTRATION SYSTEM PER CIVIL, TYP.
0407	(E) YARD WALL TO REMAIN
0508	(E) CHAIN LINK FENCE W/ NEW PRIVACY SLATS.
0510	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS OVER PRECISION CMU BLOCK WALL, REF DET 20/2.4, TYP.
0511	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS, REF DET 1/2.5
2601	(N) EXTERIOR LIGHT POLE, REF ELEC DWGS
2606	(E) POWER POLE TO REMAIN, VERIFY UTILITY LINE HEIGHTS, PROTECT IN PLACE, TYP.

SITE REFERENCE NOTES

PATH OF TRAVEL:

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT: THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE 2022 CBC 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DIRECTIVE.

EXTERIOR ACCESSIBLE ROUTE OF TRAVEL FROM (E) OR (N) ON-SITE ACCESSIBLE PARKING TO BUILDINGS PRIMARY ENTRANCES AND WHEEL CHAIR ACCESSIBLE RESTROOMS.

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOW EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

AREA OF WORK:

AREA OF WORK IS NOT LIMITED TO DESIGNATED AREA BUT CAN ALSO INCLUDE MINOR WORK AT ALL (E) ACCESSIBLE PARKING AREAS.

- PL — PROPERTY LINE
- CONCRETE PAVING, REF DET 2B, 2C/2.1 & CIVIL DWGS; CONTROL JOINT; EXPANSION JOINT
- 6" RAISED CURB, TYP. UON.
- FH — FIRE HYDRANT
- CHAIN LINK FENCE, REF DET 1/2.5
- TUBE STEEL FENCE - 6'-0" HIGH UON, REF DET 1/2.3
- (00) GATE NUMBER REF 8/A1.12
- AC PAVING, REF CIVIL DWGS
- PLANTING AREA, REF LANDSCAPE & IRRIGATION DWGS
- DECOMPOSED GRANITE
- ACCESSIBLE RESTROOM:
  - M: MEN'S R.R.
  - W: WOMAN'S R.R.
  - GN: GENDER NEUTRAL R.R.
  - DF: DRINKING FOUNTAIN

- NEW SITE PLAN - AREA A1 | 1" = 20'-0" | 1 | ENLARGED SITE PLAN LEGEND

PBK
RANCHO CUCAMONGA
8163 Rochester Avenue, Suite 100
Rancho Cucamonga, CA 91730
909-987-0909 P

OPERATIONS BUILDING

The City of Big Bear Lake Department of Water and Power

41972 Garstin Drive, Big Bear Lake, CA 92315

LICENSED ARCHITECT
PETER FOX
C-38606
08-31-25
STATE OF CALIFORNIA

CONSULTANT

NO	DATE	BY	DESCRIPTION
1	11/05/25	LS	VE CONFORMED SET
#△			REVISIONS

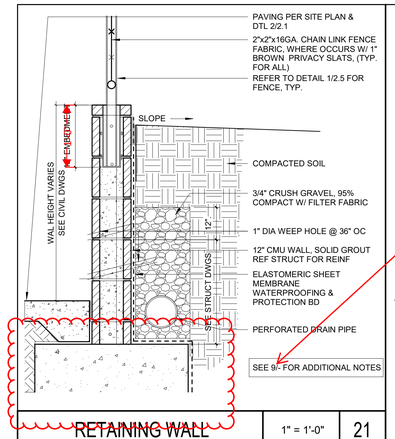
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DATE: 04/29/24 | SCALE: As indicated
PROJECT NUMBER: 230269

ENLARGED SITE PLAN AREA 1

DRAWING NUMBER: **A1.2**

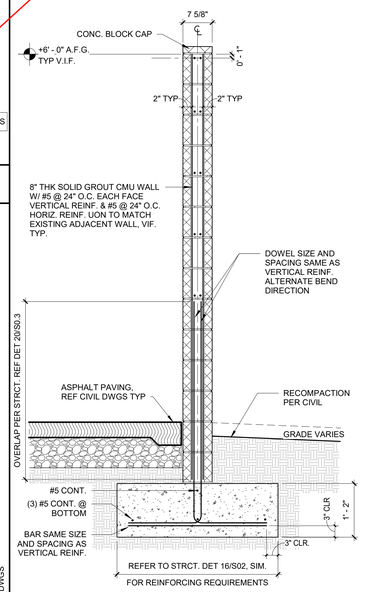
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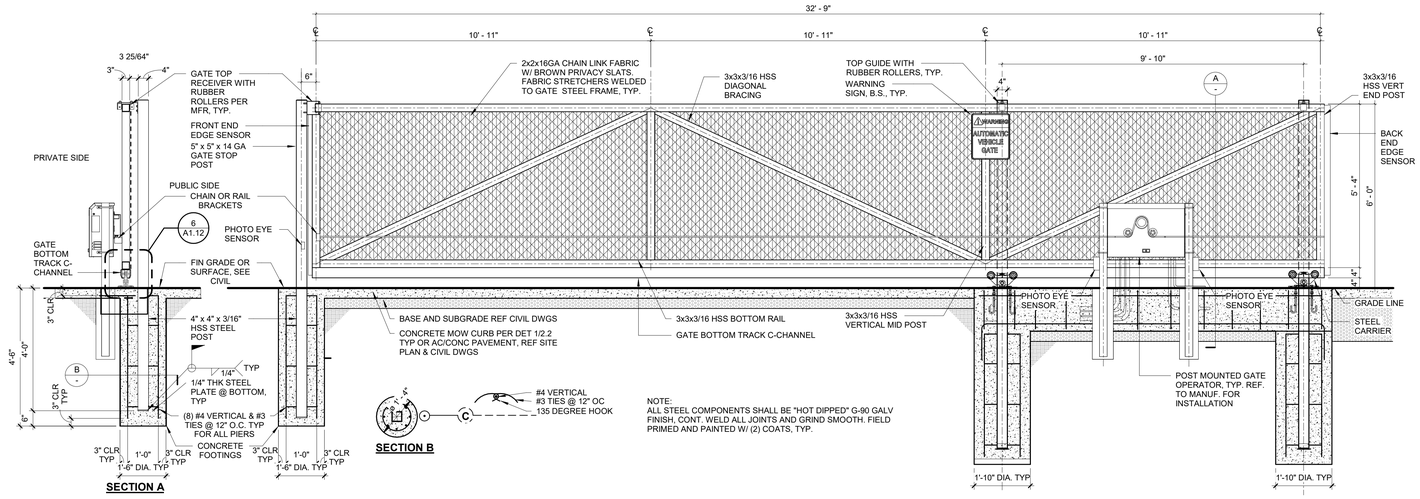


RETAINING WALL | 1" = 1'-0" | 21

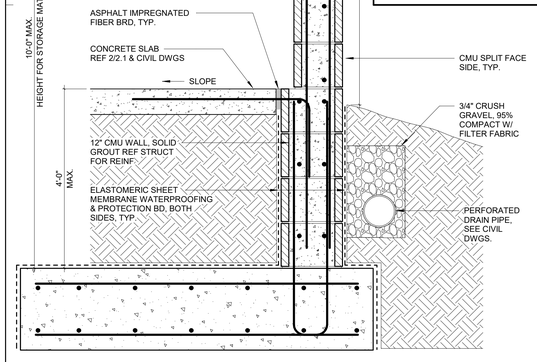
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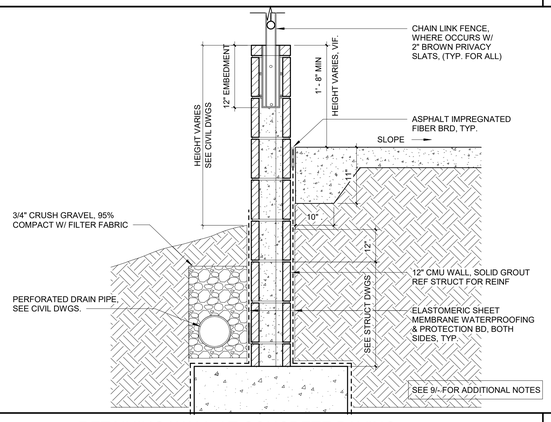
WALL ENCLOSURE SECTION | 3/4" = 1'-0" | 18



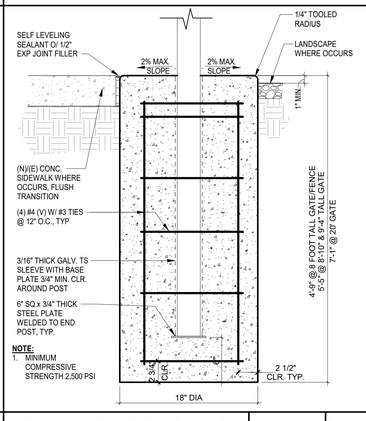
TYPICAL VEHICULAR CANTILEVER GATE ELEVATION - PRIVATE SIDE / SECTION | 1/2" = 1'-0" | 2



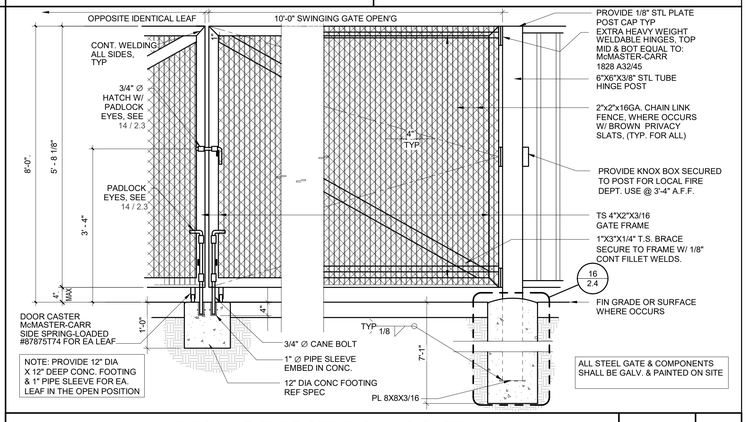
RETAINING WALL | 1" = 1'-0" | 23



RETAINING WALL AT CONCRETE PAVING | 1" = 1'-0" | 20



FOOTING @ TS GATE/FENCE | 1 1/2" = 1'-0" | 16



VEHICULAR TUBE STEEL SWING GATE | 3/4" = 1'-0" | 4

PBK
RANCHO CUCAMONGA
8163 Rochestser Avenue, Suite 100
Rancho Cucamonga, CA 91730
909-987-0909 P

OPERATIONS BUILDING

The City of Big Bear Lake Department of Water and Power

41972 Garstin Drive, Big Bear Lake, CA 92315

LICENSED ARCHITECT
PETER FOX
C-38606
08-31-25
STATE OF CALIFORNIA

CONSULTANT

NO	DATE	BY	DESCRIPTION
1			REVISIONS

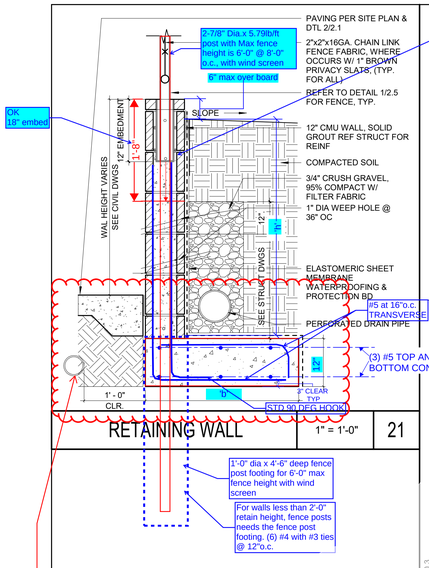
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DATE:	04/29/24	SCALE:	As indicated
PROJECT NUMBER:	230269		

SITE DETAILS

DRAWING NUMBER: **2.4**

VE CONFORMED SET

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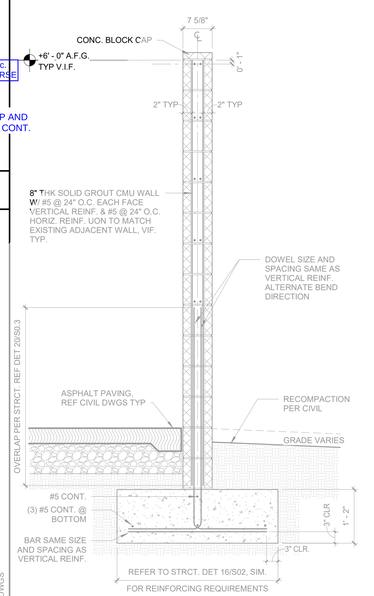


RETAIN HEIGHT 'H'	FOOTING WIDTH 'b'
2'-1" to 3'-6"	3'-0"
<2'-0" retain height (no fence**)	1'-9"

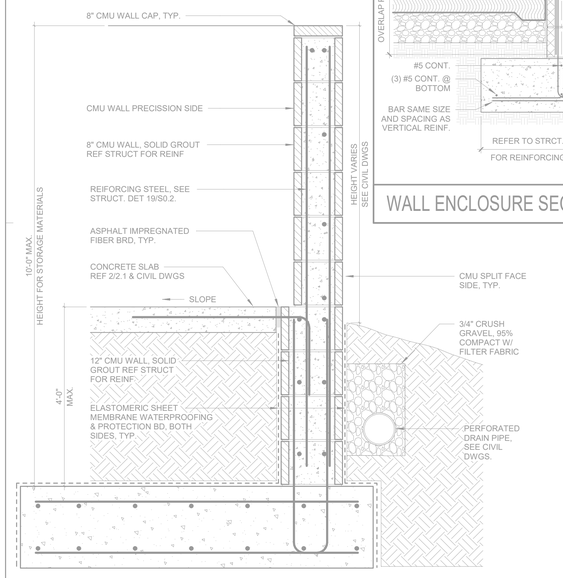
**For walls less than 2'-0" retain height, fence posts needs the fence post footing

1'-0" dia x 4'-6" deep fence post footing

12" CMU block with #5 at 24" o.c. each face with 2" clear cover

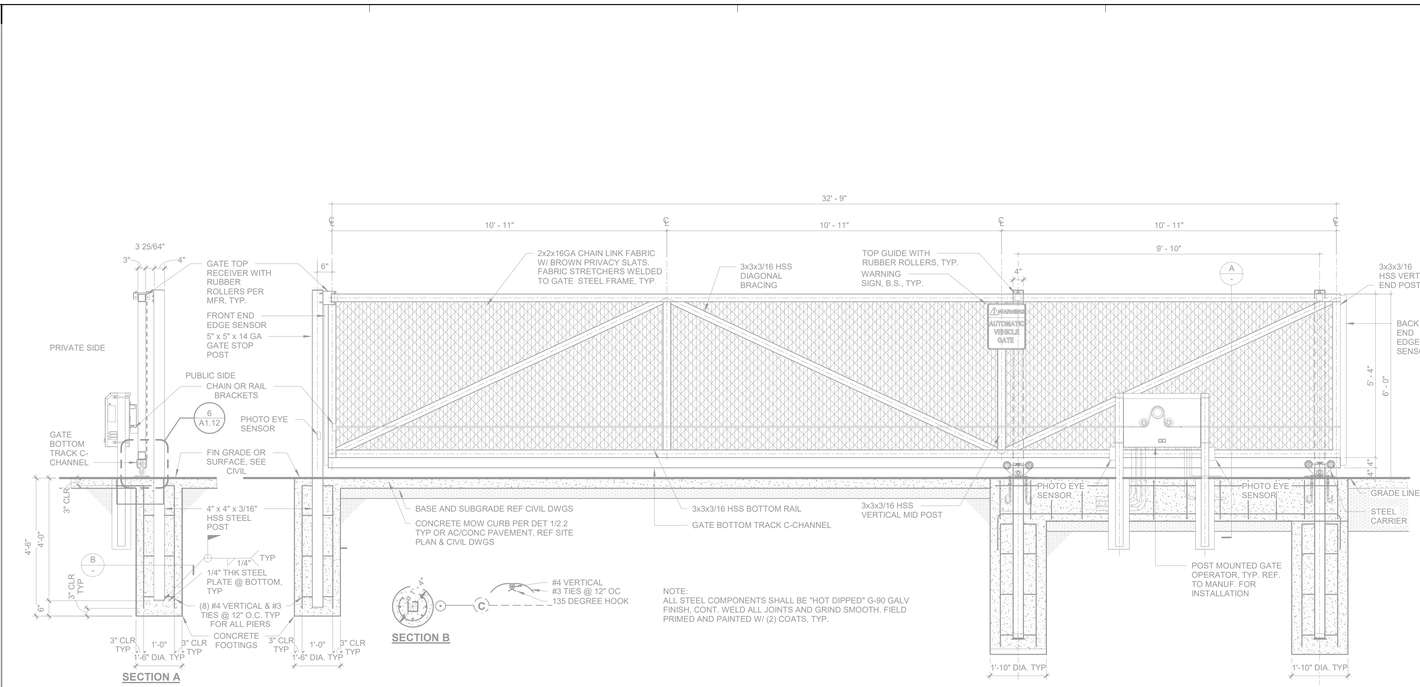


RETAINING WALL	1" = 1'-0"	21



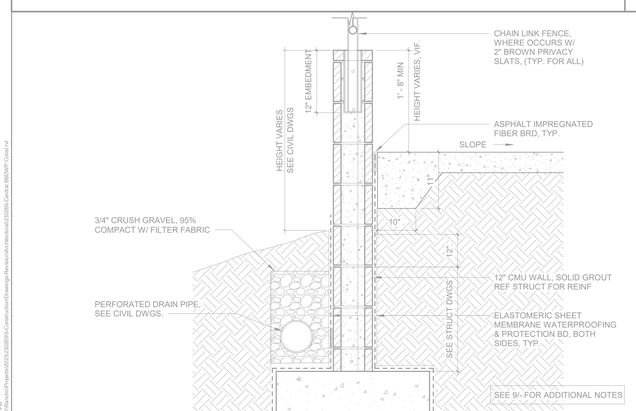
SEE 19/S0.2 FOR ADDITIONAL NOTES

RETAINING WALL	1" = 1'-0"	23



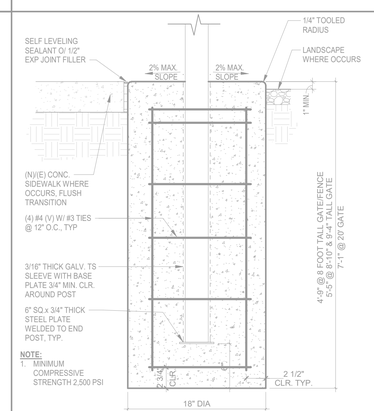
TYPICAL VEHICULAR CANTILEVER GATE ELEVATION - PRIVATE SIDE / SECTION	1/2" = 1'-0"	2

WALL ENCLOSURE SECTION	3/4" = 1'-0"	18



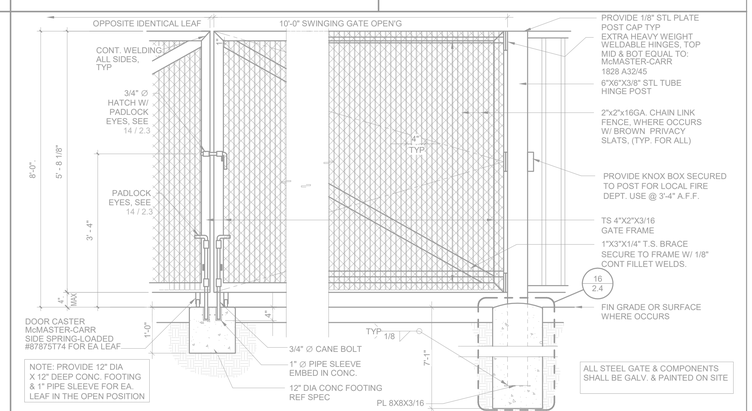
SEE 9/- FOR ADDITIONAL NOTES

RETAINING WALL AT CONCRETE PAVING	1" = 1'-0"	20



NOTE:
1. MINIMUM COMPRESSIVE STRENGTH 2,500 PSI

FOOTING @ TS GATE/FENCE	1 1/2" = 1'-0"	16



VEHICULAR TUBE STEEL SWING GATE	3/4" = 1'-0"	4

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LICENSED ARCHITECT
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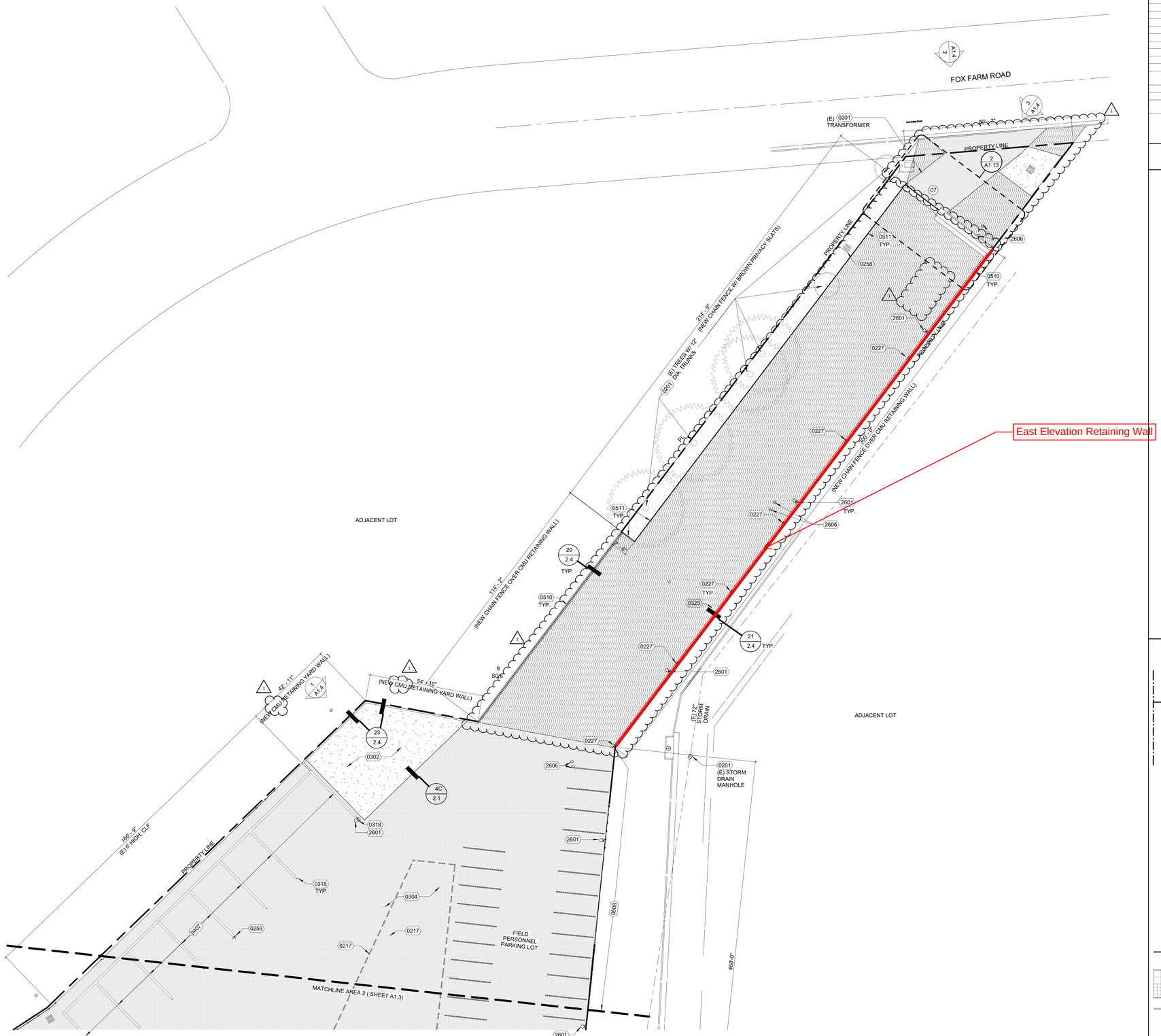
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#-	REVISIONS		

DRAWN: EL | CHECKED: Checker
DATE: 04/29/24 | SCALE: As indicated
PROJECT NUMBER: 230269

SITE DETAILS

DRAWING NUMBER: 2.4

VE CONFORMED SET



N

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

- KEYNOTE LEGEND -

KEYNOTE	DESCRIPTION
0201	EXISTING TO REMAIN, PROTECT IN PLACE, TYP. U.O.N.
0217	4" WIDE RED BORDER PAINTED STRIPES, TYP.
0227	FIRE LANE SIGN, REF DET 3 & 7/2.2
0258	AREA DRAIN GRADE 1/2" GAP MAX. TYP AT ALL LOCATIONS, REF CIVIL DWGS
0259	SAFE DISPERSAL AREA SIGN, REF DET 6/2.2
0302	CONCRETE PAVING REF DET 2/2.1
0304	AC PAVING REF DET 4/2.1
0318	6" DIA. STL. TUBE BOLLARD POST, REF DET 19/2.1
0323	MODULAR BIOFILTRATION SYSTEM PER CIVIL, TYP.
0407	(E) YARD WALL TO REMAIN
0508	(E) CHAIN LINK FENCE W/ NEW PRIVACY SLATS.
0510	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS OVER PRECISION CMU BLOCK WALL, REF DET 20/2.4, TYP.
0511	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS, REF DET 1/2.5
2601	(N) EXTERIOR LIGHT POLE, REF ELEC DWGS
2606	(E) POWER POLE TO REMAIN, VERIFY UTILITY LINE HEIGHTS, PROTECT IN PLACE, TYP.

SITE REFERENCE NOTES

PATH OF TRAVEL:

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT: THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE 2022 CBC 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES. THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DIRECTIVE.

EXTERIOR ACCESSIBLE ROUTE OF TRAVEL FROM (E) OR (N) ON-SITE ACCESSIBLE PARKING TO BUILDINGS PRIMARY ENTRANCES AND WHEEL CHAIR ACCESSIBLE RESTROOMS.

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOW EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

AREA OF WORK:

AREA OF WORK IS NOT LIMITED TO DESIGNATED AREA BUT CAN ALSO INCLUDE MINOR WORK AT ALL (E) ACCESSIBLE PARKING AREAS.

- PL — PROPERTY LINE
- CONCRETE PAVING, REF DET 2B, 2C/2.1 & CIVIL DWGS; CONTROL JOINT; EXPANSION JOINT
- 6" RAISED CURB, TYP. UON.
- FH — FIRE HYDRANT
- CHAIN LINK FENCE, REF DET 1/2.5
- TUBE STEEL FENCE - 6'-0" HIGH UON, REF DET 1/2.3
- (00) — GATE NUMBER REF 8/A1.12
- AC PAVING, REF CIVIL DWGS
- PLANTING AREA, REF LANDSCAPE & IRRIGATION DWGS
- DECOMPOSED GRANITE
- ACCESSIBLE RESTROOM:
  - M: MEN'S R.R.
  - W: WOMAN'S R.R.
  - GN: GENDER NEUTRAL R.R.
  - DF: DRINKING FOUNTAIN

- NEW SITE PLAN - AREA A1 | 1" = 20'-0" | 1 | ENLARGED SITE PLAN LEGEND

PBK
RANCHO CUCAMONGA
8163 Rochester Avenue, Suite 100
Rancho Cucamonga, CA 91730
909-987-0909 P

OPERATIONS BUILDING

The City of Big Bear Lake Department of Water and Power

41972 Garstin Drive, Big Bear Lake, CA 92315

LICENSED ARCHITECT
PETER FOX
C-38606
08-31-25
STATE OF CALIFORNIA

CONSULTANT

NO	DATE	BY	DESCRIPTION
1	11/05/25	LS	VE CONFORMED SET
#1			REVISIONS

DRAWN: EL | CHECKED: Checker
DATE: 04/29/24 | SCALE: As indicated
PROJECT NUMBER: 230269

ENLARGED SITE PLAN AREA 1

DRAWING NUMBER: **A1.2**

VE CONFORMED SET

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Big Bear Lake - Department of Water and Power
41972 Garstin Dr
big bear lake, California 92315
P: +19098665050

Project: Garstin Water Operations Facility
41972 Garstin Dr
Big Bear Lake, California 92315

RFI #056: Footing Wall Height Conflict

Revision	0	**Status**	Open
To	Edwin Linares (PBK) *(Response Required)* Loren Smith (PBK)	**From**	Ryan Schoenborn (Facility Builders & Erectors)
Date Initiated	May 14, 2026	**Due Date**	May 19, 2026
Location		**Project Stage**	Course of Construction
Cost Impact	TBD	**Schedule Impact**	TBD
Spec Section	03 30 00 - CAST-IN-PLACE CONCRETE		
Drawing Number		**Reference**	
Linked Drawings			
Received From	Ryan Schoenborn (Facility Builders & Erectors)		
Copies To	Daniel Baguyo (Big Bear Lake - Department of Water and Power), Albert Lillicrap (Facility Builders & Erectors), Edwin Linares (PBK), Annie Lozano (Facility Builders & Erectors), Ryan Schoenborn (Facility Builders & Erectors), Loren Smith (PBK)		
		Date Submitted	05/14/26
Notes			

Activity

Question

Question from Ryan Schoenborn Facility Builders & Erectors *on Thursday, May 14, 2026 at 10:47 AM PDT*

Q1. Per 1/A1.4 height of wall is called out to be 12'6"+/- field conditions have the wall height of 15'4". Please confirm that the footing size is acceptable for the increase in height. The increase in height will add an additional 2 courses in height.

Attachments
RFI #056 Footing-Wall Height Conflict_West Elevation Retaining Wall.pdf

Awaiting an Official Response

See sketch in next page.

The 12" block module (bottom segment) can be upto 9'-0" max retaining at the angle corner with the below changes.

For 7'-4" to 9'-0" condition in the 12" block module below slab, provide add'l #6 dowels on retain side face at 16" o.c., such that the combined spacing with the typical full-height #6 vertical bars at 16" o.c. results in #6 bars at 8" o.c. overall. No changes to the wall detail for upto 7'-4" retaining.

The free standing 8" block module (for material storage) shall be 6'-8" max thru out.

Storage material can be retained ONLY after the reinforced slab is poured and cured for 28 days.

Storage slab shall be reinforced with #5 @ 16"o.c. at mid depth. 8" thick per note #6 /C5.1

Step the footing per 2/S0.1 with a drop of 18" max at the bottom of the footing and 2 block modules at the top of footing.

miyamoto.
MAHESH
5-19-26

Majestic Masonry Inc.

SUBCONTRACTOR CHANGE ORDER REQUEST

Date:	5/20/2026	Project number:	CBB-176-26
Subcontractor Name:	Majestic Masonry, Inc.	Project Name:	Big Bear Garstin Water
Address:	1357 O'Malley Way	Project Address:	41972 Garstin Drive
City & State:	Upland, CA. 91786	City & State:	Big Bear Lake, CA 92315
COR#:	**2**		
Change Order For:	**wall height change per : 230269-056-0-FOOTING_WALL_HEIGHT_CONFLICT REV1.**		
	added labor,block,rebar, & grout		
	We figured 60 block count per mason per day which is comon block count for 12".		

Description of Work

Equipment	Quantity	Unit Of Measure	Unit Cost	Equipment Costs
				$ -
				$ -
				$ -
				$ -
				$ -
Subtotal				$ -

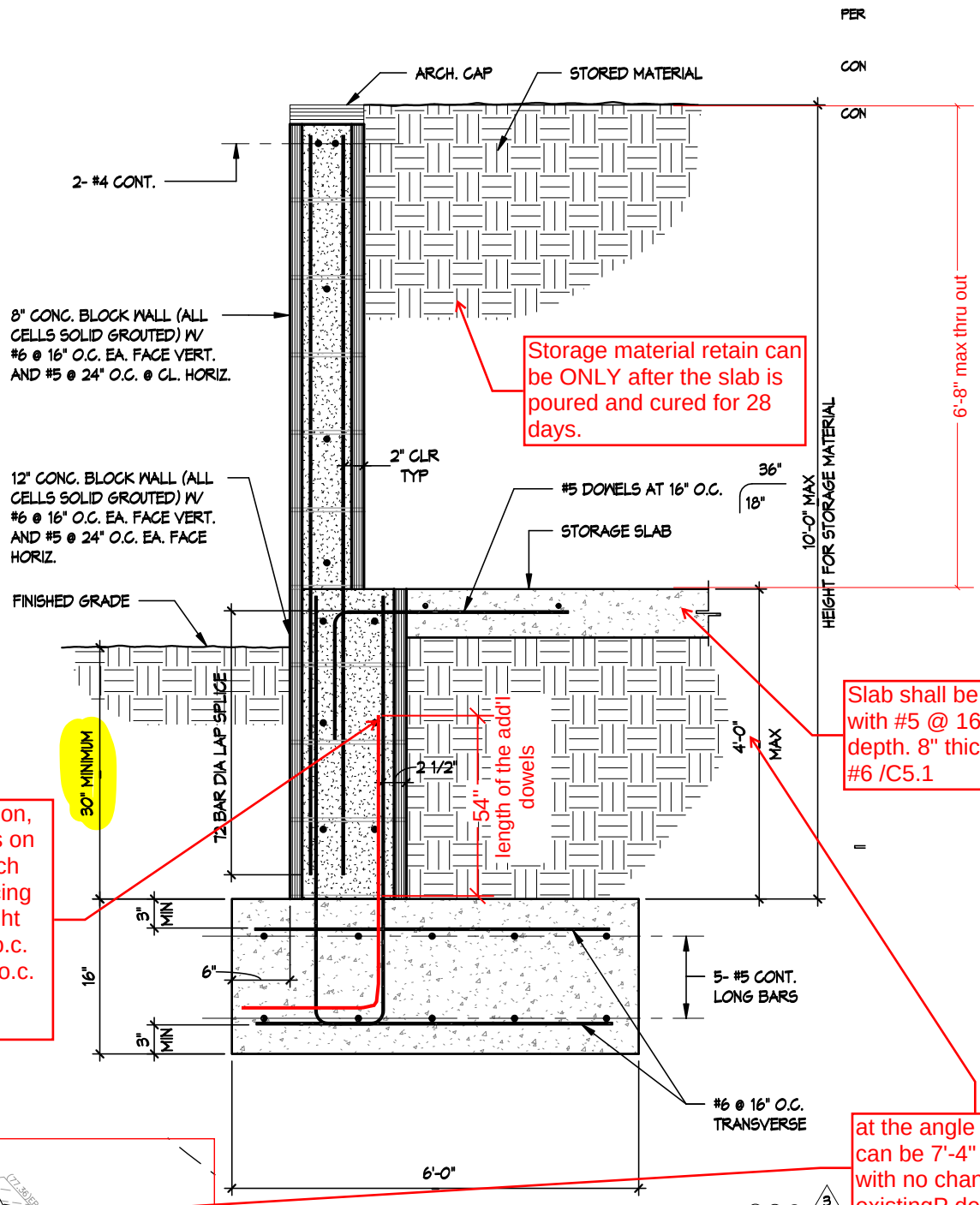
Materials	Quantity	Unit Of Measure			Unit Cost	Materials Costs
12x8x16 precision	540	Block			$ 9.71	$ 5,243.40
specmix/mortar	35	Bags			$ 10.75	$ 376.25
grout/pump	10	Yards			$ 350.00	$ 3,500.00
Rebar	40	Pcs			$ 15.25	$ 610.00
						$ -
						$ -
						$ -
Subtotal						$ 9,729.65

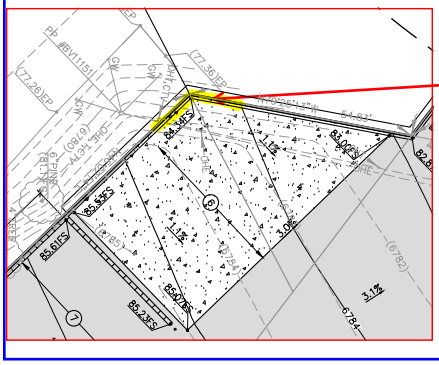
Labor	Quantity	Unit Of Measure					Unit Cost	Labor Costs
Forman/Mason	24	hrly					$ 98.50	$ 2,364.00
Mason	72	hrly					$ 91.25	$ 6,570.00
Tender	48	hrly					$ 85.75	$ 4,116.00
Apprentice	24	hrly					$ 78.75	$ 1,890.00
Truck	8	hrly					$ 175.00	$ 1,400.00
								$ -
								$ -
Subtotal								$ 16,340.00

Total Columns:				$ -		$ 9,729.65		$ 16,340.00
Taxes (7.75%): see note below)						$ 754.05		
Total Costs:				$ -		$ 10,483.70		$ 16,340.00

NOTE: Please use appropriate tax rate for your county

Total Costs:	$ 26,823.70
Mark-Up % 10	$ 2,682.37
Total:	$ 29,506.07





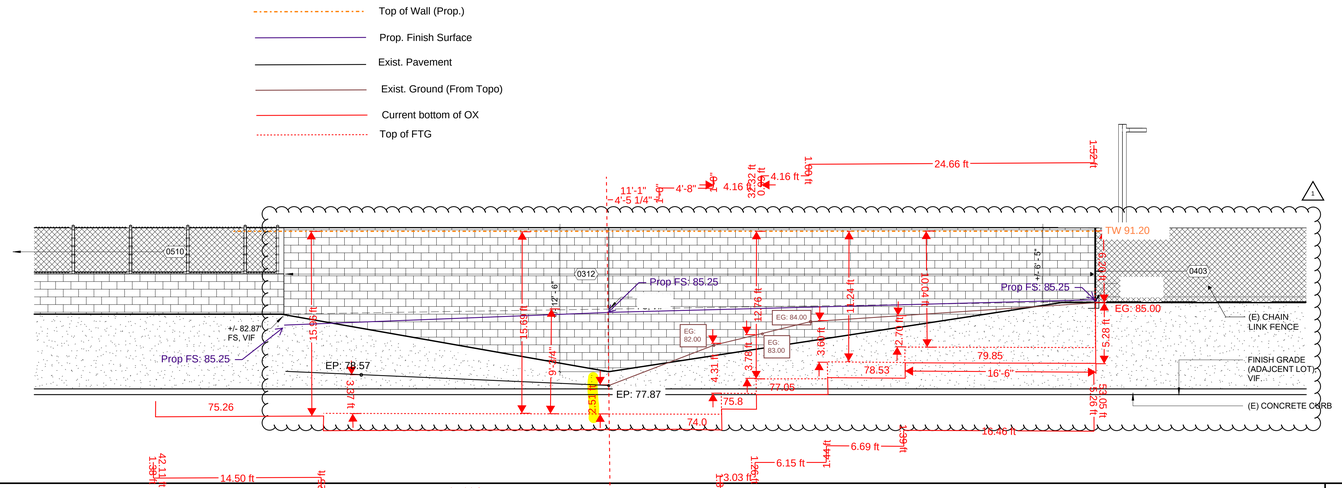
RETAINING WALL DETAIL 19

not to scale

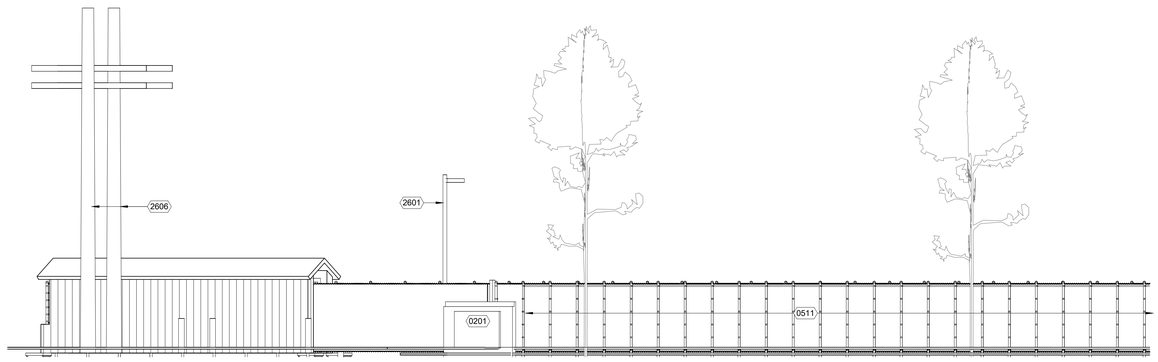
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miyamoto.

5-19-26

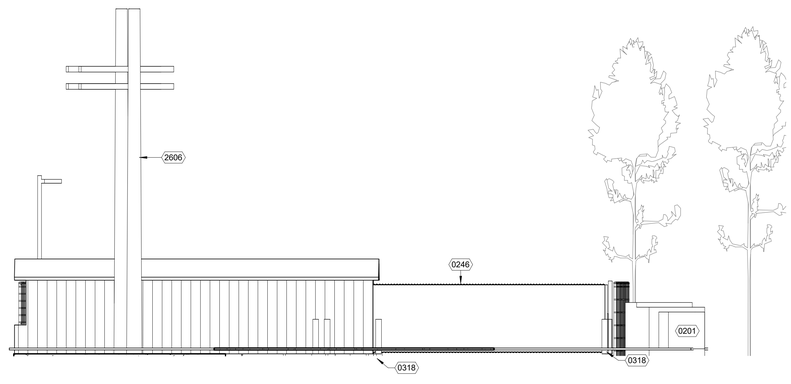


RETAINING WALL | 3/16" = 1'-0" | 1



NOTE:
THESE GATES ARE ON SHEET A1.2 ON NORTH SIDE OF SITE.

DIAGONAL TO VEHICLE GATE | 3/16" = 1'-0" | 2



NOTE:
THESE GATES ARE ON SHEET A1.2 ON NORTH SIDE OF SITE.

PERPENDICULAR TO VEHICLE GATE | 3/16" = 1'-0" | 3

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- KEYNOTE LEGEND -

KEYNOTE	DESCRIPTION
0201	EXISTING TO REMAIN, PROTECT IN PLACE, TYP. U.O.N.
0246	(N) EXTERIOR SIDING CANTILEVERGATES REF DET 1 /A1.12 & A1.13
0312	CMU RETAINING WALL, REF DET 23/2.4
0318	6" POWER - PIPE BOLLARD POST, REF DET 19/2.1
0403	STORAGE BAY CMU YARD WALL REF DET 20/2.4, SIM.
0510	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS OVER PRECISION CMU BLOCK WALL, REF DET 20/2.4, TYP.
0511	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS, REF DET 1/2.5
2601	(N) EXTERIOR LIGHT POLE, REF ELEC DWGS
2606	(E) POWER POLE TO REMAIN, VERIFY UTILITY LINE HEIGHTS, PROTECT IN PLACE, TYP.

REFERENCE NOTES

PBK
RANCHO CUCAMONGA
8163 Rochestser Avenue, Suite 100
Rancho Cucamonga, CA 91730
909-987-0909 P

OPERATIONS BUILDING
The City of Big Bear Lake Department of Water and Power
41972 Garstin Drive, Big Bear Lake, CA 92315

LICENSED ARCHITECT
PETER FOX
C-38606
08-31-25
STATE OF CALIFORNIA

CONSULTANT

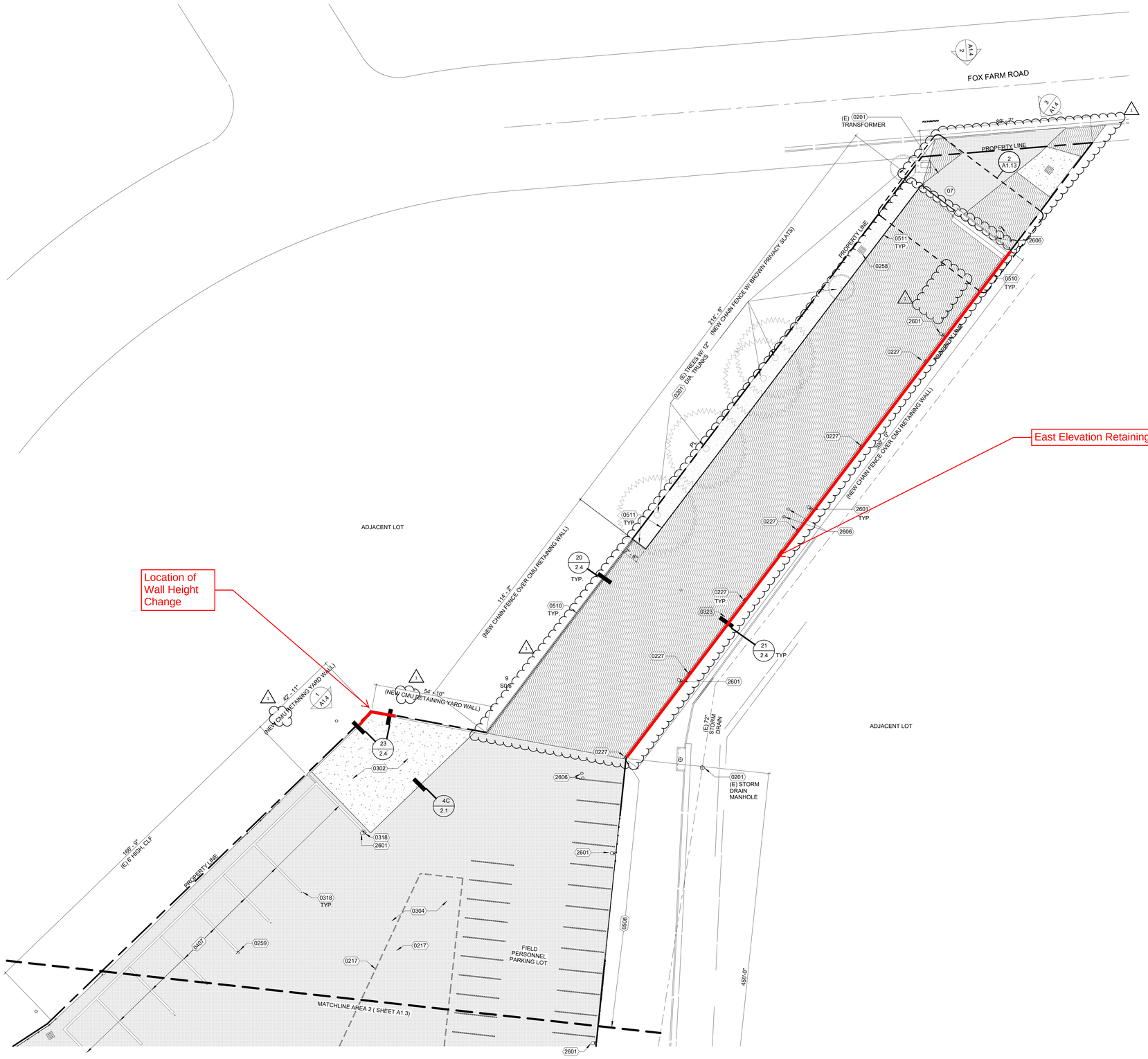
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1	11/05/25	LS	VE CONFORMED SET
#			REVISIONS

DRAWN: EL	**CHECKED:** Checker
DATE: 04/29/24	**SCALE:** 3/16" = 1'-0"
PROJECT NUMBER: 230269	

RETAINING WALL AND GATE ELEVATIONS

DRAWING NUMBER: **A1.4**

VE CONFORMED SET



- KEYNOTE LEGEND -

KEYNOTE	DESCRIPTION
0201	EXISTING TO REMAIN, PROTECT IN PLACE, TYP. U.O.N.
0217	4" WIDE RED BORDER PAINTED STRIPES, TYP.
0227	FIRE LANE SIGN, REF DET 3 & 7/2.2
0258	AREA DRAIN GRADE 1/2" GAP MAX. TYP AT ALL LOCATIONS, REF CIVIL DWGS
0259	SAFE DISPERSAL AREA SIGN, REF DET 6/2.2
0302	CONCRETE PAVING REF DET 2/2.1
0304	AC PAVING REF DET 4/2.1
0318	6" DIA. STL. TUBE BOLLARD POST, REF DET 19/2.1
0323	MODULAR BIOFILTRATION SYSTEM PER CIVIL, TYP.
0407	(E) YARD WALL TO REMAIN
0508	(E) CHAIN LINK FENCE W/ NEW PRIVACY SLATS.
0510	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS OVER PRECISION CMU BLOCK WALL, REF DET 20/2.4, TYP.
0511	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS, REF DET 1/2.5
2601	(N) EXTERIOR LIGHT POLE, REF ELEC DWGS
2606	(E) POWER POLE TO REMAIN, VERIFY UTILITY LINE HEIGHTS, PROTECT IN PLACE, TYP.

SITE REFERENCE NOTES

PATH OF TRAVEL:

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT: THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE 2022 CBC 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DIRECTIVE.

EXTERIOR ACCESSIBLE ROUTE OF TRAVEL FROM (E) OR (N) ON-SITE ACCESSIBLE PARKING TO BUILDINGS PRIMARY ENTRANCES AND WHEEL CHAIR ACCESSIBLE RESTROOMS.

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOW EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

AREA OF WORK:

AREA OF WORK IS NOT LIMITED TO DESIGNATED AREA BUT CAN ALSO INCLUDE MINOR WORK AT ALL (E) ACCESSIBLE PARKING AREAS.

PL — PROPERTY LINE

CONCRETE PAVING, REF DET 2B, 2C/2.1 & CIVIL DWGS
CONTROL JOINT
EXPANSION JOINT

6" RAISED CURB, TYP. UON.

FH FIRE HYDRANT

CHAIN LINK FENCE, REF DET 1/2.5

TUBE STEEL FENCE - 6'-0" HIGH UON, REF DET 1/2.3

00 GATE NUMBER REF 8/A1.12

AC PAVING, REF CIVIL DWGS

PLANTING AREA, REF LANDSCAPE & IRRIGATION DWGS

DECOMPOSED GRANITE

ACCESSIBLE RESTROOM:

M: MEN'S R.R.
W: WOMAN'S R.R.
GN: GENDER NEUTRAL R.R.

DF: DRINKING FOUNTAIN

- NEW SITE PLAN - AREA A1 | 1" = 20'-0" | 1 | ENLARGED SITE PLAN LEGEND

PBK
RANCHO CUCAMONGA
8163 Rochestser Avenue, Suite 100
Rancho Cucamonga, CA 91730
909-987-0909 P

OPERATIONS BUILDING

The City of Big Bear Lake Department of Water and Power

41972 Garstin Drive, Big Bear Lake, CA 92315

LICENSED ARCHITECT
PETER FOX
C-38606
08-31-25
STATE OF CALIFORNIA

CONSULTANT

NO	DATE	BY	DESCRIPTION
1	11/05/25	LS	VE CONFORMED SET

REVISIONS

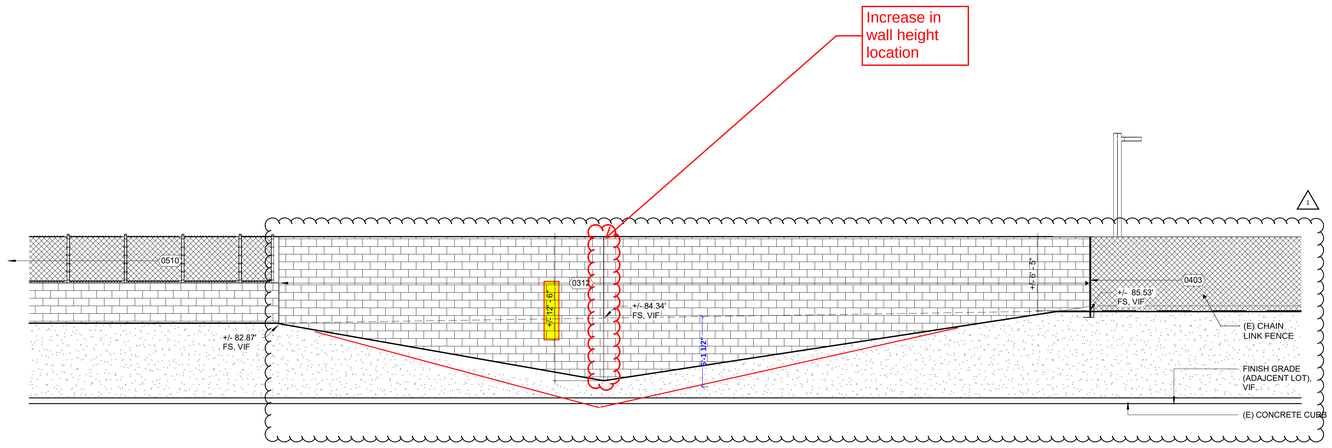
DRAWN: EL	CHECKED: Checker
DATE: 04/29/24	SCALE: As indicated
PROJECT NUMBER: 230269	

ENLARGED SITE PLAN AREA 1

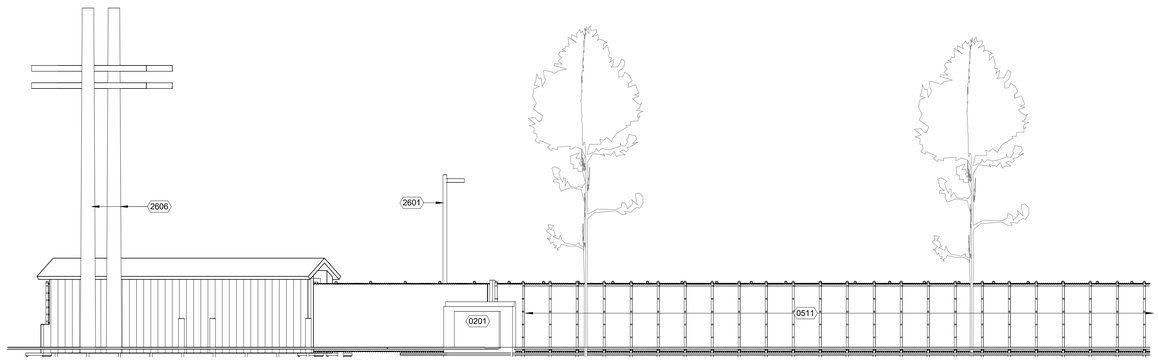
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VE CONFORMED SET

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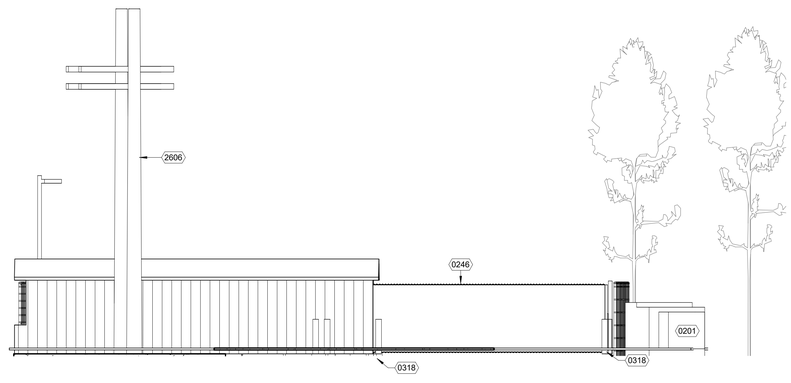


RETAINING WALL | 3/16" = 1'-0" | 1



NOTE:
THESE GATES ARE ON SHEET A1.2 ON NORTH SIDE OF SITE.

DIAGONAL TO VEHICLE GATE | 3/16" = 1'-0" | 2



NOTE:
THESE GATES ARE ON SHEET A1.2 ON NORTH SIDE OF SITE.

PERPENDICULAR TO VEHICLE GATE | 3/16" = 1'-0" | 3

- KEYNOTE LEGEND -

KEYNOTE	DESCRIPTION
0201	EXISTING TO REMAIN, PROTECT IN PLACE, TYP. U.O.N.
0246	(N) EXTERIOR SLIDING CANTILEVER GATES REF DET 1 /A1.12 & A1.13
0312	CMU RETAINING WALL, REF DET 23/2.4
0318	6" POWER - PIPE BOLLARD POST, REF DET 19/2.1
0403	STORAGE BAY CMU YARD WALL REF DET 20/2.4, SIM.
0510	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS OVER PRECISION CMU BLOCK WALL, REF DET 20/2.4, TYP.
0511	6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS, REF DET 1/2.5
2601	(N) EXTERIOR LIGHT POLE, REF ELEC DWGS
2606	(E) POWER POLE TO REMAIN, VERIFY UTILITY LINE HEIGHTS, PROTECT IN PLACE, TYP.

REFERENCE NOTES

PBK
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8163 Rochestser Avenue, Suite 100
Rancho Cucamonga, CA 91730
909-987-0909 P

OPERATIONS BUILDING
The City of Big Bear Lake Department of Water and Power
41972 Garstin Drive, Big Bear Lake, CA 92315

LICENSED ARCHITECT
PETER FOX
C-38606
08-31-25
STATE OF CALIFORNIA

CONSULTANT

NO	DATE	BY	DESCRIPTION
1	11/05/25	LS	VE CONFORMED SET
#△			REVISIONS

DRAWN: EL	**CHECKED:** Checker
DATE: 04/29/24	**SCALE:** 3/16" = 1'-0"
PROJECT NUMBER: 230269	

RETAINING WALL AND GATE ELEVATIONS

DRAWING NUMBER: **A1.4**

VE CONFORMED SET

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Existing
Bunker Wall
Location of
Wall Height
Change


Existing
Bunker Wall
Location of
Wall Height
Change


VOLVO
JOHN DEERE
max step height is 18" and 2 block modules at the top of footing. Please verify that the field conditions match this steeping footing detail.


Existing
Bunker Wall
Location of
Wall Height
Change


Existing
Bunker Wall
Location of
Wall Height
Change

WORK CHANGE DIRECTIVE NO.: 1

Owner:	City of Big Bear Lake Department of Water and Power	Owner's Project No.:	
Engineer:	PBK	Engineer's Project No.:	
Contractor:	Facility Builders & Erectors, Inc.	Contractor's Project No.:	
Project:	Garstin Water Operations Facility Project		
Contract Name:	Garstin Water Operations Facility Project		
Date Issued:	5/26/2026	Effective Date of Work Change Directive:	5/26/2026

Contractor is directed to proceed promptly with the following change(s):

Description:

Reduce west retaining wall with chainlink fence total length from approx. 115' to 86'. Wall height to be (4) courses, or 2' – 8". Footing to be stepped as shown in the attached sketch.

Attachments:

West Retaining Wall w/ Chainlink Footing Step Elevations.

Purpose for the Work Change Directive:

Due to existing grade and proposed finish grade, entire length of retaining wall as originally drawn is not necessary.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: $ _____ **[not yet estimated].**

Contract Time: 0 days

Basis of estimated change in Contract Price:

☐ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

	Recommended by Engineer	Authorized by Owner
By:	Loren Smith	DANIEL BAGUYO
Title:	Sr Project Manager	DISTRICT ENGINEER
Date:	05/26/26	05/27/2026

EJCDC® C-940, Work Change Directive.
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DWP Change
Directive No. 01

Majestic Masonry Inc.

SUBCONTRACTOR CHANGE ORDER REQUEST

Date:	6/10/2026	Project number:	CBB-176-26
Subcontractor Name:	Majestic Masonry, Inc.	Project Name:	Big Bear Garstin Water
Address:	1357 O'Malley Way	Project Address:	41972 Garstin Drive
City & State:	Upland, CA. 91786	City & State:	Big Bear Lake, CA 92315
COR#:	**3**		
Change Order For:	**Directive #1 reduced retaining wall**		

Description of Work

Equipment	Quantity	Unit Of Measure	Unit Cost	Equipment Costs
				$ -
				$ -
				$ -
				$ -
				$ -
Subtotal				$ -

Materials	Quantity	Unit Of Measure			Unit Cost	Materials Costs
no deduct block is ordered	265	Block			$ -	$ -
deduct spec mix/mortar	13	Bags			$ (10.75)	$ (139.75)
deduct grout/pump	4	Yards			$ (350.00)	$ (1,400.00)
deduct rebar	13	Pcs			$ (15.25)	$ (198.25)
		yards				$ -
						$ -
						$ -
Subtotal						$ (1,738.00)

Labor	Quantity	Unit Of Measure					Unit Cost	Labor Costs
Forman/Mason	8	hrly					$ (98.50)	$ (788.00)
Mason	32	hrly					$ (91.25)	$ (2,920.00)
Tender	16	hrly					$ (85.75)	$ (1,372.00)
Apprentice	8	hrly					$ (78.75)	$ (630.00)
								$ -
								$ -
								$ -
Subtotal								$ (5,710.00)

Total Columns:				$ -		$ (1,738.00)		$ (5,710.00)
Taxes (7.75%): see note below)						$ (134.70)		
Total Costs:				$ -		$ (1,872.70)		$ (5,710.00)

NOTE: Please use appropriate tax rate for your county

Total Costs:	$ (7,582.70)
Mark-Up % 10	$ (758.27)
Total:	$ (8,340.96)

J.K.B. Corporation
Concrete Construction
"Do It In Concrete And Be Done With It"

561 SOUTH WALNUT STREET
LA HABRA, CA 90631
(562) 905-3477 FAX (562) 905-3480
CA LICENSE #501510

REQUEST FOR CHANGE ORDER

TO: Facility Builder **ATTN:** Ronnie Moody **DATE: 6/18/2026**

JOB NAME: Big Bear Garstin Water **CO: #4**
41972 Garstin Drive
Big Bear Lake, CA 92315

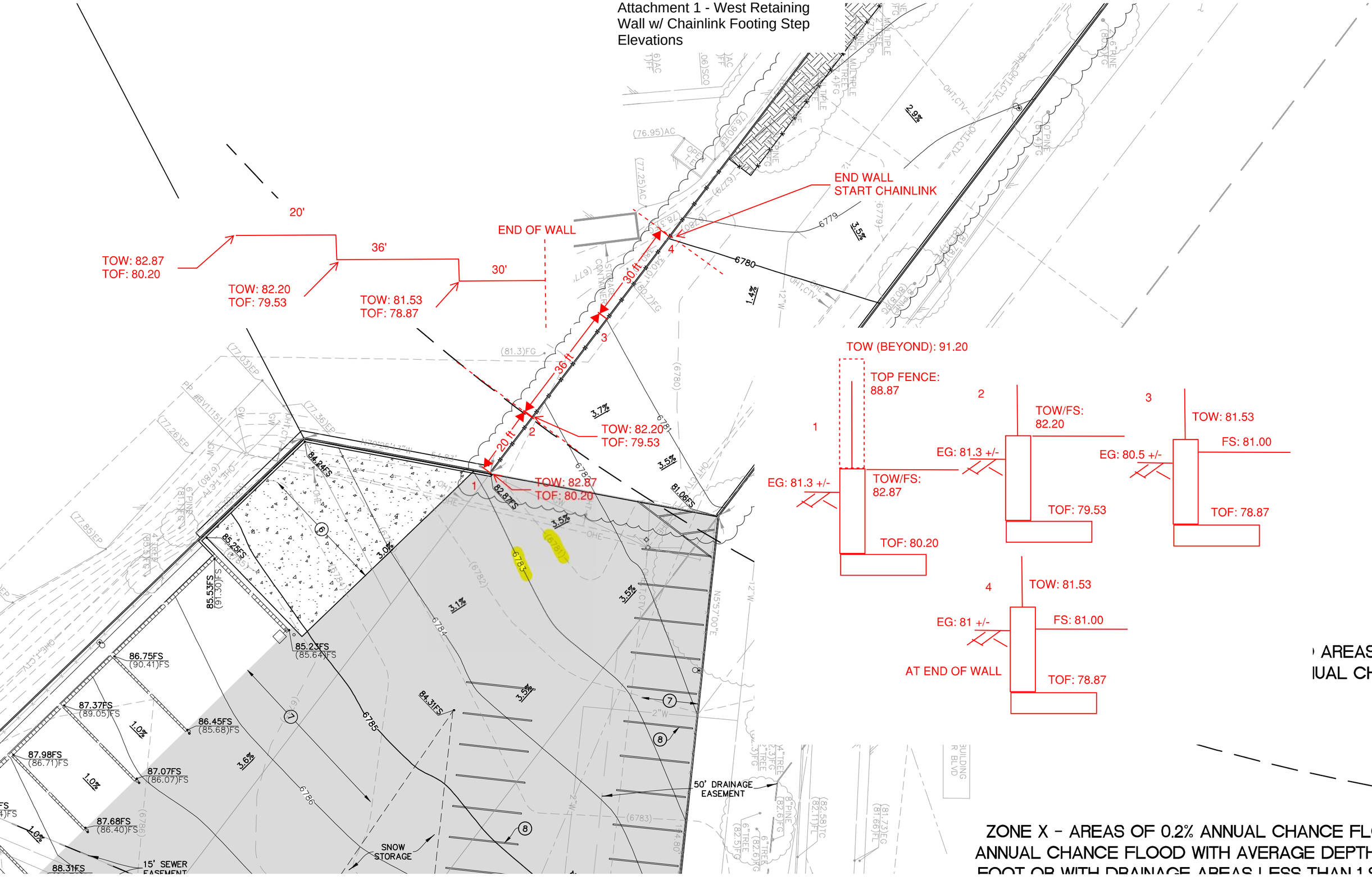
This Change order reflect adeductive scope adjustment on the West elevation site wall. The total length of the is reduce from the original design of 114 linear feet to a length of 84 linear feet

- Elimination of **30 linear** feet of site wall.
- Full credit back for concrete
- Labor saving for digging the footing, setting up rebar, and pouring the footing

TOTAL CHANGE ORDER AMOUNT **<$4,354.00>**

_____ _____
PROJECT MANAGER **ACCEPTANCE**

Attachment 1 - West Retaining Wall w/ Chainlink Footing Step Elevations



ZONE X – AREAS OF 0.2% ANNUAL CHANCE FLOOD; ARE
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LES
FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE M

ROMANS CONSTRUCTION CO.
P.O. BOX 2880
42191 BIG BEAR BLVD.
BIG BEAR LAKE, CA 92315-2880
Phone - (909) 866-4270

Invoice

Date	Invoice #
9/18/2026	15233CR

Bill To
Facility Builders & Erectors, Inc. 3940 E. Miraloma Ave. Anaheim, CA 92805

P.O. No.	Terms	Project
	Net 10	

Quantity	Description	Rate	Amount
	Extra Work; due to storm drain tie in location, way too shallow. We had to take storm drain from original location to storm drain catch basin. Extremely deep and lots of utilities and concrete	0.00	0.00
	7/17/26- 4hours 7/20/26-8hours 7/21/26-7hours 7/22/26-7hours 7/23/26-7 1/2hours 7/24/26-7 1/2hours Total hours-41	0.00	0.00
	4 men, 2 backhoes, service truck with tools, concrete breaker, cut-off saw at $600 per hour Total Cost	24,600.00	24,600.00
	1-12" Storm Drain tie in; not on plan	1,200.00	1,200.00
	Retention	-1,290.00	-1,290.00

Total $24,510.00

E-mail
romans4270@gmail.com

romans4270@gmail.com

FB&E
Facility Builders & Erectors INC.
A SPAN COMPANY

3940 E. Miraloma Ave
Anaheim, California 92806
Phone (714) 577-8060
Fax (714) 577-8064
www.FacilityBuilders.com

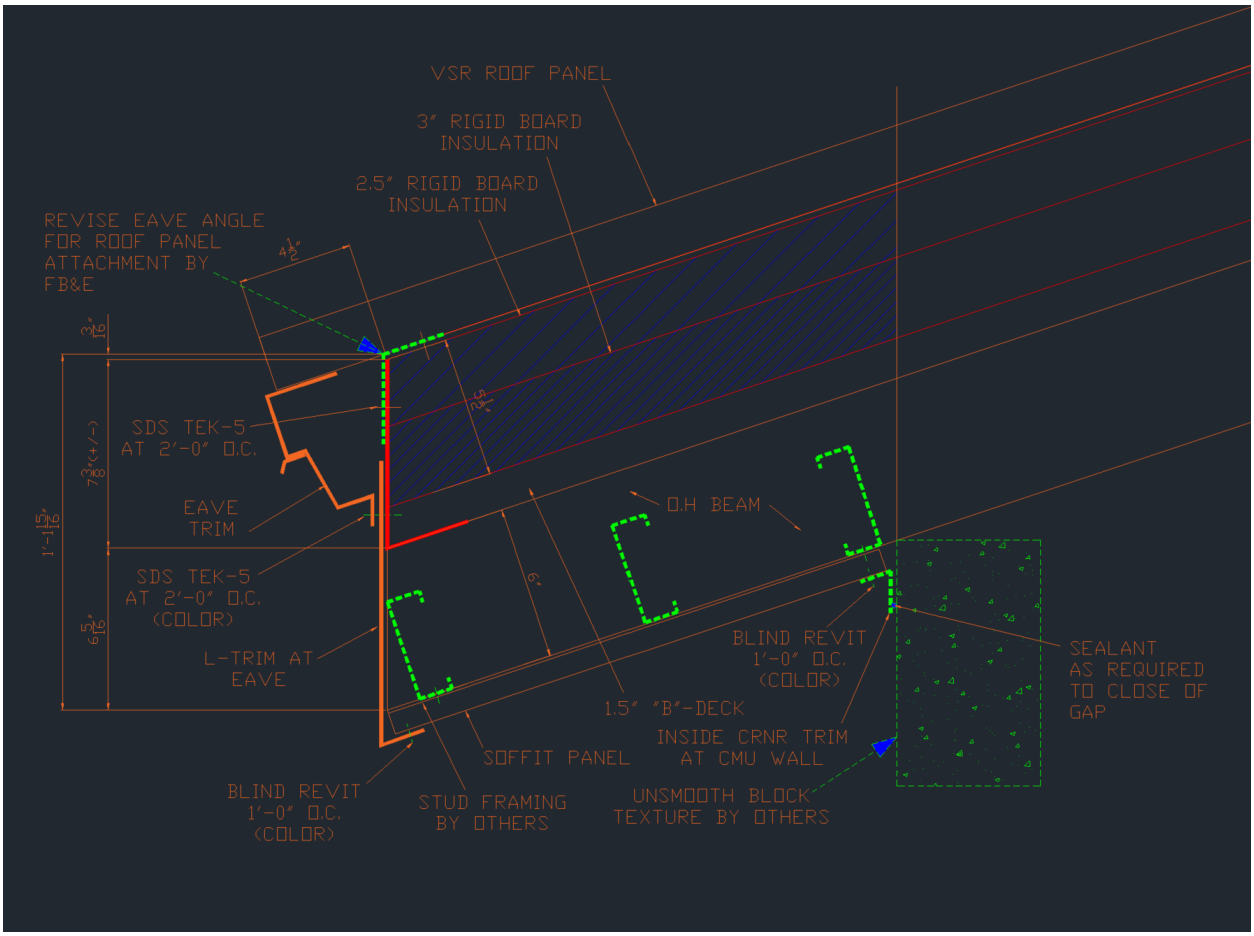
RFI / Submittal:

Based on the Submittal 07 22 00-1.0: Roof Deck Insulation Product Data:
The original drawings indicated that the roof rigid board insulation was to be 2 inches thick. Our detail drawings for the roof, trims, fastener lengths, fascia system, and gable trims are based on this insulation thickness. However, we observed that the structural drawings specified an edge angle around the perimeter of the building with a dimension of approximately 7 inches or more, which exceeds the requirements shown on the architectural drawings and details.
The client's comments received in response to FB&E's RFI/submittal package request that the insulation thickness be adjusted to account for the vertical members installed on-site. To meet the requirements expressed by the architect and owner, we will need to increase the rigid board insulation thickness from 2 inches to 5-1/2 inches. This will be achieved through a two-layer system consisting of 2-1/2 inches and 3 inches of rigid board insulations.
Implementing this two-layer system will lead to additional costs, including:

- Increased labor for installing multiple layers of insulation, infill insulation at the valley, install longer fastener for the panel clips, miter rigid board at the low eave, ridge, and eave angle at the low eave for roof panels attachment.
  - Labor and equipment: **$38,333.00**
- Longer fasteners and adjustments to related components to accommodate the change in thickness. Fastener length 8" min and NON-BABA compliance.
  - Fasteners: **$1,800.00**
- Cancellation of existing material orders and the fabrication of custom components to fit the revised height specifications at the low eave for roof panel attachment only.
  - Valley support members: **$2,500.00**
- Rigid Board to 5 ½"
  - Rigid Board cost adjustment: **$25,000.00**

Total: $67,633.00

See the eave detail modification below:



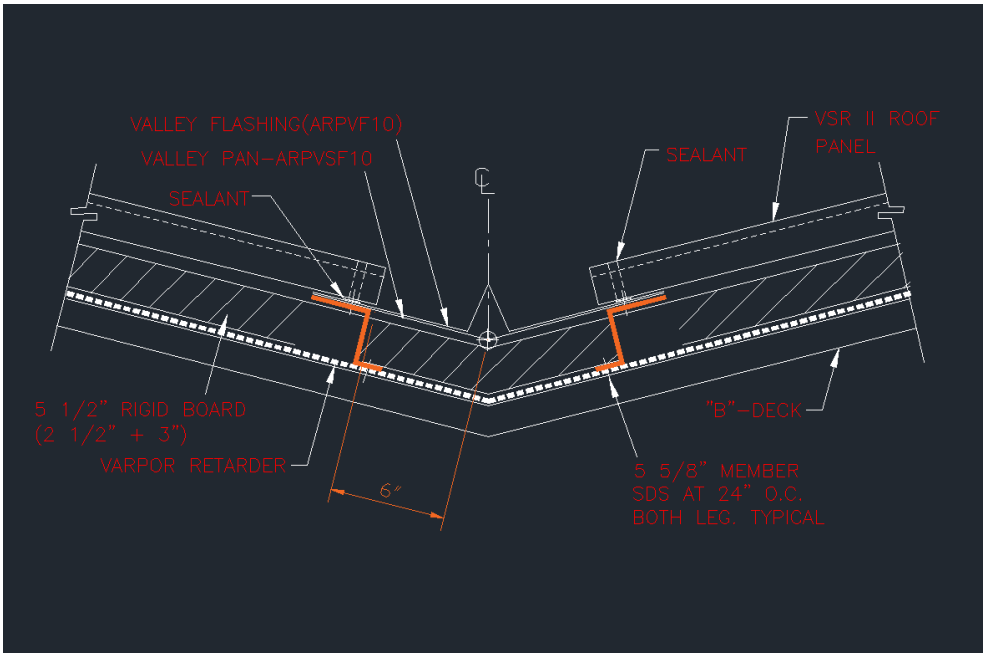
Removing the ½" harden board on the roof:
The original proposal from FB&E included the installation of the roof system in accordance with the architectural drawings. After the project was awarded to FB&E, we discovered that the project costs exceeded the initial budget. As a result, our team was asked to identify alternative solutions to reduce the overall project costs. One of the cost-optimization measures we implemented involved removing certain items from the scope, including:

- ½" hardened board, which is not required by the Butler roof system.
- Support purlins for roof panel attachment, also unnecessary per the Butler roof system specifications, with a bearing plate provided as a cost-effective alternative.
- Standard PEMB materials for the overall project edge conditions.
- The standard PEMB roof attachment method for the project.

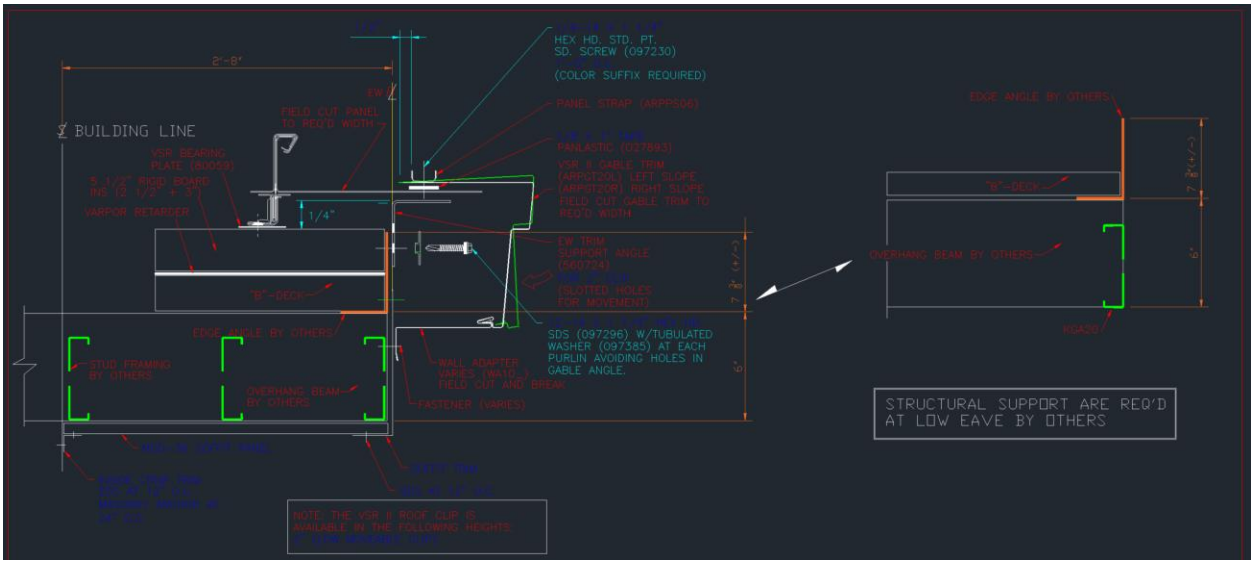
These adjustments helped reduce the project's overall cost while maintaining compliance with project requirements.

There is no cost savings associated with removing the ½" board. However, including it in our submittal to the client serves to clearly communicate that the roof system does not require the ½" hardened board.

See gable angle and valley conditions modification below:
Valley Condition:



Edge Condition:



Owner agrees that signing and approving this change order will modify the contract price by the approved amount including any qualifications describe in the COR; A formal contract change order will be issued at a later date.

Approved By: _____ **Date:** _____

Signature _____

AGENDA REPORT

Service, Quality, Community

DATE:	October 27, 2026
TO:	Board of Commissioners
FROM:	Reginald A. Lamson, General Manager
RE:	**Amendment to Water Conservation Policy No. 2014-02 — Nonfunctional Turf Irrigation Regulations**

Background:

California Assembly Bill 1572 (AB 1572) requires public water systems to update their water conservation policies to incorporate restrictions on the irrigation of nonfunctional turf. Staff has prepared amendments to DWP's Water Conservation Policy No. 2014-02 for Board review and adoption.

Policy Amendment:

Nonfunctional turf is very limited in Big Bear due to the natural alpine environment and mountainous topography. The policy amendment is minimized in relation to the overall legislation because of its limited applicability. The amendment prohibits the use of potable water for non-functional turf with limited exceptions and imposes fees associated with non-compliance. The amendment is in line with the requirements of the AB 1572 legislation.

Financial Impact:

No significant impact is anticipated. Implementation will be managed through existing staff and resources.

Recommendation:

Staff recommends that the Board of Commissioners adopt Resolution 2026-09 amending DWP's Water Conservation Policy No.2014-02.

Attachments:

a. DWP Resolution No. 2026-09
b. Conservation Policy Draft – Redline

RESOLUTION NO. DWP 2026-09

A RESOLUTION OF THE BOARD OF WATER AND POWER COMMISSIONERS OF THE CITY OF BIG BEAR LAKE, DEPARTMENT OF WATER AND POWER, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AMENDING WATER CONSERVATION POLICY NO. 2014-02 PROHIBITING IRRIGATION OF NONFUNCTIONAL TURF WITH POTABLE WATER

WHEREAS, the City of Big Bear Lake was incorporated on November 28, 1980; and

WHEREAS, the electors of the City of Big Bear Lake did in 1985 adopt an Amendment to the City of Big Bear Lake Charter which created a Department of Water and Power; and

WHEREAS, California Assembly Bill 1572 (AB 1572) establishes restrictions on the use of potable water to irrigate nonfunctional turf on certain properties; and

WHEREAS, the City of Big Bear Lake, Department of Water and Power has determined there is a need to establish local nonfunctional turf irrigation restrictions, applicable exceptions, and enforcement provisions to allow for local enforcement; and

WHEREAS, the Board of Commissioners desires to amend the DWP's Water Conservation Policy.

NOW, THEREFORE, BE IT RESOLVED that the Board of Water and Power Commissioners of the City of Big Bear Lake, Department of Water and Power hereby amends DWP's Water Conservation Policy No. 2014-02, as set forth in Exhibit A, attached hereto and incorporated herein by reference, including the prohibition on irrigation of nonfunctional turf using potable water, applicable exceptions, and enforcement provisions, with the nonfunctional turf irrigation requirements.

PASSED, APPROVED, and ADOPTED this 27th day of October 2026.

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Robert Tarras, Chairman
DWP Board of Commissioners

ATTEST:

_____
Sam Armstrong, Secretary
DWP Board of Commissioners

City of Big Bear Lake, Department of Water and Power
POLICY

Policy #2014-02
Water Conservation Policy

Date Established: Resolution 2014-05 adopted June 26, 2014
Date Last Amended: June 23, 2020

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Article II. **Background**

In 1989, the City of Big Bear Lake adopted a Water Conservation Program as part of the municipal code. Since that time, the City of Big Bear Lake, Department of Water and Power (BBLDWP or DWP) Board has adopted and amended a combination of measures to reduce water consumption, collectively known as the DWP Water Conservation Policy or Program, including regulations for efficient use of water on landscaping, limitations on the installation of turf, requirements for the installation and retrofitting of water-efficient plumbing fixtures, and regulation of other uses of water designed to eliminate water waste.

These guidelines are established to ensure that customers use available water wisely and take all reasonable steps to reduce their water use for nonessential uses. These guidelines are designed to increase the efficiency of water use throughout the DWP's Service Area. Customers are encouraged to carefully manage indoor and outdoor water use and eliminate water waste.

Article III. **Purpose**

The purpose of this Water Conservation Program is to allow the DWP to delay or avoid the need for measures such as water rationing or more restrictive water use regulations pursuant to a declared Water Shortage Emergency as authorized by Water Code Sections 350 et seq.

California Water Code Sections 375 et seq. permit public entities which supply retail water to adopt and enforce a Water Conservation Program to reduce the quantity of water used by the people therein for the purpose of conserving the water supplies of such public entity. The Board hereby establishes a comprehensive Water Conservation Program for the DWP's Service Area within the Big Bear Valley pursuant to California Water Code Sections 375 et seq., based upon the need to conserve water supplies and to avoid or minimize the effects of any future shortage.

Article IV. **Findings**

The Board finds and determines that a water shortage could result from the occurrence of one or more of the following conditions:

1. A general extended water supply shortage due to increased demand.
2. Reduction in water availability in the supply, storage or distribution facilities.
3. Prolonged drought conditions.
4. An unexpected or catastrophic event that prevents or interrupts adequate water deliveries.

The Board also finds and determines that the conditions prevailing in the Big Bear Valley area require that the water resources available be put to maximum beneficial use, and that the waste, unreasonable use, or unreasonable method of use of water be discouraged and that the conservation of such water be encouraged to achieve the maximum reasonable and beneficial use thereof in the interest of the customers of the DWP and for the public welfare.

Article V. **Application**

This Water Conservation Program shall apply to all persons who use any water provided by the DWP within the Big Bear Valley as a condition of water service.

1. It is only intended to further the conservation of water. It is not intended to implement any provision of federal, state or local statutes, ordinances or regulations relating to the protection of water quality or control of drainage or runoff.
2. Nothing herein is intended to limit the authority of the DWP to declare and respond to an emergency, including an emergency that affects the ability of the DWP to supply water.

Article VI. **Authorization**

DWP's General Manager or a designated representative is hereby authorized and directed to implement the provisions of this Water Conservation Program.

Article VII. **Definitions**

1. Board. DWP Board of Commissioners.
2. Compost. The safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.
3. Customer. Any person, persons, association, corporation, government agency, or other entity supplied with water service from the DWP.
4. Drip irrigation. Any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
5. Emitter. Any irrigation nozzle that is used to distribute water to landscape vegetation.
6. Ground Water. Any water that comes from springs or wells.
7. Irrigation. The process of providing supplemental water, to landscape plants and elements.
8. Landscape. All portions of a property except footprints of buildings or other structures, sidewalks, driveways, parking lots, decks, gravel or stone walks, other pervious or impervious hardscapes and other non-irrigated areas designated for non-development such as open spaces and existing native vegetation.
9. Landscape Element. Any and all unique features of a landscape.
10. Landscaping. The process of adding or subtracting vegetation or non-vegetative materials or their support structures (irrigation systems, walkways, retaining walls, etc.) to a landscape.
11. Low Flow (or Flush). Any plumbing fixture that meets or exceeds current flow (or flush) standards for that item.
12. MWELO. The State of California Model Water Efficient Landscape Ordinance
13. New Turf. Non-native or non-drought-tolerant lawn or grass, intentionally planted and grown from seed or sod that has never been irrigated using DWP water.

14. Perennial Yield. The maximum quantity of water, that can be produced from a ground water basin on an annual basis.
15. Plant Factor or Plant water use factor. Derived from the California Model Water Efficiency Landscape Ordinance, this term refers to the amount of water needed by plants based on the evapotranspiration rate. Very low water use: 0-0.1; Low water use: 0.1-0.3; Moderate water use: 0.4-0.6; High water use plants: .7-1.0. These factors are derived from the Water Use Classification of Landscape Species and may also be obtained by horticultural researchers from academic institutions or professional associations as approved by the Department of Water Resources.
16. Retrofit. Any change to an existing element.
17. Retrofit on Change of Service Program. A DWP program whereby the property owner is responsible for ensuring all plumbing fixtures are low flow after a change in water service occurs.
18. Service Area. For purposes of this Water Conservation Program, the DWP's Service Area, as defined by the San Bernardino Local Agency Formation Commission.
19. Sprinkler. A component of an Irrigation system that sprays water on a landscape vegetation.
20. Technical Review Team (TRT). A team of, at minimum, five individuals that will be comprised of Board members, DWP management staff, and one hydrogeologist or engineering consultant. Additional individuals may be added to the TRT when circumstance arises that requires specialized or additional expertise.
21. Turf. Non-native or non-drought-tolerant lawn or grass, intentionally planted and grown from seed or sod.
22. Water Conservation. Practices or activities which result in the use of water efficiently and in quantities considered less than average.
23. Water Conservation Program. A program designed within the meaning of Water Code Sections 375 et seq. to reduce the quantity of water used for the purpose of conserving the water supplies of a public entity.
24. Water Feature. Any landscape feature that utilizes standing or moving water as a main component. Standard examples are ponds, streams, and fountains.
25. Water Shortage Emergency. Any emergency within the meaning of Water Code Sections 350 et seq.
26. Weather Based Irrigation Controller. An automatic timing device used to remotely control valves that operate an irrigation system. Automatic controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather based) or soil moisture data.
27. WUCOLS. Water Use Classification of Landscape Species, an online database of the irrigation water needs for more than 3,500 plants used in California landscapes
28. Water-Use Efficiency. The use of water in a way that minimizes waste (i.e. use beyond which is needed to accomplish a task).

29. Winterize. Turning off water supply and draining the on-site pipes or plumbing to prevent damage to the system during the winter months due to freezing.
30. Xeriscape. A landscaping method that utilizes water-conserving techniques, such as use of drought-tolerant plants, mulch, and efficient irrigation.
31. Violation. To commit, cause, maintain or permit an action, or failure of action, that is inconsistent with the rules and regulations. Each day a violation exists may constitute a separate and distinct violation. Each rule or regulation which is violated also constitutes a separate violation. Any person, who commits, causes, or permits a violation of the rules and regulations, may be subject to the enforcement actions herein.

Article VIII. **Water Use Requirements**

The following measures shall apply to those who use any water supplied by the DWP. These regulations shall apply to all DWP customers as a condition of water service.

A. General Regulations

A) Water shall be used reasonably and productively at all times.

B) Customers are to repair all water leaks from any water line, faucet, toilet, etc. once detected.

C) Customers are to water efficiently, eliminating runoff onto adjacent properties, public or private roadways, driveways, bare ground, and streets.

D) There is to be no hose washing of sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except when needed to protect public health and safety.

E) Customers must use an automatic shut-off nozzle when using a hand-held hose for spraying, lawn watering, or structure washing.

F) Washing vehicles must be done with a bucket and a hose with an automatic shut-off nozzle.

G) There shall be no use of water from a fire hydrant, except for fire protection purposes and approved construction purposes.

H) No outdoor watering shall occur between 9 a.m. and 6 p.m. April 1 through November 1, annually, with the exception of non-potable water, or per a DWP issued permit.

I) There shall be no outdoor watering within 48 hours of measurable precipitation (0.25” or current state standards) at the property location.

J) Outdoor watering shall occur on an alternate day schedule with even addresses watering on evenly numbered days of the month and odd addresses watering on odd numbered days.

K) All new structures shall be equipped with low flow faucets, showerheads, toilets and urinals in compliance with current state standards. All dishwashers and clothes washers must follow the U.S. Environmental Protection Agency’s current guidelines.

B. Landscape Regulations

The purpose of this Section is to require all new, retrofitted, or modified landscaping to adhere to all BBLDWP, City, County, State or Federal regulations and guidelines. These measures

will significantly reduce wasteful and inefficient consumption of water, and thus make the DWP's water resources available for the most beneficial uses including human consumption, sanitation, and fire protection.

It is the responsibility of the property owner to research and abide by all applicable local, County, State and Federal regulations.

(a) Local Agency Review

Some landscaping projects are subject to state regulations including, but not limited to, the Model Water Efficiency Landscape Ordinance (MWELO). The local agency, meaning a "city or county, including a charter city or charter county, … is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of permits and plan check or design review of a project."

The following projects are subject to MWELO, as implemented by the local agency (City of Big Bear Lake or County of San Bernardino):

- New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building permit, plan check, or design review
- Rehabilitated project (associated with re-landscaping or replacement landscaping) greater than or equal to 2500 square feet requiring a building permit, plan check, or design review
- Existing landscape over one acre in size installed before December 1, 2015

The following may be subject to limited MWELO:

- Cemetery
- New Landscape 500 to 2500 square feet (new building or new development with associated landscaping) requiring a building permit, plan check, or design review
- Landscapes less than 2500 square feet and using graywater or rainwater to meet the landscape water needs

Exceptions: registered historical sites, an ecological restoration project that does not require a permanent irrigation system, a botanical garden or arboretum open to the general public.

The BBLDWP requires, as a condition of water service, that upon approval of the landscape documentation package, the local agency (City or County) and the project applicant:

- Submit a copy of the Water Efficient Landscape Worksheet to the BBLDWP.
- Submit documentation certifying that the landscape package has been approved and/or permits issued to the BBLDWP.

Upon completion of the project or installation of the landscaping, the project applicant shall ensure that a copy of the Certificate of Completion is submitted to the BBLDWP

(b) BBLDWP Review

The following projects are subject to review and approval by the BBLDWP and must follow the requirements set forth:

- Any new landscape area greater than or equal to 500 square feet that does not require a permit, plan check or design review by the local agency
- Rehabilitated landscape projects greater than or equal to 500 square feet that do not require a permit, plan check or design review by the local agency
- Any landscape project including any amount of turf

Property owners must submit a landscape documentation package to the DWP which includes the following elements:

- Date
- Project applicant
- Project address
- Total landscape area (square feet) including a breakdown of all plant material (by square feet). Plant material shall be clearly labeled by species, quantity or square feet and include (as applicable): turf, high, moderate, low and very low water use designations clearly marked.
- Project type (new rehabilitated, public, private, cemetery, homeowner installed)
- Water supply type (potable, recycled, well) and identify the local retail water provider (BBLDWP).
- Contact information for the property owner and project applicant (if different from the owner)
- Applicant signature and date with the statement "I agree to comply with the requirements of the BBLDWP, local agency, and State of California Laws in relation to this landscape."

The DWP may establish fees for necessary review and inspections related to the requirements of this article. The regulations for these landscape plans are categorized by the principles of xeriscape as follows:

(i) Planning and Design

1. Landscapes must abide by all City, County or State regulations as applicable.

2. Landscape plants must be grouped by similar irrigation requirements.

3. The use of invasive plant species, such as those listed by the California Invasive Plant Council are strongly discouraged.

4. The surface area of all water features (ponds, fountains, streams) shall be included in the high-water use hydrozone area and/or calculated as the percentage contributing toward a "high water use plant."

5. Decorative fountains and landscape water features must use recirculating systems.
6. Manual-shut-off valves (such as a gate valve, ball valve or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
7. Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
8. For non-residential projects with landscape areas of 1,000 square feet or more, private sub-meter(s) to measure landscape water use shall be installed.

(ii) Low Water-use Plants

1. For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the landscaped area, excluding edibles and areas using recycled water.
2. The square footage of high-water use plants (including but not limited to turf), on newly installed, rehabilitated or renovated residential landscapes, shall be limited to 1,000 square feet or 25% of the landscaped area, whichever is less.
3. For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the landscaped area, excluding edibles and areas using recycled water.
4. Newly installed, rehabilitated or renovated non-residential properties may not have high water use plants.
5. Existing landscapes that already contain 1000 square feet, or more, of high-water use plants may not install additional high-water use plants.
6. Existing landscapes that contain less than 1,000 square feet of high-water use plants may add such plants for a total 25% of the landscaped area or 1,000 square feet, whichever is less.

(iii) Practical Turf

1. Turf is not allowed on slopes greater than 25%. Twenty five percent means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
2. Turf is prohibited in parkways less than 10 feet wide.
3. On landscapes that already contain turf or high water use plants, turf may be rearranged as long as the total square footage of high water use plants is reduced to 25% of the landscaped area (not to exceed 1,000 square feet), or the net reduced by 5%, whichever results in less turf/high water use plants.

4. The DWP may rebate customers for turf removal through a Turf Buyback Program based on approved budgets. Rebate conditions and amount shall be determined by the DWP. Turf buybacks shall be limited to turf removed or irrigation and maintenance ceased (with documented evidence) within the previous 12 months.

5. Customers who previously participated in the DWP's Turf Buyback Program, and who wish to install turf, may install turf according to the guidelines set forth. However, such customer must reimburse the DWP prior to the installation of new turf, for all previous Turf Buyback Program payments, except for turf installations irrigated by non-DWP water.

(iv) Efficient Irrigation

1. All irrigation systems must be shut off and winterized November 1 through April 1, annually.

2. An irrigation system stop and drain valve is required.

3. Irrigation systems must be set up to irrigate individual water-use zones in accordance with their individual needs.

4. All new, rehabilitated, or renovated landscapes with turf or above ground irrigation must use a weather-based irrigation controller (WBIC) with backup power that does not lose programming data in the event the primary power source is interrupted. WBICs must have the ability to accommodate all time and date restrictions employed by the DWP and must be equipped with one of the following: rain shut-off , soil moisture sensors, evapotranspiration adjustment capabilities or satellite/internet weather based data.

5. Sprinklers will only be allowed on turf and high-water use groundcovers. All other landscape plantings must be irrigated with efficient, low water-use devices (e.g., drip or bubbler emitters).

6. Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produce no runoff or overspray.

7. All irrigation emission devices must meet the most current requirements set in the ANSI standard at the time of installation (subject to change).

(v) Soil Improvement

1. Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

(vi) Mulch

1. A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

(vii) Appropriate Maintenance

1. All sprinkler, emitter, pipe or other system leaks must be repaired upon detection (not to exceed 30 days).

2. All irrigation systems must be tested and inspected before regular use each spring.

3. For previously existing turf/high water use areas that have been neglected or allowed to die (for landscape planning and turf buyback purposes), it will be assumed that this turf or high-water use plant area no longer exists. Exemptions may be granted on case-by-case basis in exceptional circumstances, as determined by the DWP.

4. Special conditions in which turf or high-water use plant areas have been damaged by natural disaster or circumstances beyond a customer's control will be evaluated on case-by-case basis and potentially approved for repair or reconstruction exceeding the limitations.

5. Existing irrigation systems may be used as long as they can be employed to maximize irrigation efficiency on the retrofitted landscape. If this is not possible, a new irrigation system must be installed.

Article IX. **Retrofit on Change of Service Program**

The purpose of this section is to set forth the rules and regulations of the Retrofit on Change of Service Program.

A. Retrofit Regulations

1. Retrofit. Upon a change of service, all faucets, showerheads, toilets and urinals shall be inspected by the property owner to determine whether these fixtures meet the retrofit standards set forth by local, State and Federal regulations. A change of service occurs whenever the property owner changes in the DWP's record. If the inspection reveals non-compliant fixtures, the property owner shall retrofit all such fixtures in accordance with the current retrofit standards.

    a. Existing fixtures that meet the Federal Standard may not need to be replaced.

    b. If a fixture/fitting does not currently meet federal standards, it must be replaced with a fixture that meets current California standards.

    c. The DWP encourages all customers to strive to meet California and WaterSense standards to save water and money whenever possible.

2. Toilet Rebate Program. The DWP may rebate customers for the replacement of toilets which no longer conform to state and federal standards based on currently approved budgets. Rebate conditions and amounts shall be determined by the DWP.

3. Certificate of Compliance. Within ninety (90) days of the change of service, the customer shall file with the DWP a written certification of compliance ("certificate of compliance"), signed under penalty of perjury, confirming that all faucets, showerheads, and toilets conform to the requirements herein. If the customer fails to provide a certificate of compliance within 90 days of the change in service, the DWP shall be authorized to implement the DWP's failure to comply procedures.

(a) Compliance Inspections

Any certificate of compliance submitted to the DWP may be subject to verification through an inspection of the customer's premises by DWP staff, as a condition of water service. Authority and permission to enter the premises for the purposes of verifying compliance with this section shall be granted by the customer to DWP staff upon request. Compliance inspections will consist of a complete survey of all faucets, showerheads, and toilets on the premises to evaluate whether they comply with the flow rates or flush volumes specified herein. If any customer refuses admittance to or hinders or prevents inspection of his or her premises, the DWP shall be authorized to implement the DWP's failure to comply procedures.

(b) Exceptions

A property owner may file a written request for relief from the retrofit requirements whenever there are exceptional, unusual, or peculiar circumstances involved with the retrofitting the property in question. Such a request shall include all the information he or she deems necessary for evaluation and resolution of the request and shall be filed within thirty (30) days of the change in water service. The General Manager or designee shall review all requests for relief and may grant relief in instances when a property owner clearly demonstrates that he or she qualifies for an exemption. The General Manager or designee shall inform the property owner of the decision in writing. The property owner shall have the right to appeal the decision of the General Manager or designee. The appeal shall be heard by the Board within a reasonable time after the date of the appeal is submitted to the DWP. The DWP shall provide written notice, the time and date of said hearing to the property owner. At the hearing, the Board may affirm, reverse or modify the decision of the General Manager or designee. The decision of the Board shall be final.

Article X. **Technical Review Team**

In the event of a water shortage, emergency, or drought condition, the DWP may convene a Technical Review Team (TRT). The TRT shall review and evaluate the status, condition, and availability of the DWP's ground water supplies as compared to the available perennial yield and recommend and advise the Board concerning conservation and other significant resource management constraints, including the declaration of a Water Shortage Emergency.

Article XI. **Violation**

A violation of any requirement set forth in this Water Conservation Program, unless separately specified in a specific Article, shall be subject to the water service termination procedures as outlined in the Failure to Comply Procedures, as amended from time to time. In addition, any violation of the City of Big Bear Lake Municipal Code on Water Conservation and Landscaping is subject to the penalties as set forth.

Senate Bill 88 Chapter 27 (signed into law June 24, 2015) states that violation of a requirement of a water conservation program (adopted pursuant to Section 376) is a misdemeanor. A person convicted under this subdivision may be punished by imprisonment in the county jail for not more than 30 days, or by fine not exceeding one thousand dollars ($1,000), or by both. SB 88 allows the DWP to hold a person civilly liable for violations of water conservation programs and regulations with an amount not to exceed $10,000 plus $500 for each additional day on which the violation continues.

Article XII. **Severability**

If any section, sub-section, sub-division, paragraph, sentence, clause, or phrase of this Policy is for any reason found to be invalid, such decision shall not affect the validity of all remaining portions of this Water Conservation Program. The Board hereby declares that it would have passed each section, sub-section, sub-division, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, sub-sections, sub-divisions, paragraphs, sentences, clauses, or phrases are declared invalid. If any provision of this policy is found to be illegal, unconstitutional, or unenforceable for any reason whatsoever, that provision shall be severed from the remaining provisions of this policy, which shall remain in full force and effect.

Article XIII. **Prohibition on Irrigation of Nonfunctional Turf**

The use of potable water for the irrigation of nonfunctional turf is prohibited.

“Nonfunctional turf” is turf that serves a decorative or landscaping purpose.

a) Exceptions

Potable water may be used to irrigation nonfunctioning turf to the extent necessary to:

1. Ensure the health of trees and other perennial non-turf plantings, or
2. Address an immediate health and safety need.
3. Irrigate turf within a cemetery.
4. Turf covered recreational or community gathering areas.

b) Violations

The following fines are established for the irrigation of non-functional turf:

1. Initial violation $35
2. Continued violation $65

For purposes of this section the violation period is twelve months established by the initial notice of violation.

City of Big Bear Lake, Department of Water and Power
POLICY

Policy #2014-02
Water Conservation Policy

Date Established: Resolution 2014-~~02~~ 05 adopted June 26, 2014
Date Last Amended: June 23, 2020

Article I. Contents

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Article II. **Background**

In 1989, the City of Big Bear Lake adopted a Water Conservation Program as part of the municipal code. Since that time, the City of Big Bear Lake, Department of Water and Power (BBLDWP or DWP) Board has adopted and amended a combination of measures to reduce water consumption, collectively known as the DWP Water Conservation Policy or Program, including regulations for efficient use of water on landscaping, limitations on the installation of turf, requirements for the installation and retrofitting of water-efficient plumbing fixtures, and regulation of other uses of water designed to eliminate water waste.

These guidelines are established to ensure that customers use available water wisely and take all reasonable steps to reduce their water use for nonessential uses. These guidelines are designed to increase the efficiency of water use throughout the DWP's Service Area. Customers are encouraged to carefully manage indoor and outdoor water use and eliminate water waste.

Article III. **Purpose**

The purpose of this Water Conservation Program is to allow the DWP to delay or avoid the need for measures such as water rationing or more restrictive water use regulations pursuant to a declared Water Shortage Emergency as authorized by Water Code Sections 350 et seq.

California Water Code Sections 375 et seq. permit public entities which supply retail water to adopt and enforce a Water Conservation Program to reduce the quantity of water used by the people therein for the purpose of conserving the water supplies of such public entity. The Board hereby establishes a comprehensive Water Conservation Program for the DWP's Service Area within the Big Bear Valley pursuant to California Water Code Sections 375 et seq., based upon the need to conserve water supplies and to avoid or minimize the effects of any future shortage.

Article IV. **Findings**

The Board finds and determines that a water shortage could result from the occurrence of one or more of the following conditions:

1. A general extended water supply shortage due to increased demand.
2. Reduction in water availability in the supply, storage or distribution facilities.
3. Prolonged drought conditions.
4. An unexpected or catastrophic event that prevents or interrupts adequate water deliveries.

The Board also finds and determines that the conditions prevailing in the Big Bear Valley area require that the water resources available be put to maximum beneficial use, and that the waste, unreasonable use, or unreasonable method of use of water be discouraged and that the conservation of such water be encouraged to achieve the maximum reasonable and beneficial use thereof in the interest of the customers of the DWP and for the public welfare.

Article V. **Application**

This Water Conservation Program shall apply to all persons who use any water provided by the DWP within the Big Bear Valley as a condition of water service.

1. It is only intended to further the conservation of water. It is not intended to implement any provision of federal, state or local statutes, ordinances or regulations relating to the protection of water quality or control of drainage or runoff.
2. Nothing herein is intended to limit the authority of the DWP to declare and respond to an emergency, including an emergency that affects the ability of the DWP to supply water.

Article VI. **Authorization**

The DWP's General Manager or a designated representative is hereby authorized and directed to implement the provisions of this Water Conservation Program.

Article VII. **Definitions**

1. Board. DWP Board of Commissioners.
2. Compost. The safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.
3. Customer. Any person, persons, association, corporation, government agency, or other entity supplied with water service from the DWP.
4. Drip irrigation. Any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
5. Emitter. Any irrigation nozzle that is used to distribute water to landscape vegetation.
6. Ground Water. Any water that comes from springs or wells.
7. Irrigation. The process of providing supplemental water, to landscape plants and elements.
8. Landscape. All portions of a property except footprints of buildings or other structures, sidewalks, driveways, parking lots, decks, gravel or stone walks, other pervious or impervious hardscapes and other non-irrigated areas designated for non-development such as open spaces and existing native vegetation.
9. Landscape Element. Any and all unique features of a landscape.
10. Landscaping. The process of adding or subtracting vegetation or non-vegetative materials or their support structures (irrigation systems, walkways, retaining walls, etc.) to a landscape.
11. Low Flow (or Flush). Any plumbing fixture that meets or exceeds current flow (or flush) standards for that item.
12. MWELO. The State of California Model Water Efficient Landscape Ordinance

13. New Turf. Non-native or non-drought-tolerant lawn or grass, intentionally planted and grown from seed or sod that has never been irrigated using DWP water.
14. Perennial Yield. The maximum quantity of water, that can be produced from a ground water basin on an annual basis.
15. Plant Factor or Plant water use factor. Derived from the California Model Water Efficiency Landscape Ordinance, this term refers to the amount of water needed by plants based on the evapotranspiration rate. Very low water use: 0-0.1; Low water use: 0.1-0.3; Moderate water use: 0.4-0.6; High water use plants: .7-1.0. These factors are derived from the Water Use Classification of Landscape Species and may also be obtained by horticultural researchers from academic institutions or professional associations as approved by the Department of Water Resources.
16. Retrofit. Any change to an existing element.
17. Retrofit on Change of Service Program. A DWP program whereby the property owner is responsible for ensuring all plumbing fixtures are low flow after a change in water service occurs.
18. Service Area. For purposes of this Water Conservation Program, the DWP's Service Area, as defined by the San Bernardino Local Agency Formation Commission.
19. Sprinkler. A component of an Irrigation system that sprays water on a landscape vegetation.
20. Technical Review Team (TRT). A team of, at minimum, five individuals that will be comprised of Board members, DWP management staff, and one hydrogeologist or engineering consultant. Additional individuals may be added to the TRT when circumstance arises that requires specialized or additional expertise.
21. Turf. Non-native or non-drought-tolerant lawn or grass, intentionally planted and grown from seed or sod.
22. Water Conservation. Practices or activities which result in the use of water efficiently and in quantities considered less than average.
23. Water Conservation Program. A program designed within the meaning of Water Code Sections 375 et seq. to reduce the quantity of water used for the purpose of conserving the water supplies of a public entity.
24. Water Feature. Any landscape feature that utilizes standing or moving water as a main component. Standard examples are ponds, streams, and fountains.
25. Water Shortage Emergency. Any emergency within the meaning of Water Code Sections 350 et seq.
26. Weather Based Irrigation Controller. An automatic timing device used to remotely control valves that operate an irrigation system. Automatic controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather based) or soil moisture data.
27. WUCOLS. Water Use Classification of Landscape Species, an online database of the irrigation water needs for more than 3,500 plants used in California landscapes

28. Water-Use Efficiency. The use of water in a way that minimizes waste (i.e. use beyond which is needed to accomplish a task).
29. Winterize. Turning off water supply and draining the on-site pipes or plumbing to prevent damage to the system during the winter months due to freezing.
30. Xeriscape. A landscaping method that utilizes water-conserving techniques, such as use of drought-tolerant plants, mulch, and efficient irrigation.
31. Violation. To commit, cause, maintain or permit an action, or failure of action, that is inconsistent with the rules and regulations. Each day a violation exists may constitute a separate and distinct violation. Each rule or regulation which is violated also constitutes a separate violation. Any person, who commits, causes, or permits a violation of the rules and regulations, may be subject to the enforcement actions herein.

Article VIII. **Water Use Requirements**

The following measures shall apply to those who use any water supplied by the DWP. These regulations shall apply to all DWP customers as a condition of water service.

A. General Regulations

A) Water shall be used reasonably and productively at all times.

B) Customers are to repair all water leaks from any water line, faucet, toilet, etc. once detected.

C) Customers are to water efficiently, eliminating runoff onto adjacent properties, public or private roadways, driveways, bare ground, and streets.

D) There is to be no hose washing of sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except when needed to protect public health and safety.

E) Customers must use an automatic shut-off nozzle when using a hand-held hose for spraying, lawn watering, or structure washing.

F) Washing vehicles must be done with a bucket and a hose with an automatic shut-off nozzle.

G) There shall be no use of water from a fire hydrant, except for fire protection purposes and approved construction purposes.

H) No outdoor watering shall occur between 9 a.m. and 6 p.m. April 1 through November 1, annually, with the exception of non-potable water, or per a DWP issued permit.

I) There shall be no outdoor watering within 48 hours of measurable precipitation (0.25” or current state standards) at the property location.

J) Outdoor watering shall occur on an alternate day schedule with even addresses watering on evenly numbered days of the month and odd addresses watering on odd numbered days.

K) All new structures shall be equipped with low flow faucets, showerheads, toilets and urinals in compliance with current state standards. All dishwashers and clothes washers

must follow the U.S. Environmental Protection Agency's current guidelines.

B. Landscape Regulations

The purpose of this Section is to require all new, retrofitted, or modified landscaping to adhere to all BBLDWP, City, County, State or Federal regulations and guidelines. These measures will significantly reduce wasteful and inefficient consumption of water, and thus make the DWP's water resources available for the most beneficial uses including human consumption, sanitation, and fire protection.

It is the responsibility of the property owner to research and abide by all applicable local, County, State and Federal regulations.

(a) Local Agency Review

Some landscaping projects are subject to state regulations including, but not limited to, the Model Water Efficiency Landscape Ordinance (MWELO). The local agency, meaning a "city or county, including a charter city or charter county, … is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of permits and plan check or design review of a project."

The following projects are subject to MWELO, as implemented by the local agency (City of Big Bear Lake or County of San Bernardino):

- New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building permit, plan check, or design review
- Rehabilitated project (associated with re-landscaping or replacement landscaping) greater than or equal to 2500 square feet requiring a building permit, plan check, or design review
- Existing landscape over one acre in size installed before December 1, 2015

The following may be subject to limited MWELO:

- Cemetery
- New Landscape 500 to 2500 square feet (new building or new development with associated landscaping) requiring a building permit, plan check, or design review
- Landscapes less than 2500 square feet and using graywater or rainwater to meet the landscape water needs

Exceptions: registered historical sites, an ecological restoration project that does not require a permanent irrigation system, a botanical garden or arboretum open to the general public.

The BBLDWP requires, as a condition of water service, that upon approval of the landscape documentation package, the local agency (City or County) and the project applicant:

- Submit a copy of the Water Efficient Landscape Worksheet to the BBLDWP.

- Submit documentation certifying that the landscape package has been approved and/or permits issued to the BBLDWP.

Upon completion of the project or installation of the landscaping, the project applicant shall ensure that a copy of the Certificate of Completion is submitted to the BBLDWP

(b) BBLDWP Review

The following projects are subject to review and approval by the BBLDWP and must follow the requirements set forth:

- Any new landscape area greater than or equal to 500 square feet that does not require a permit, plan check or design review by the local agency
- Rehabilitated landscape projects greater than or equal to 500 square feet that do not require a permit, plan check or design review by the local agency
- Any landscape project including any amount of turf

Property owners must submit a landscape documentation package to the DWP which includes the following elements:

- Date
- Project applicant
- Project address
- Total landscape area (square feet) including a breakdown of all plant material (by square feet). Plant material shall be clearly labeled by species, quantity or square feet and include (as applicable): turf, high, moderate, low and very low water use designations clearly marked.
- Project type (new rehabilitated, public, private, cemetery, homeowner installed)
- Water supply type (potable, recycled, well) and identify the local retail water provider (BBLDWP).
- Contact information for the property owner and project applicant (if different from the owner)
- Applicant signature and date with the statement "I agree to comply with the requirements of the BBLDWP, local agency, and State of California Laws in relation to this landscape."

The DWP may establish fees for necessary review and inspections related to the requirements of this article. The regulations for these landscape plans are categorized by the principles of xeriscape as follows:

(i) Planning and Design

1. Landscapes must abide by all City, County or State regulations as applicable.

2. Landscape plants must be grouped by similar irrigation requirements.

3. The use of invasive plant species, such as those listed by the California Invasive Plant Council are strongly discouraged.

4. The surface area of all water features (ponds, fountains, streams) shall be included in the high-water use hydrozone area and/or calculated as the percentage contributing toward a "high water use plant."

5. Decorative fountains and landscape water features must use recirculating systems.

6. Manual-shut-off valves (such as a gate valve, ball valve or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

7. Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.

8. For non-residential projects with landscape areas of 1,000 square feet or more, private sub-meter(s) to measure landscape water use shall be installed.

(ii) Low Water-use Plants

1. For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the landscaped area, excluding edibles and areas using recycled water.

2. The square footage of high-water use plants (including but not limited to turf), on newly installed, rehabilitated or renovated residential landscapes, shall be limited to 1,000 square feet or 25% of the landscaped area, whichever is less.

3. For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the landscaped area, excluding edibles and areas using recycled water.

4. Newly installed, rehabilitated or renovated non-residential properties may not have high water use plants.

5. Existing landscapes that already contain 1000 square feet, or more, of high-water use plants may not install additional high-water use plants.

6. Existing landscapes that contain less than 1,000 square feet of high-water use plants may add such plants for a total 25% of the landscaped area or 1,000 square feet, whichever is less.

(iii) Practical Turf

1. Turf is not allowed on slopes greater than 25%. Twenty five percent means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

2. Turf is prohibited in parkways less than 10 feet wide.

3. On landscapes that already contain turf or high water use plants, turf may be rearranged as long as the total square footage of high water use plants is reduced to 25% of the landscaped area (not to exceed 1,000 square feet), or the net reduced by 5%, whichever results in less turf/high water use plants.

4. The DWP may rebate customers for turf removal through a Turf Buyback Program based on approved budgets. Rebate conditions and amount shall be determined by the DWP. Turf buybacks shall be limited to turf removed or irrigation and maintenance ceased (with documented evidence) within the previous 12 months.

5. Customers who previously participated in the DWP's Turf Buyback Program, and who wish to install turf, may install turf according to the guidelines set forth. However, such customer must reimburse the DWP prior to the installation of new turf, for all previous Turf Buyback Program payments, except for turf installations irrigated by non-DWP water.

(iv) Efficient Irrigation

1. All irrigation systems must be shut off and winterized November 1 through April 1, annually.

2. An irrigation system stop and drain valve is required.

3. Irrigation systems must be set up to irrigate individual water-use zones in accordance with their individual needs.

4. All new, rehabilitated, or renovated landscapes with turf or above ground irrigation must use a weather-based irrigation controller (WBIC) with backup power that does not lose programming data in the event the primary power source is interrupted. WBICs must have the ability to accommodate all time and date restrictions employed by the DWP and must be equipped with one of the following: rain shut-off , soil moisture sensors, evapotranspiration adjustment capabilities or satellite/internet weather based data.

5. Sprinklers will only be allowed on turf and high-water use groundcovers. All other landscape plantings must be irrigated with efficient, low water-use devices (e.g., drip or bubbler emitters).

6. Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produce no runoff or overspray.

7. All irrigation emission devices must meet the most current requirements set in the ANSI standard at the time of installation (subject to change).

(v) Soil Improvement

1. Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

(vi) Mulch

1. A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

(vii) Appropriate Maintenance

1. All sprinkler, emitter, pipe or other system leaks must be repaired upon detection (not to exceed 30 days).

2. All irrigation systems must be tested and inspected before regular use each spring.

3. For previously existing turf/high water use areas that have been neglected or allowed to die (for landscape planning and turf buyback purposes), it will be assumed that this turf or high-water use plant area no longer exists. Exemptions may be granted on case-by-case basis in exceptional circumstances, as determined by the DWP.

4. Special conditions in which turf or high-water use plant areas have been damaged by natural disaster or circumstances beyond a customer's control will be evaluated on case-by-case basis and potentially approved for repair or reconstruction exceeding the limitations.

5. Existing irrigation systems may be used as long as they can be employed to maximize irrigation efficiency on the retrofitted landscape. If this is not possible, a new irrigation system must be installed.

Article IX. **Retrofit on Change of Service Program**

The purpose of this section is to set forth the rules and regulations of the Retrofit on Change of Service Program.

A. Retrofit Regulations

1. Retrofit. Upon a change of service, all faucets, showerheads, toilets and urinals shall be inspected by the property owner to determine whether these fixtures meet the retrofit standards set forth by local, State and Federal regulations. A change of service occurs whenever the property owner changes in the DWP's record. If the inspection reveals non-compliant fixtures, the property owner shall retrofit all such fixtures in accordance with the current retrofit standards.

    a. Existing fixtures that meet the Federal Standard may not need to be replaced.

b. If a fixture/fitting does not currently meet federal standards, it must be replaced with a fixture that meets current California standards.

c. The DWP encourages all customers to strive to meet California and WaterSense standards to save water and money whenever possible.

2. Toilet Rebate Program. The DWP may rebate customers for the replacement of toilets which no longer conform to state and federal standards based on currently approved budgets. Rebate conditions and amounts shall be determined by the DWP.

3. Certificate of Compliance. Within ninety (90) days of the change of service, the customer shall file with the DWP a written certification of compliance ("certificate of compliance"), signed under penalty of perjury, confirming that all faucets, showerheads, and toilets conform to the requirements herein. If the customer fails to provide a certificate of compliance within 90 days of the change in service, the DWP shall be authorized to implement the DWP's failure to comply procedures.

(a) Compliance Inspections

Any certificate of compliance submitted to the DWP may be subject to verification through an inspection of the customer's premises by DWP staff, as a condition of water service. Authority and permission to enter the premises for the purposes of verifying compliance with this section shall be granted by the customer to DWP staff upon request. Compliance inspections will consist of a complete survey of all faucets, showerheads, and toilets on the premises to evaluate whether they comply with the flow rates or flush volumes specified herein. If any customer refuses admittance to or hinders or prevents inspection of his or her premises, the DWP shall be authorized to implement the DWP's failure to comply procedures.

(b) Exceptions

A property owner may file a written request for relief from the retrofit requirements whenever there are exceptional, unusual, or peculiar circumstances involved with the retrofitting the property in question. Such a request shall include all the information he or she deems necessary for evaluation and resolution of the request and shall be filed within thirty (30) days of the change in water service. The General Manager or designee shall review all requests for relief and may grant relief in instances when a property owner clearly demonstrates that he or she qualifies for an exemption. The General Manager or designee shall inform the property owner of the decision in writing. The property owner shall have the right to appeal the decision of the General Manager or designee. The appeal shall be heard by the Board within a reasonable time after the date of the appeal is submitted to the DWP. The DWP shall provide written notice, the time and date of said hearing to the property owner. At the hearing, the Board may affirm, reverse or modify the decision of the General Manager or designee. The decision of the Board shall be final.

Article X. **Technical Review Team**

In the event of a water shortage, emergency, or drought condition, the DWP may convene a Technical Review Team (TRT). The TRT shall review and evaluate the status, condition, and availability of the DWP's ground water supplies as compared to the available perennial yield and recommend and advise the Board concerning conservation and other significant resource management constraints, including the declaration of a Water Shortage Emergency.

Article XI. **Violation**

A violation of any requirement set forth in this Water Conservation ~~Program~~Program, unless separately specified in a specific Article, shall be subject to the water service termination procedures as outlined in the Failure to Comply Procedures, as amended from time to time. In addition, any violation of the City of Big Bear Lake Municipal Code on Water Conservation and Landscaping is subject to the penalties as set forth.

Senate Bill 88 Chapter 27 (signed into law June 24, 2015) states that violation of a requirement of a water conservation program (adopted pursuant to Section 376) is a misdemeanor. A person convicted under this subdivision may be punished by imprisonment in the county jail for not more than 30 days, or by fine not exceeding one thousand dollars ($1,000), or by both. SB 88 allows the DWP to hold a person civilly liable for violations of water conservation programs and regulations with an amount not to exceed $10,000 plus $500 for each additional day on which the violation continues.

Article XII. **Severability**

If any section, sub-section, sub-division, paragraph, sentence, clause, or phrase of this Policy is for any reason found to be invalid, such decision shall not affect the validity of all remaining portions of this Water Conservation Program. The Board hereby declares that it would have passed each section, sub-section, sub-division, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, sub-sections, sub-divisions, paragraphs, sentences, clauses, or phrases are declared invalid. If any provision of this policy is found to be illegal, unconstitutional, or unenforceable for any reason whatsoever, that provision shall be severed from the remaining provisions of this policy, which shall remain in full force and effect.

~~Article XIII. **Effective Date**~~

~~This policy shall become effective immediately upon the date of adoption.~~

~~Article XIV.~~Article XIII. ..... **Prohibition on Irrigation of Nonfunctional Turf**

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"Nonfunctional turf" is turf that serves a decorative or landscaping purpose.

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1. Ensure the health of trees and other perennial non-turf plantings, or
2. Address an immediate health and safety need.

3. Irrigate turf within a cemetery.
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1. Initial violation $35
2. Continued violation $65

For purposes of this section the violation period is twelve months established by the initial notice of violation.

AGENDA REPORT

Service, Quality, Community

DATE:	October 27, 2026
TO:	Board of Commissioners
FROM:	Reginald A. Lamson, General Manager
PREPARED BY:	Rachel M. Franklin, Human Resources Administrator
RE:	Human Resources/Risk Management Report

HR Update

Staffing:

1. Congratulations to Samantha Salmas on her 5-year anniversary with DWP!

Benefits:

1. Personnel Policies - I continue to update DWP personnel policies to reflect legislative changes in the last year. The language in our policies encompass changes, but updates are required to reflect specifics. Staff are also creating one document to contain all policies and references for efficiency. I am reviewing DWP personnel and risk policies, and benefits in comparison with City policies and benefits. Any significant differences will be presented in the next HR Committee meeting planned for the Fall of 2026. I will be reaching out to the Committee to get two dates scheduled for the end of October and beginning of November.

2. Health Insurance Transition (No change) - DWP has received notification from Health Net of California, Inc. that Health Net has made the decision to discontinue offering commercial group health plans in California. This includes the closure of all California Small Business and Large Group Medical Plans. Health Net has indicated that this change is being made as the company shifts its focus toward government-sponsored healthcare programs.

   As a result, DWP's current Health Net group medical coverage will terminate effective February 28, 2027. Health Net has advised that eligible employees may continue their existing Health Net coverage through February 28, 2027. DWP has notified all affected employees regarding the termination of the current group coverage and began planning for replacement coverage to avoid a gap in employee health insurance.

   I am working closely with our brokerage firm, Bender Benefits, to evaluate replacement medical coverage options and develop an appropriate transition plan. DWP's goal will be to minimize any major changes to employees' current health benefits, out-of-pocket expenses, and ensure there are no interruptions in coverage as we transition from Health Net to a new health plan. Bender Benefits will assist DWP in reviewing available options, coordinating the transition, and addressing enrollment and implementation requirements.

The Health Net notice also identifies transition-of-care considerations for employees who are actively undergoing a course of treatment. Employees in this situation are encouraged to coordinate with their new health plan regarding available transition-of-care accommodation in order to minimize any disruption in ongoing medical treatment.

Affected employees may also qualify for a 60-day Special Enrollment Period following the loss of Health Net coverage. Employees who qualify for the Special Enrollment Period must enroll in new coverage within the applicable timeframe to avoid having to wait until the next open enrollment period, unless another qualifying life event occurs.

Staff will continue to work with Bender Benefits throughout the transition and will provide employees and the Board with additional information regarding replacement coverage, enrollment requirements, and implementation timelines as those details become available. DWP will make every effort to ensure a smooth transition and maintain continuity of health insurance coverage for eligible employees.

Miscellaneous:

1. October Staff Communications included upcoming safety training information, BVES Planned Power Outages, and holiday planning.

2. October Safety Topics – Fire Safety Month

3. I administered 26 Personal Action Forms, 5 withholding changes, and 39 buyout forms for staff.

4. Digital File Transition (No change) - I continued to spend time transitioning employees' paper files into digital formats, as well as transferring electronic files onto a cloud-based storage.

5. Record Retention Policy (No change) - To ensure compliance with DWP Policy #2021-02 Records Retention and Destruction, I am in the process of updating my electronic file management system. This update will align the system with the established retention schedules and best practices, ensuring that records are properly stored, accessed, and disposed of according to legal and regulatory requirements. Additional paper files have been marked for destruction per policy.

6. October 3rd through October 11th was Professional Water Workers Appreciation Week.

Risk Update

1. I am attending an ACWA Strengthening Cybersecurity Across the Water & Wastewater Sector Webinar on October 29, 2026. This session will cover current threats facing the water sector, best practices for risk management, available federal and state resources, and actionable steps utilities can take to enhance their cyber resilience. Information will be used to apply any necessary updates to DWP's Policy #2021-21 Electronic Use.

2. Twenty-one employees attended the CJPIA classroom training for the Big 4: Bloodborne Pathogens, Biohazard, Hearing and Heat Exposure. The Big 4 Training combines the four of the most common hazards that field employees are exposed to, which are bloodborne pathogens, sharps, extreme heat, and high noise levels. Bloodborne pathogens and Biohazards are infectious microorganisms in human blood, or in biological and chemical substances that can cause disease in humans. The main emphasis taught employees how to identify, approach, and protect themselves and their fellow employees from incidental contact. Additionally, the steps to be followed in the event of a potential exposure incident are covered in detail. The training covers

our specific DWP policy and equipment made available to protect them from exposure to pathogens within the work environment.
Hearing Conservation ensures that employees understand the potential for noise exposure and their liability and responsibility as it relates to DWP's Hearing Conservation Program. Employees are given a comprehensive overview of standards, our written policies and procedures, how excessive noise exposure can adversely affect their hearing, how to protect against excessive exposure, and how to properly use the provided hearing protectors.

Heat Illness Prevention training is also required of all employees who are assigned to outdoor work activities, regardless of ambient temperature. Employees learn heat illness signs, prevention and mitigation, and emergency response.

This training will comply Title 8 of Cal/OSHA regulations, applicable federal OSHA regulations, and with DWP Policy #2024-01 Bloodborne Pathogens Exposure Control Plan, DWP Policy #2024-07 Hazard Communication Program, DWP Policy #2024-08 Hazardous Waste Control Procedure, DWP Policy #2024-09 Hearing Conservation, DWP Policy #2024-10 Heat Illness Prevention Plan, and DWP Policy #2024-13 Medical Emergency First Aid.

3. I am working with the City to schedule audiometric testing on October 27, 2026 for employees to monitor hearing health and identify any potential hearing loss resulting from workplace noise exposure. This testing is an important component of DWP’s Hearing Conservation Program and helps ensure compliance with applicable Cal/OSHA requirements. Regular audiometric evaluations establish a baseline for employees’ hearing, identify changes over time, and support early intervention and preventive measures to protect employees’ long-term hearing and overall workplace safety. The testing will comply with DWP’s Policy #2024-09 Hearing Conservation Program.

AGENDA REPORT

Service, Quality, Community

DATE:	October 27, 2026
TO:	Board of Commissioners
FROM:	Reginald A. Lamson, General Manager
PREPARED BY:	Bennett Rossell, Water Conservation & Outreach Supervisor
RE:	**Water Conservation & Outreach Supervisor Report**

September 2026 Production and Usage Overview:

- Production: 61 million gallons (MG)
- 78 gallons per capita day (GPCD)
- Precipitation: 1.43”
- Conservation Contacts & Inquiries: 79

In September 2026, total water production reached approximately 61 million gallons (MG), matching the previous five-year average of 61 million gallons. Water use averaged 78 gallons per capita day (GPCD), also matching the previous five-year average of 78 GPCD. These figures indicate that community water use remained consistent with the historical average during the month. A total of 1.43 inches of precipitation was recorded at the Big Bear Dam by the Big Bear Municipal Water District, exceeding the historical September average of 0.78 inches, based on records dating back to 1884.

Activities:

The Conservation Department continued efforts to improve the functionality, accessibility, and regulatory compliance of DWP’s website. Staff also updated signage at both Xeriscape Demonstration Gardens and all five seasonal water conservation signs to support ongoing public education and outreach. Additionally, staff participated in a Career Day event at the local high school, providing students with information about DWP and career opportunities in the water industry.

The Conservation Department also dedicated considerable time to preparing proposed amendments to DWP’s Water Conservation Policy in response to Assembly Bill 1572 (AB 1572), which prohibits the use of potable water to irrigate nonfunctioning turf on commercial, industrial, institutional, and certain government properties. These efforts included reviewing regulatory requirements, developing policy language, and preparing supporting documentation for consideration by the Board of Commissioners.

BBLDWP Water Use

Total Production in Million Gallons (MG)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
2021	59	49	46	47	70	74	84	77	66	50	41	53	716
2022	55	47	44	41	74	70	82	58	57	51	43	55	677
2023	61	47	43	42	48	61	79	67	61	48	41	48	646
2024	52	47	42	39	52	67	80	71	62	54	41	48	655
2025	50	43	45	41	54	66	78	74	61	47	43	45	647
2026	48	42	44	43	56	69	78	73	61				
2021-2025 Average	55	46	44	42	59	68	81	69	61	50	42	50	668
2026 +/- % Average	-13%	-9%	0%	2%	-5%	2%	-4%	6%	0%				

Gallons Per Capita Day (GPCD) Produced

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Annual
2021	73	65	57	60	87	95	104	96	82	62	51	66	75
2022	68	62	55	53	92	90	102	72	73	63	55	68	71
2023	76	62	53	54	60	78	98	83	78	60	53	60	68
2024	65	62	52	50	65	86	99	88	79	67	53	60	69
2025	62	57	56	53	67	85	97	92	78	58	55	56	60
2026	60	56	55	55	69	89	97	90	78				
2021-2025 Average	69	62	55	54	74	87	100	86	78	62	53	62	68
2026 +/- % Average	-13%	-10%	-1%	2%	-7%	3%	-3%	5%	0%				

October Advertising: KBHR Ads

DWP & CSD

This is a water conservation reminder from the City of Big Bear Lake, Department of Water and Power and the Big Bear City Community Services District.
Beginning November 1, outdoor irrigation shuts down for the winter in Big Bear.
Under our shared water conservation policy, irrigation systems must be turned off and winterized through March 31.
There are good reasons for this.
During Big Bear's cold winter months, landscapes are dormant and outdoor watering simply isn't needed.
Turning irrigation off helps protect our local water supply.
It also protects your property. Water left in irrigation lines can freeze, expand and crack pipes, creating leaks or even geysers when the system thaws or pressurizes again.
So before November 1, shut it down, drain it and prepare your irrigation system for winter.
No irrigation November through March. It saves water, protects your property, and makes sense for Big Bear.
A message from your local water providers, DWP and CSD.

DWP

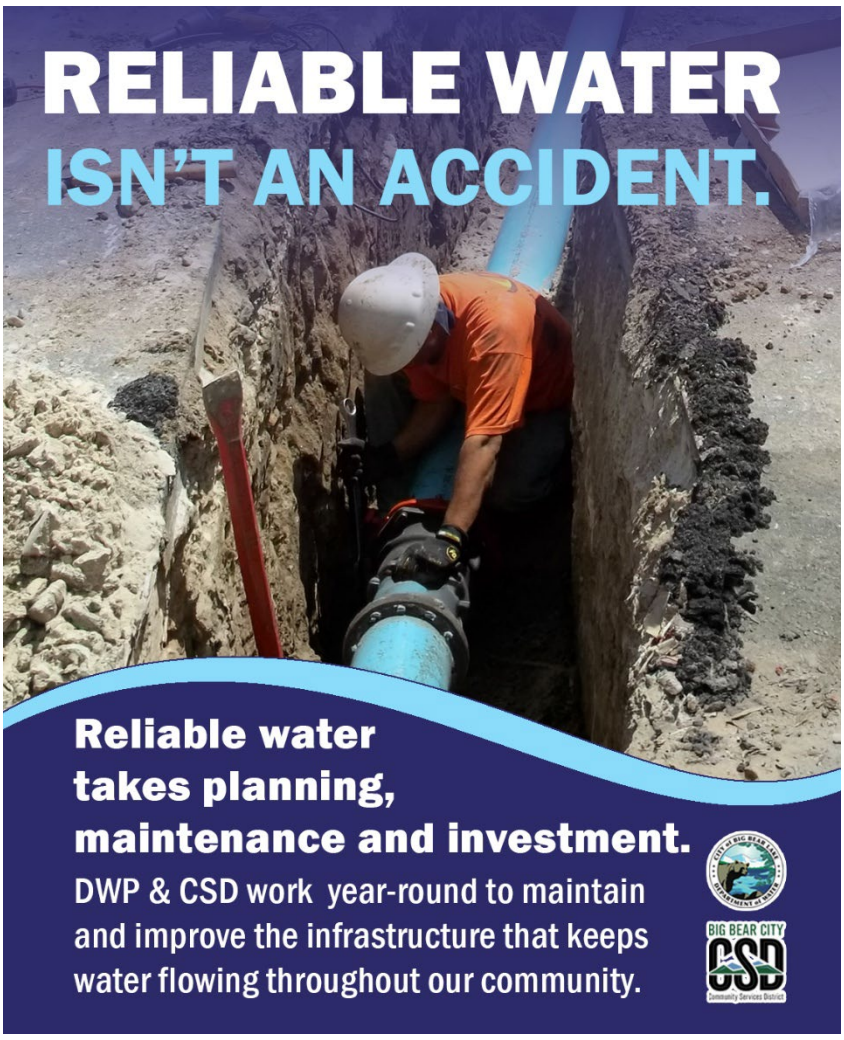
This is a water conservation message from the City of Big Bear Lake, Department of Water and Power.
When you turn on the faucet, water is just there.
But behind that simple act is a water system most of us rarely see.
Beneath Big Bear are more than 180 miles of water pipelines, connecting thousands of homes and

businesses to wells, reservoirs, booster stations and other facilities throughout the community.
Keeping that system reliable requires continual investment.
DWP has been busy completing routine capital improvement projects that replace aging infrastructure, improve reliability and prepare the system for the future, often before customers ever notice there was a need.
And we're doing that while continuing to carefully manage costs and keep water rates low for our customers. It's an ongoing balance: maintaining and improving a complex mountain water system while making the most of every dollar our customers pay.
So the next time you turn on the tap, remember there's a lot happening behind it.
A message from the City of Big Bear Lake, Department of Water and Power.

Print Advertising:



Grizzly Ad (weekly)



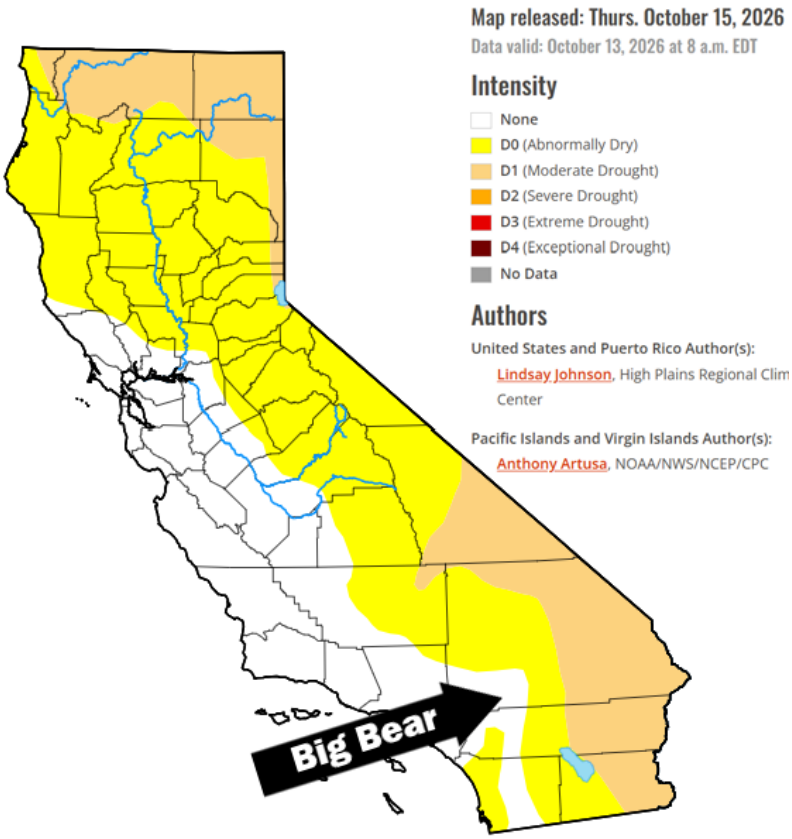
Big Bear Connection ¼ Page Ad (every-other-month)



Revised 8 ft x4 ft Seasonal Sign for locations at City Hall, Moonridge Rd., and the DWP Fox Farm and Sunshine Xeriscape Demonstration Gardens

California Drought Monitor:

The National Oceanic and Atmospheric Administration (NOAA) has classified the Big Bear area as “None.”

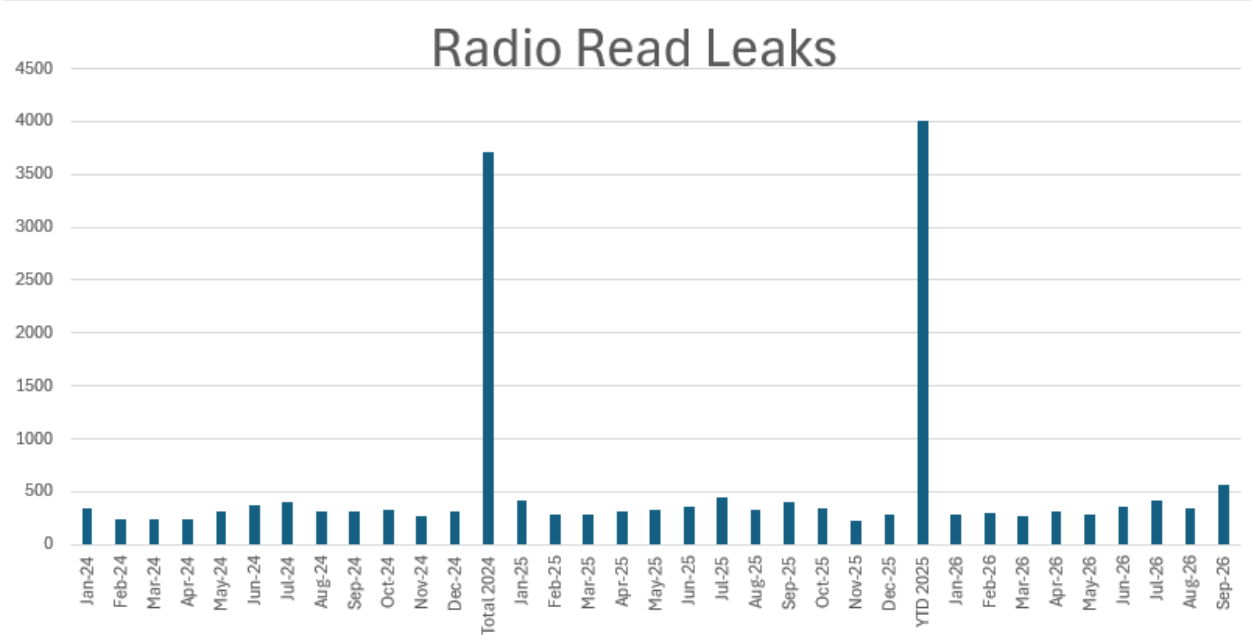


AGENDA REPORT

Service, Quality, Community

DATE:	October 27, 2026
TO:	Board of Commissioners
FROM:	Reginald A. Lamson, General Manager
PREPARED BY:	Jason Hall, Water Superintendent
RE:	**Water Superintendent's Report**

The Field Services Department (Meters) responded to 565 leaks identified in the September Radio Read Leak Report, bringing the 2026 calendar-year total to 3,122. With assistance from the Distribution Department, the department continues to replace older mechanical meters; 78 Hersey meters remain in the system. The Meter Department is also replacing battery units in first-generation 1½-inch and 2-inch Omni meters as they reach their expected 10-year service life. Crews are installing Ally Remote Locking Meters (Smart Meters) in Fawnskin. Installations are complete from Windy Point to Fawnskin Drive, and crews are now working eastward through the east side of Fawnskin. This area currently has Sensus AccuStream meters installed in the summer of 2015–16 and served as DWP's first test area for the Sensus radio-read network. Fawnskin has a total of 735 meters and we are now down to only 157 meters left. The department has also begun installing Ally Smart Meters at select properties with recurring leaks, including Airbnbs and resort rentals, allowing staff to turn water service on and off remotely from the office. A total of 1,258 Ally Smart Meters are now installed valley wide.



The Production Department continues to complete daily routes, maintenance, and repairs. All wells previously offline for repairs are now fully operational. Valley wide water levels were measured and submitted to the Sustainable Groundwater Management Office (SGMA). The department updates its Lead and Copper Program every three years. This process requires coordinating with more than 35 homeowners throughout the system to collect water samples from inside their homes. With assistance from the Customer Service Department, this year's sampling proceeded smoothly, and all reported results were well below the maximum contaminant level (MCL). Because of the system's significant elevation changes, more than 30 pressure-regulating valves are strategically located to manage pressure. These valves are serviced or rebuilt annually. This work is 85% complete and is expected to finish by the end of October. Our State Engineer completed a four-day Sanitary Survey of the Big Bear system. The Water System passed with flying colors. We received no large or immediate deficiencies and in many cases were complemented on our facilities.

The Distribution Department There were 5 service leaks and no main leaks in the month of September. DWP crews continue to modify DWP's yard to accommodate the construction of the new Operations Building. Staff started working on the annual valve turning program and will continue through the fall as construction allows. While conducting valve inspections, crews identified five system valves that were not working properly and replaced them. Crews completed installing new 6" mainline on Berkley Ln. and Summit Ln. in Big Bear Lake. Compaction tests and pressure tests were completed. Water Quality samples were collected and the new mainline is now in service. We replaced just over 200' of old 2" and 4" steel before both streets were scheduled to be resurfaced with new asphalt this fall. More potholing was completed in preparation for a small in-house main line replacement on Ford Lane in Big Bear Lake. We are hoping to start that project as soon as time allows.

The Water Operations Department has been completing Backflow letters and assisting customers with Backflow issues. The Department is concentrating on the integration of '*ARC GIS Enterprise*' with our existing GIS Maps and Mapping system with the goal of giving employees additional, enhanced access to our GIS data. The Purchaser Observers have been dedicating significant time to organizing the warehouse and managing inventory. The Department has also been assisting with the construction management of the Wolf Booster Replacement and Garstin Projects. Staff assisted with the construction of the new SCADA tower for the new Operations Building. The Department has been installing a new shelving system in the warehouse capable of handling pallets and heavier items without failing.

AGENDA REPORT

Service, Quality, Community

DATE: October 27, 2026

TO: Board of Commissioners

FROM: Reginald A. Lamson, General Manager

PREPARED BY: Daniel Baguyo, District Engineer

RE: **District Engineer's Report**

Active Projects

Division Well No. 9

Staff received bids for the construction project on September 16, 2026. All bids exceeded the engineer's estimate and DWP's budget for the construction project. The Board authorized staff to reject all bids at the September 29, 2026 adjourned Board meeting. Staff is working with WSC to remove items from the scope that will align the construction project with DWP's budget. Staff intends to advertise the project again in the beginning of November, and award the contract at the November 24, 2026 Board meeting.

Garstin Operations Facility Project

Over the last month (September - October), the contractor has been working on interior wall steel stud framing, roof decking, roofing insulation and panel installation, fire sprinklers, plumbing, and on-site electrical.

The fire sprinkler system passed the initial inspection at the rough-in phase.

The electrical subcontractor has started trenching and installation of conduit that will be the main feed for the temporary power. DWP staff has worked with Bear Valley Electric Service (BVES) to finalize the electrical service design so the subcontractor can install all necessary underground electrical. The electrical engineer on the design team is preparing revised drawings for the Contractor to prepare a deductive change order due to the reduced level of effort required for the temporary and permanent electric services.

Half of the roof has been completed (insulation and roof paneling).

Most of the interior offices have been framed. The steel stud farming subcontractor has started framing the restrooms.

A three-week look ahead has been included with the latest project schedule (see General Manager's report).

The next major activities will be completion of the roof, completion of the interior wall framing, installation of ducting for the HVAC system, installation of interior electrical conduits, and installation of the water and gas plumbing.

Staff continues to work with FB&E, Motive, and PBK to process material submittals and respond to requests for information (RFIs). Solar panel racking design for the Operations building has been approved by the structural engineer and panel installation will occur during the spring of 2027.

Wolf Booster Station Project

On May 6, Tennyson installed the booster pump cans and the intake manifold of the booster station. From May 7 – May 14, Tennyson set the booster cans in concrete, backfilled the remainder of the excavation with slurry and base material, and graded to the proposed subgrade for the booster station pad. From May 14 – June 12, Tennyson installed all remaining underground water lines and appurtenances (valves and hydrants).

Throughout July, Tennyson installed and backfilled all electrical conduit.

The foundation for the CMU building was placed on August 12. Tennyson began CMU wall construction on August 14. CMU walls were completed on August 31.

The submersible pumping units were installed on September 1. The roofing, interior insulation and drywall, and interior painting have all been completed. The site grading and paving was completed on October 20, 2026.

The only remaining work to be done prior to completion is wiring of all electrical equipment, and startup and testing. The Net meter electrical service is scheduled to be energized the week of October 26th.

It is anticipated that startup of the booster station will occur mid to end of November or early December 2026.

Ford Lane Main Line Extension

Staff is currently working on the design of an in-house main line extension on Ford Lane. This project will help improve service to residents in the area and eliminate some back-lot service lines.

Field staff intends to begin the pipeline installation within the first several weeks of November, weather permitting.

DWP Engineering Standards and Specifications

Guidelines for Water System Plans, Standard Specifications, and Drawings (ongoing)

Review of standard specifications and uniform standards/design guidelines is ongoing. Updated Standard Specifications and uniform standards/guidelines for plan preparation and design will assist DWP consulting engineers and/or Developers' engineers in meeting all DWP requirements and will streamline design plan development and review by DWP Staff. The Standards will also serve as a framework for in-house design efforts on future projects.

Miscellaneous Updates

Hydraulic Modeling (no change)

As of August 15, 2025, the hydraulic model has been updated to include all infrastructure that has been constructed since 2021.

As part of the 2026 Water Master Plan (see below), the hydraulic model will be reviewed in-depth and calibrated with field testing data.

Geographical Information System (GIS) Review (no change)

Multiple departments have been working to review and implement updates to DWP's Geographical Information System (GIS). This effort includes reviewing and improving data and data hierarchy, workflows for field staff, and internal workflows for quality assurance. This effort is ongoing.

2027 Water Master Plan (ongoing)

Staff has started working on the framework for the 2027 Water Master Plan. This will be an update to the Master Plan prepared in 2021 by an engineering consultant. The 2027 plan will be prepared in house, and will set forth the next 10-year capital improvement program. The goal is to have a draft of the updated plan by the end of the 2026 Calendar Year.

Upcoming Development Projects

No significant Development Projects are scheduled. Staff has worked with multiple developers on miscellaneous requests such as fire flow analyses and service installations.

Current and Upcoming Other Agency Coordination Projects

City of Big Bear Lake 2026 Paving Projects

There are a number of paving and parking lot projects that have affected DWP infrastructure. DWP staff coordinated with City staff, developed in house plans and constructed replacement pipelines for a City paving project and abandoned a pipeline and relocated fire hydrants for a parking lot project.

Garstin Water Operations Facility

Progress Photos

October 2026

ROOF DECKING, INSULATION AND PANELING







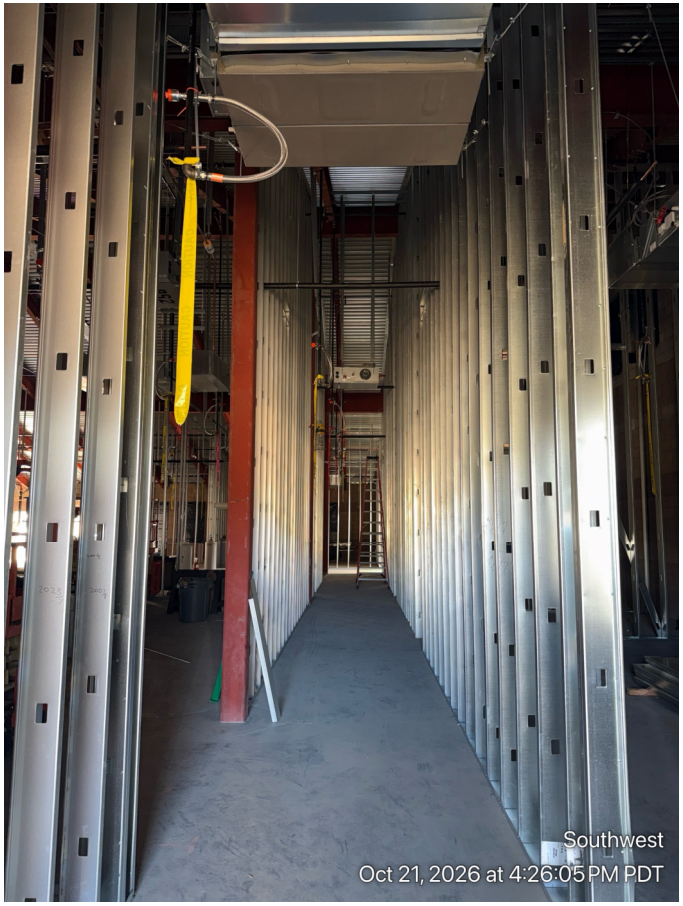
ROOF PANELING (SOUTH SIDE OF BUILDING)



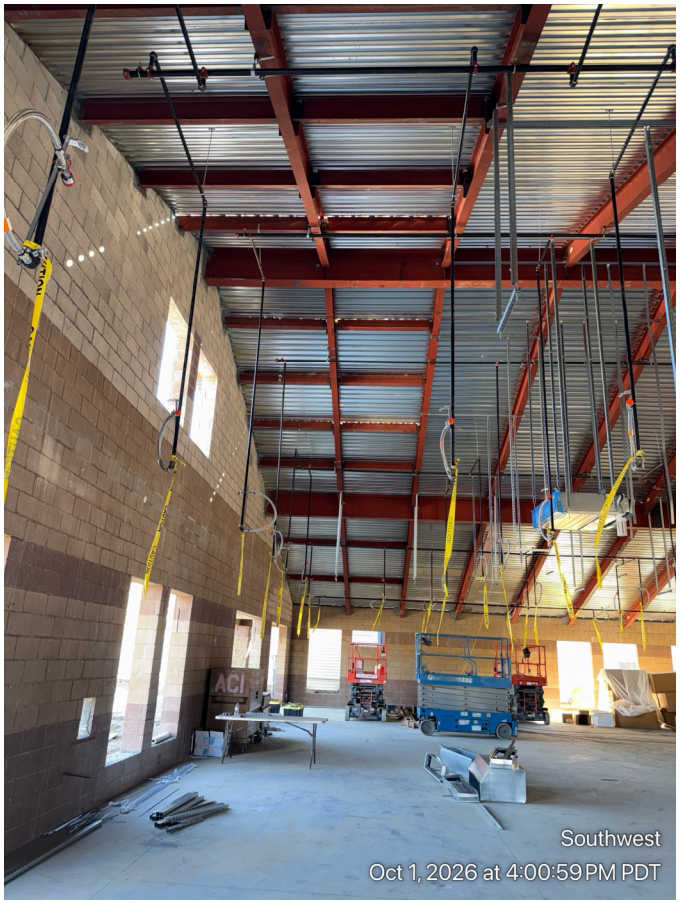
INTERIOR FRAMING



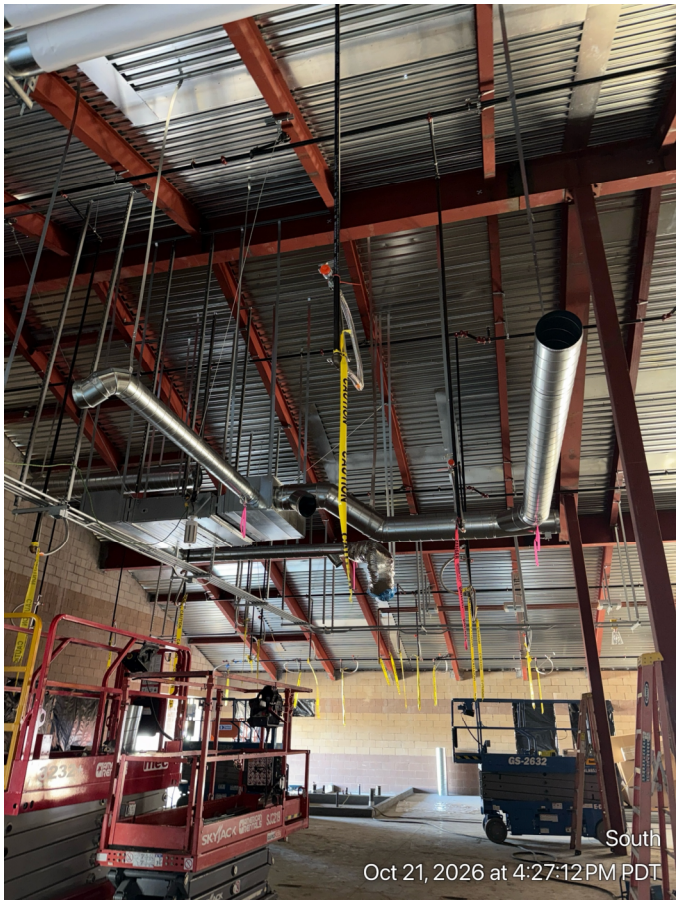




MEP & FIRE SPRINKLERS







Wolf Booster Station

Progress Photos

October 2026

GRADING AND RETAINING WALL







PAVING







PAVING





PAVING



AGENDA REPORT

Service, Quality, Community

DATE: October 27, 2026

TO: Board of Commissioners

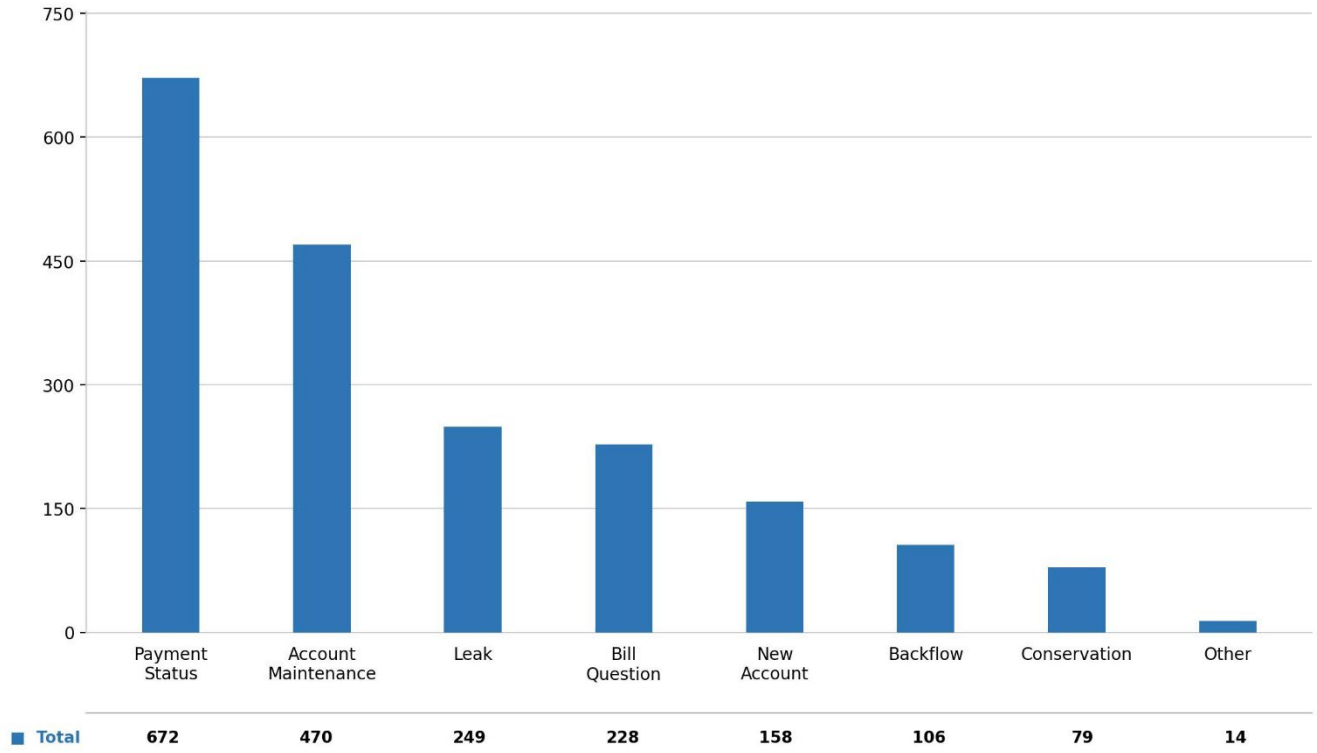
FROM: Reginald A. Lamson, General Manager

PREPARED BY: Nathan Statham, Chief Financial Officer

RE: **Chief Financial Officer's Report**

General Updates:

1. Smart Meter customer portal – customer portal consumption data is now active and available to customers. Staff is working on fine tuning settings and processes. Customer notification flyers are expected to go out as bill inserts in November and December.
2. Year-end audit procedures are underway. DWP staff has completed audit field work, and financial statement preparation is underway.
3. 1,976 call-in customers were assisted in September as detailed in the graph below.



Cash and Investment Balances:

As of September 30, 2026, DWP's treasury balance was:

Category	Total Funds
Cash on hand	**$800**
Demand deposits (checking)	**$410,815**
Investments — LAIF (investment pool)	**$721,605**
Investments — CAMP (investment pool)	**$227,506**
Investments — CLASS (investment pool)	**$92,991**
Total unrestricted treasury balance	**$1,453,717**
Garstin Construction Fund Balance	**$12,260,613**

AGENDA REPORT

Service, Quality, Community

DATE:	October 27, 2026
TO:	Board of Commissioners
FROM:	Reginald A. Lamson, General Manager
RE:	**General Manager's Report**

Capital Projects:

Garstin Water Operations Facilities:

On March 14, 2025, DWP received, reviewed, and signed the Letter of Intent to Meet Conditions and the Request for Obligation of funds. The proposed loan terms are $15.4 million, at 3.25% for 40-years. Interim financing has been obtained for this project. The interest rate for interim financing is 3.05%. Interim financing will be in place until construction is completed, which is estimated to take about 24-months. Once completed, the USDA loan will close and the interest rate will be 3.25% or lower, if interest rates go down between now and then. Currently the USDA loan rate is 3.75%. On May 6, 2026, DWP executed an amended Letter of Conditions with USDA, which included the $1,500,000 CDS Grant funding (Congressman Obernolte recommended).

DWP staff are working with PBK, Motive, and FB&E to coordinate the temporary and permanent power to the new facilities. Bear Valley Electric Service has approved the revised temporary and permanent electric service, which will result in a deduction to the construction contract. Coordination between the General Contractor and Solar Contractors is going well. A pre-construction meeting is scheduled for November 4, 2026. The City has been very helpful throughout the permitting process. All agencies continue to mark their utilities promptly, so excavation is not delayed.

Grants Update:

EPA Grant (No Change):

On October 6, 2025, staff submitted two EPA Grant applications. One application for a Comprehensive SCADA Master Plan, implementation of recommended improvements, and site security enhancements via installation of cameras at all facilities. DWP staff would solicit professional services for the preparation of SCADA Master Plan. The SCADA Master Plan and Implementation program will include:

(1) Assessment of:

- DWP's current SCADA infrastructure, including all hardware and software.
- The current monitoring and operational methods employed by DWP staff.
- Backup power for SCADA equipment.
- Cybersecurity risk, requirements, and protocols.

(2) Development of:

- Comprehensive Instrumentation and Control Plan with recommendations for upgrades and enhancements to hardware, software, and communication protocols.
- Standard Operating Procedures (SOP) document(s) to be used by staff for development, integration, and maintenance of SCADA assets.
- Disaster recovery plan.

(3) Coordination of:

- SCADA integration with DWP's long-time SCADA integrator or a new vendor depending on the outcome of the plan.
- Staff training on SCADA SOPs.

After completion of the SCADA Master Plan, staff will work with a SCADA integrator to complete the recommended improvements and implementation of any modernized equipment and/or communication methods. During and after this implementation phase, DWP staff will be trained on SOPs, change management, and hardware and software. This Master Plan will also include the installation of backup power for all SCADA equipment. This includes the installation of 24vdc solar power and battery backup systems for all DWP sites which utilize SCADA. The final component of the project will be Site Security Enhancements. This includes the installation of cameras at all sites, to allow for remote monitoring and bolster physical security at all sites. Project costs are estimated to be $1,466,000. This is based on quotations from previous requests for SCADA upgrades from DWP's SCADA integrator. This also assumes that the cost to prepare the SCADA Master Plan will be approximately 5% of the cost of upgrades. DWP's current SCADA is dated, and within the next five years or so, much of the equipment and communication protocols are expected to become obsolete. Newer and more reliable technology will greatly increase DWP staff's monitoring throughout the system. Furthermore, increased education and training will allow staff to better understand the operation of the SCADA infrastructure and become better equipped to diagnose and resolve issues.

The other application included the Emergency Generator Fleet Replacement Program. DWP's current oldest emergency generators in the fleet are over 30 years old, and there is concern about the reliability of the generators due to aging mechanical and electrical components, as well as exposure to extreme weather (snow/ice). The Replacement Program proposes to replace all four (4) generators in the current fleet with four 120kW generators, as well as the procurement of one (1) 336kW generator that will be positioned at the Division Solar Field. The proposed Replacement Program is much in line with the DWP's current Capital Machinery and Equipment Plan (CME), as well as the Backup Electrical Generation Contingency Plan that was prepared by staff in March 2025.

The Replacement Program proposes one additional 120kW generator beyond what is currently identified in the CME. This is to increase operational flexibility during a long-term power outage. The Bear Valley is subject to frequent, sometimes extended power outages. Deployment of emergency generators throughout the system during an extended outage, as well as the ability to power all Division Wells at once using a single generator, will ensure that customers receive the highest level of service possible. This program includes the required electrical improvements at the Division Solar Field to allow for the 336kW generator to power all sites. This also includes the modification of the Conklin Booster station to be able to receive backup generator power; the Conklin Booster Station serves as an important backup to the Knickerbocker Booster Station, which provides constant pressure to a couple hundred homes in the Town Zone. The estimated total cost of the proposed Replacement Program is $788,000.

DWP's match for the SCADA Master Plan and Implementation Project would be funded through DWP's Capital Improvement Program (CIP) Budget from future water revenues estimated to be $366,500. For the Emergency Generator Fleet Replacement Program, DWP's 25% match would be funded through DWP's Capital Machinery and Equipment Plan from future water revenues estimated to be $191,000 if awarded. EPA notified DWP that the Emergency Generator Fleet Replacement Program was not selected for grant funding. DWP staff has requested a debriefing of the grant review process of this application. The SCADA Master Plan and Implementation Program grant application is still pending.

FY27 Community Project Funding Request (No Change)

Congressman Obernolte's office notified us that they are accepting applications for FY27 Community Project Funding. Staff worked with Congressman Obernolte's office and the City, and submitted an application for additional funding for the Garstin Project for the FY27 funding cycle on March 11, 2026. On March 19, 2026, Congressman Obernolte's staff asked a couple of clarification questions, then forwarded our application to the Congressman. On March 19, 2026 Congressman Obernolte recommended funding $2,000,000 for the Garstin Water Operations Facility. Typically, Congress appropriates funds for Congressmen requests during November or December.

Technical Review Team (TRT) Committee (No Change):

On June 23, 2026, the Technical Review Team Committee met to review and discuss the Bear Valley Basin water resources. The TRT Committee consisted of CSD and DWP Board Members John Russo, Bob Tarras, and Matt Scriven, CSD and DWP General Managers Glenn Jacklin and Reggie Lamson, CSD and DWP Water Superintendents Jerry Griffith and Jason Hall, DWP Chief Financial Officer Nathan Statham, DWP Production Supervisor Ben Berge, DWP Water Conservation & Communications Supervisor, Bennett Rossell, DWP District Engineer, Daniel Baguyo and Tom Harder, Hydrogeologist with Thomas Harder & Co. Ground Water Consulting.

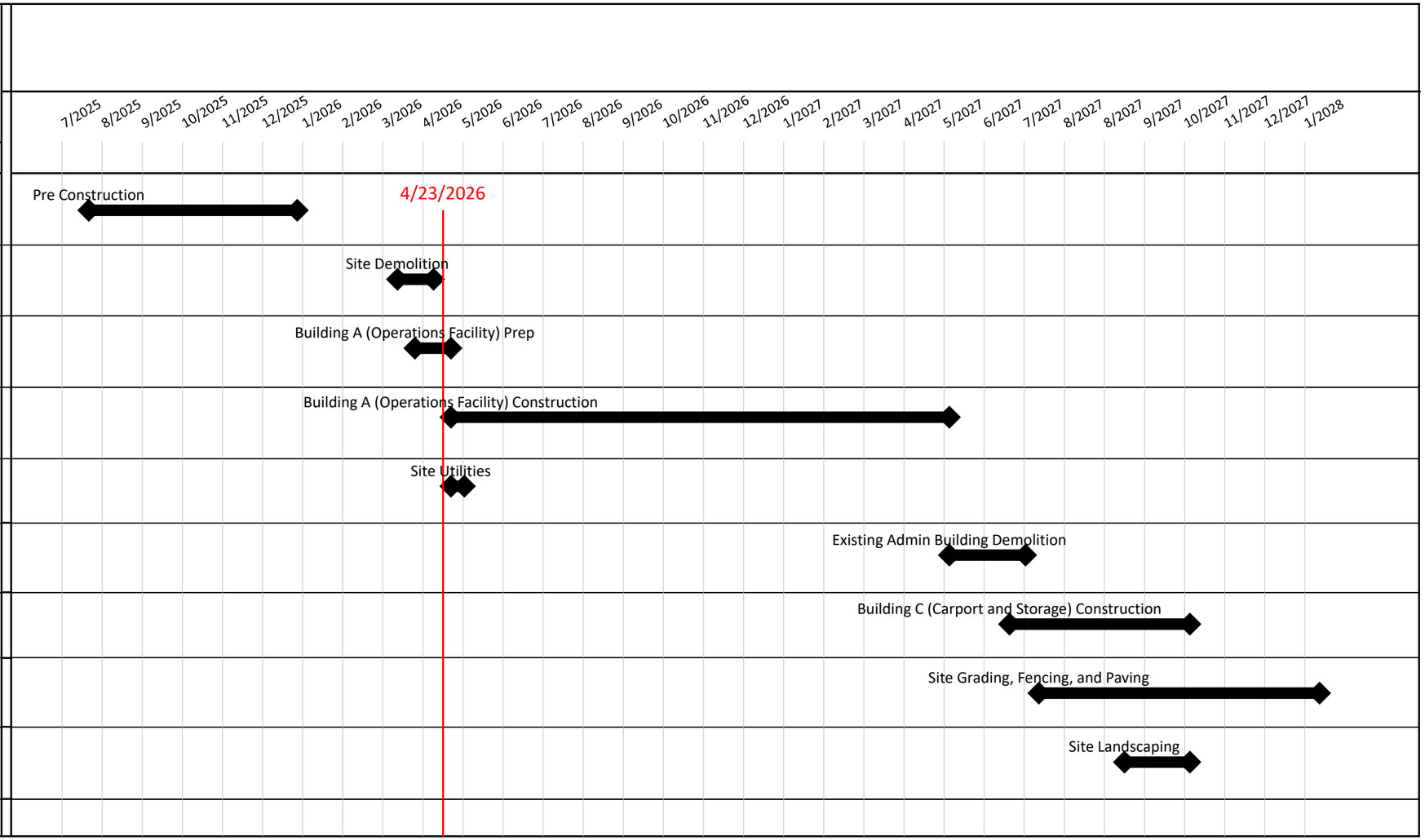
The TRT Committee reviewed and discussed well water hydrographs, groundwater production history, and annual precipitation records. The theme of the review was that the Bear Valley Basin groundwater levels are stable, and the slant wells and spring boxes are running well throughout the Valley.

The Committee recommended continuing with existing water conservation practices and enforcing no outdoor watering during the July 4th weekend.

Garstin Water Operations Facility Project

Contractor	Facility Builders & Erectors, Inc.
Contract Start Date:	September 25, 2026
Contract End Date:	December 5, 2027
Percent Complete:	7%

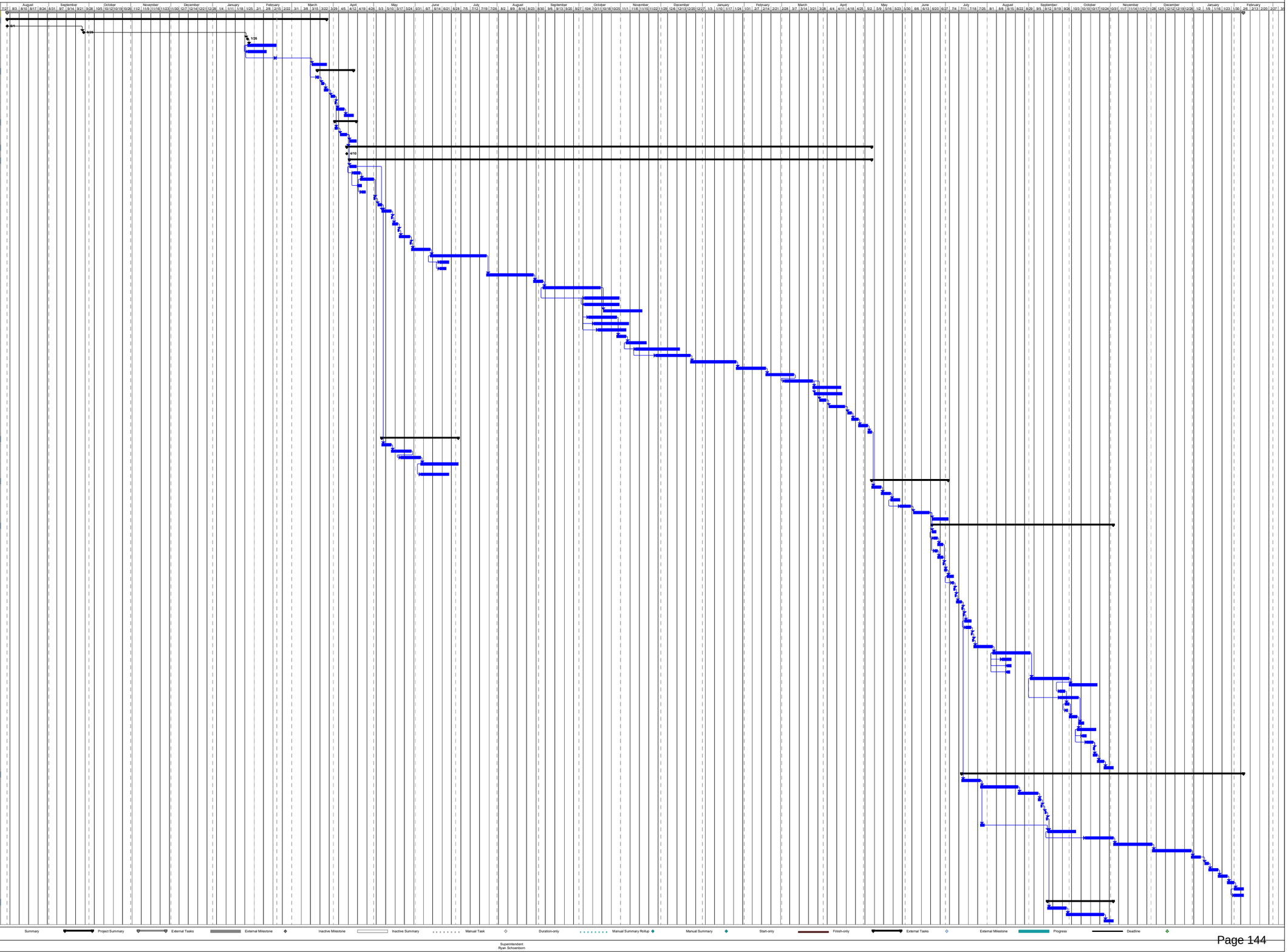
Task No.	Description	Start Date	End Date	% Complete
1	Pre Construction	8/1/2025	3/26/2026	100%
2	Site Demolition	3/20/2026	4/15/2026	100%
3	Building A (Operations Facility) Prep	4/2/2026	4/28/2026	88%
4	Building A (Operations Facility) Construction	4/28/2026	5/6/2027	0%
5	Site Utilities	4/29/2026	5/8/2026	0%
6	Existing Admin Building Demolition	5/7/2027	7/2/2027	0%
7	Building C (Carport and Storage) Construction	6/21/2027	11/2/2027	0%
8	Site Grading, Fencing, and Paving	7/13/2027	2/7/2028	0%
9	Site Landscaping	9/15/2027	11/2/2027	0%



FB&E
Facility Builders & Erectors inc.
Building Solutions Defined and Delivered

Big Bear Garstin
Construction Schedule
Wed 2/18/26

ID	% Complete	Task Name	Duration	Start	Finish
0	0%	**Big Bear DWP Garstin**	**635 days**	**Fri 8/1/25**	**Mon 2/7/28**
1	0%	**Pre Construction**	**161 days**	**Fri 8/1/25**	**Thu 3/26/26**
2	0%	Bid Due Date	0 days	Fri 8/1/25	Fri 8/1/25
3	0%	Notice of Award	0 days	Fri 9/26/25	Fri 9/26/25
4	0%	Notice to Proceed	0 days	Mon 1/26/26	Mon 1/26/26
5	0%	Subcontractor Onboarding	15 days	Tue 1/27/26	Tue 2/17/26
6	0%	Deferred Submittals (Fire Sprinklers)	10 days	Tue 1/27/26	Mon 2/9/26
7	0%	Permitting	1 day	Tue 2/17/26	Tue 2/17/26
8	0%	Mobilize Project, Set Up SWPPPS Staking of Boundaries.	9 days	Mon 3/16/26	Thu 3/26/26
9	0%	**Phase 1 Site Demo**	**19 days**	**Fri 3/20/26**	**Wed 4/15/26**
10	0%	Staking of Building A Limits	1 day	Fri 3/20/26	Fri 3/20/26
11	0%	U/G Safe Off and Identify Utilities	2 days	Mon 3/23/26	Tue 3/24/26
12	0%	Demo and Safe Off of Building A Foot Print AC & Base	3 days	Wed 3/25/26	Fri 3/27/26
13	0%	Demo of UG Utilities Building A Foot Print	3 days	Mon 3/30/26	Wed 4/1/26
14	0%	Demo of Building #2 3665F	1 day	Thu 4/2/26	Thu 4/2/26
15	0%	Demo of Landscaping	4 days	Fri 4/3/26	Wed 4/8/26
16	0%	Miscellaneous Site Demo	1 wk	Thu 4/9/26	Wed 4/15/26
17	0%	**Building A Preparation**	**12 days**	**Thu 4/2/26**	**Fri 4/17/26**
18	0%	Staking of Buildings, Underground Utilities	2 days	Thu 4/2/26	Fri 4/3/26
19	0%	Over Excavation of Building A	5 days	Mon 4/6/26	Fri 4/10/26
20	0%	Recompaction of Building A	5 days	Mon 4/13/26	Fri 4/17/26
21	0%	**Building Construction Building A**	**270 days**	**Fri 4/10/26**	**Thu 5/6/27**
22	0%	Building A-13.024SF	0 days	Fri 4/10/26	Fri 4/10/26
23	0%	**Building A**	**270 days**	**Mon 4/13/26**	**Thu 5/6/27**
24	0%	Excavation of Footings/Column Footings	5 days	Mon 4/13/26	Fri 4/17/26
25	0%	Excavation of Rough Plumbing	3 days	Thu 4/16/26	Mon 4/20/26
26	0%	Installation of Rough Plumbing (Domestic Water and Gas)	8 days	Tue 4/21/26	Thu 4/30/26
27	0%	Excavation of Rough Electrical	2 days	Mon 4/20/26	Tue 4/21/26
28	0%	Installation of Rough Electrical	3 days	Wed 4/22/26	Fri 4/24/26
29	0%	Underground Utility Inspection	1 day	Fri 5/1/26	Fri 5/1/26
30	0%	Backfill and Compaction of Utility Trenches	3 days	Mon 5/4/26	Wed 5/6/26
31	0%	Place Rebar (Footing and CMU)	5 days	Thu 5/7/26	Wed 5/13/26
32	0%	Placing of Concrete	1 day	Thu 5/14/26	Thu 5/14/26
33	0%	Placing of 4" of Aggregate Base	2 days	Fri 5/15/26	Mon 5/18/26
34	0%	Placing of 15ML Visqueen	1 day	Tue 5/19/26	Tue 5/19/26
35	0%	Placing of Rebar	5 days	Wed 5/20/26	Wed 5/27/26
36	0%	Concrete Placement	1 day	Thu 5/28/26	Thu 5/28/26
37	0%	Concrete Cure	10 days	Fri 5/29/26	Thu 6/11/26
38	0%	CMU Wall Construction	30 days	Fri 6/12/26	Thu 7/23/26
39	0%	CMU Rough Electrical	5 days	Fri 6/19/26	Thu 6/25/26
40	0%	CMU Rough Plumbing	3 days	Fri 6/19/26	Tue 6/23/26
41	0%	Structural Steel Erection	25 days	Fri 7/24/26	Thu 8/27/26
42	0%	Metal Decking	5 days	Fri 8/28/26	Thu 9/3/26
43	0%	Standing Seam Roof (2" Rigid Insulation, 1/2" Protection Board, Weatherproof Membrane.)	30 days	Fri 9/4/26	Fri 10/16/26
44	0%	Stud Wall Framing	20 days	Mon 10/5/26	Fri 10/30/26
45	0%	Exterior Wall Insulation	20 days	Mon 10/5/26	Fri 10/30/26
46	0%	Fire Sprinklers	20 days	Mon 10/19/26	Mon 11/16/26
47	0%	Rough Mechanical	15 days	Thu 10/8/26	Wed 10/28/26
48	0%	Rough Electrical	20 days	Mon 10/12/26	Fri 11/6/26
49	0%	Rough Plumbing	15 days	Thu 10/15/26	Wed 11/4/26
50	0%	Rough Data / Fire Alarm	5 days	Thu 10/29/26	Wed 11/4/26
51	0%	Window Installation	10 days	Thu 11/5/26	Thu 11/19/26
52	0%	Drywall	22 days	Thu 11/12/26	Mon 12/14/26
53	0%	Insulation	18 days	Fri 11/27/26	Tue 12/22/26
54	0%	Paint	20 days	Wed 12/23/26	Mon 1/25/27
55	0%	T-bar	15 days	Tue 1/26/27	Tue 2/16/27
56	0%	Casework	15 days	Wed 2/17/27	Tue 3/9/27
57	0%	Flooring	15 days	Wed 3/3/27	Tue 3/23/27
58	0%	Finish Electrical	15 days	Wed 3/24/27	Tue 4/13/27
59	0%	Finish Plumbing	15 days	Thu 3/25/27	Wed 4/14/27
60	0%	Finish Mechanical	5 days	Mon 3/29/27	Fri 4/2/27
61	0%	Hanging of Doors	10 days	Mon 4/5/27	Fri 4/16/27
62	0%	Lockers and Accessories	3 days	Mon 4/19/27	Wed 4/21/27
63	0%	Testing and Commissioning	3 days	Thu 4/22/27	Mon 4/26/27
64	0%	Punch List	1 wk	Tue 4/27/27	Mon 5/3/27
65	0%	Final Clean	3 days	Tue 5/4/27	Thu 5/6/27
66	0%	**Site Demo/Preparation**	**40 days**	**Thu 5/7/26**	**Thu 7/2/26**
67	0%	Demo of Site Utilities. (North of Building A Foot Print to Fox Farm Road.)	5 days	Thu 5/7/26	Wed 5/13/26
68	0%	Over Excavation of Site. (North Elevation from Building A to Fox Farm.)	10 days	Thu 5/14/26	Thu 5/28/26
69	0%	Construct of Manholes and Storm Water Catch Basins	2 wks	Thu 5/21/26	Thu 6/4/26
70	0%	Excavation and Installation of Site Wet Underground Utilities. (Domestic/Irrigation Water, Sewer, Storm Drain)	4 wks	Fri 6/5/26	Thu 7/2/26
71	0%	Excavation of Site Electrical. (Site Power, Site Lighting.)	3 wks	Fri 6/5/26	Thu 6/25/26
72	0%	**Existing Admin Building Demo**	**40 days**	**Fri 5/7/27**	**Fri 7/2/27**
73	0%	Relocating of BB DWP to Building A.	5 days	Fri 5/7/27	Thu 5/13/27
74	0%	Demo of Building #1 (Existing Admin.)	5 days	Fri 5/14/27	Thu 5/20/27
75	0%	Demo of Existing Asphalt, Concrete & Base.	5 days	Fri 5/21/27	Thu 5/27/27
76	0%	Demo of Existing Underground Utilities	5 days	Fri 5/28/27	Fri 6/4/27
77	0%	Over Excavation of Building C and Remaining Site.	10 days	Mon 6/7/27	Fri 6/18/27
78	0%	Underground Site Utilities. (Excavate, Install.)	2 wks	Mon 6/21/27	Fri 7/2/27
79	0%	**Building C**	**96 days**	**Mon 6/21/27**	**Tue 11/2/27**
80	0%	Excavation of Footings	3 days	Mon 6/21/27	Wed 6/23/27
81	0%	Excavation of Underground Plumbing (Water, Gas, Storm Water)	3 days	Tue 6/22/27	Thu 6/24/27
82	0%	Installation of Underground Plumbing (Water, Gas, Storm Water)	2 days	Fri 6/25/27	Mon 6/28/27
83	0%	Excavation of Underground Electrical	2 days	Wed 6/23/27	Thu 6/24/27
84	0%	Installation of Underground Electrical	2 days	Fri 6/25/27	Mon 6/28/27
85	0%	Underground Utility Inspection	1 day	Tue 6/29/27	Tue 6/29/27
86	0%	Backfill and Compaction of Utility Trenches	2 days	Wed 6/30/27	Thu 7/1/27
87	0%	Placing of Rebar (Footing and CMU)	3 days	Fri 7/2/27	Tue 7/6/27
88	0%	Setting of Anchor Bolts	1 day	Tue 7/6/27	Tue 7/6/27
89	0%	Rebar Inspection	1 day	Wed 7/7/27	Wed 7/7/27
90	0%	Placing of Concrete	1 day	Thu 7/8/27	Thu 7/8/27
91	0%	Fine Grading	2 days	Fri 7/9/27	Mon 7/12/27
92	0%	Placing of 4" Aggerate Base	1 day	Tue 7/13/27	Tue 7/13/27
93	0%	Placing of 15 Mil. Vapor Barrier	1 day	Wed 7/14/27	Wed 7/14/27
94	0%	Placing of Rebar	3 days	Thu 7/15/27	Mon 7/19/27
95	0%	Placing of Anchor Bolts	2 days	Fri 7/16/27	Mon 7/19/27
96	0%	Rebar Inspection	1 day	Tue 7/20/27	Tue 7/20/27
97	0%	Placement of Concrete	1 day	Wed 7/21/27	Wed 7/21/27
98	0%	Concrete Cure	10 days	Thu 7/22/27	Wed 8/4/27
99	0%	CMU Construction	20 days	Thu 8/5/27	Wed 9/1/27
100	0%	CMU Rough Electrical	5 days	Thu 8/12/27	Wed 8/18/27
101	0%	CMU Rough Plumbing	3 days	Mon 8/16/27	Wed 8/18/27
102	0%	CMU Rough Mechanical	2 days	Mon 8/16/27	Tue 8/17/27
103	0%	Structural Steel Erection	4 wks	Thu 9/2/27	Thu 9/30/27
104	0%	Metal Decking	15 days	Fri 10/1/27	Thu 10/21/27
105	0%	Stud Wall Framing	2 days	Fri 9/24/27	Mon 9/27/27
106	0%	Fire Sprinklers	10 days	Fri 9/24/27	Thu 10/7/27
107	0%	Drywall	3 days	Tue 9/28/27	Thu 9/30/27
108	0%	Insulation	1 day	Wed 9/29/27	Wed 9/29/27
109	0%	Paint	4 days	Fri 10/1/27	Wed 10/6/27
110	0%	Roll Up Door	2 days	Fri 10/8/27	Mon 10/11/27
111	0%	Finish Electrical	10 days	Thu 10/7/27	Wed 10/20/27
112	0%	Finish Plumbing	3 days	Mon 10/11/27	Wed 10/13/27
113	0%	Finish Mechanical	3 days	Thu 10/14/27	Mon 10/18/27
114	0%	Hanging of Doors	1 day	Tue 10/19/27	Tue 10/19/27
115	0%	Testing and Commissioning	3 days	Tue 10/19/27	Thu 10/21/27
116	0%	Punch List	3 days	Fri 10/22/27	Tue 10/26/27
117	0%	Final Clean	5 days	Wed 10/27/27	Tue 11/2/27
118	0%	**Site Work**	**147 days**	**Tue 7/13/27**	**Mon 2/7/28**
119	0%	CMU Wall Footings. (Excavate, Placing of Rebar, Concrete.)	10 days	Tue 7/13/27	Mon 7/26/27
120	0%	CMU Wall Construction	20 days	Tue 7/27/27	Mon 8/23/27
121	0%	Chainlink Fencing. (Footings, Setting of Post, Stretching of Chainlink.)	10 days	Tue 8/24/27	Tue 9/7/27
122	0%	Demo of Existing Drive Approach	2 days	Wed 9/8/27	Thu 9/9/27
123	0%	Grading of Drive Approach	1 day	Fri 9/10/27	Fri 9/10/27
124	0%	Placing of Rebar in Drive Approach	1 day	Mon 9/13/27	Mon 9/13/27
125	0%	Placing of Drive Approach Concrete	1 day	Tue 9/14/27	Tue 9/14/27
126	0%	Staking of Finish Elevation, Curb and Gutter.	3 days	Tue 7/27/27	Thu 7/29/27
127	0%	Fine Grading. (Side Walks, Curb and Gutter.)	3 wks	Wed 9/15/27	Tue 10/5/27
128	0%	Forming of Curb and Gutter	3 wks	Wed 10/13/27	Tue 11/2/27
129	0%	Placing of Concrete. (Curb and Gutter, Side Walks.)	4 wks	Wed 11/3/27	Wed 12/1/27
130	0%	Site AC Paving Prep. (Base Compaction, Fine Grade.)	4 wks	Thu 12/2/27	Thu 12/30/27
131	0%	AC Paving of Site	1 wk	Fri 12/31/27	Thu 1/6/28
132	0%	Setting of Drain Covers	3 days	Mon 1/10/28	Wed 1/12/28
133	0%	Striping of Site	1 wk	Thu 1/13/28	Wed 1/19/28
134	0%	Setting of Site Lighting	1 wk	Thu 1/20/28	Wed 1/26/28
135	0%	Testing and Commissioning	3 days	Thu 1/27/28	Mon 1/31/28
136	0%	Punch List	1 wk	Tue 2/1/28	Mon 2/7/28
137	0%	Final Clean	5 days	Tue 2/1/28	Mon 2/7/28
138	0%	**Site Landscaping**	**35 days**	**Wed 9/15/27**	**Tue 11/2/27**
139	0%	Site Irrigation. (Excavation, Installation.)	10 days	Wed 9/15/27	Tue 9/28/27
140	0%	Planting of Site Landscaping. (Trees, Shrubs.)	4 wks	Wed 9/29/27	Tue 10/26/27
141	0%	Hardscaping.	1 wk	Wed 10/27/27	Tue 11/2/27



Project: Big Bear DWP Garstin
Date: Wed 2/18/26

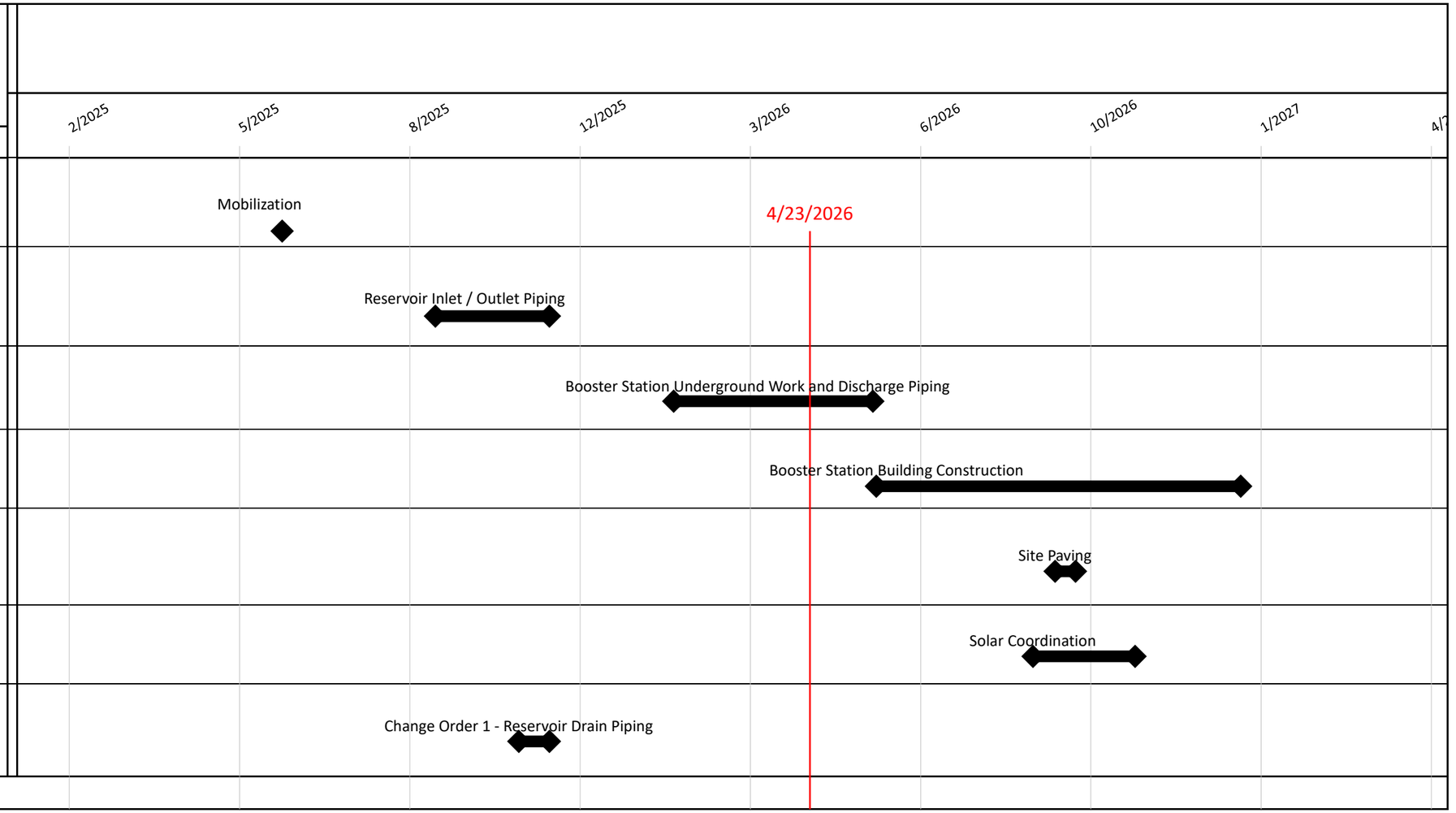
Task · Split · Milestone · Summary · Project Summary · External Tasks · External Milestone · Inactive Milestone · Inactive Summary · Manual Task · Duration-only · Manual Summary Rollup · Manual Summary · Start-only · Finish-only · External Tasks · External Milestone · Progress · Deadline

Superintendent
Ryan Schoenborn

Wolf Booster Station Replacement Project

Contractor: Tennyson Pipeline Co.
Contract Start Date: March 26, 2025
Contract End Date: December 31, 2026
Percent Complete: 40%

Task No.	Description	Start Date	End Date	% Complete
7	Mobilization	6/17/2025	6/20/2025	100%
8	Reservoir Inlet / Outlet Piping	9/15/2025	11/20/2025	100%
9	Booster Station Underground Work and Discharge Piping	2/2/2026	5/29/2026	70%
10	Booster Station Building Construction	6/1/2026	12/31/2026	0%
11	Site Paving	9/14/2026	9/25/2026	0%
12	Solar Coordination	9/1/2026	10/30/2026	0%
13	Change Order 1 - Reservoir Drain Piping	11/3/2025	11/20/2025	100%



DEPARTMENT OF WATER

Service, Quality, Community

DATE: October 27, 2026

TO: Erik Sund, City Manager

FROM: Reginald A. Lamson, DWP General Manager

RE: **DWP Monthly Update – September 2026**

SERVICE DELIVERY

Water services that were provided August 1, 2026 to August 31, 2026:

16,066	Connections provided with water service		
449	Field service calls completed		
0	Main leaks repaired		
8	Main leaks year-to-date 2026	**9**	Main leaks year-to-date 2025
5	Service leaks repaired		
48	Service leaks year-to-date 2026	**49**	Service leaks year-to-date 2025
61.06	Million gallons produced by wells		
$1,057,401	Processed in billings		
8,254	Accounts processed in billings		
6,312	Number of customers on E-bill		
113	New Accounts (including tenant turnover)		
2.450	Equivalent Dwelling Units (EDU) added to the water system		
$1,201,396	Total Gross receipts processed		

BOARD MEETINGS:

The following was approved by the Board of Water and Power Commissioners at an Adjourned Regular Board Meeting on September 29, 2026:

- The Board reviewed and discussed item 2.1 from the September 9, 2026 City Council Meeting.
- The Board rejected all bids received for the Division Well No. 9 Equipping Project.
- The Board authorized an additional budget amount of $68,600 for Verdantas, Inc. Professional Services Agreement for Geotechnical and Special Inspection, and Materials Testing Services for the Garstin Water Operations Facility Project.

AGENDA REPORT

Service, Quality, Community

DATE: October 27, 2026

TO: Board of Commissioners

RE: **Board Member Reports**

Board Member Reports

Bob Tarras, Chair
Barbara Willey, Vice Chair
Craig Hjorth, Treasurer
Joe Cylwik, Commissioner
Matt Scriven, Commissioner

AGENDA REPORT

Service, Quality, Community

DATE: October 27, 2026

TO: Board of Commissioners

FROM: Reginald A. Lamson, General Manager

RE: **Board Follow-Up Items**

Background:

At the end of the October 26, 2021 Board meeting, the Board requested an agenda item be added to all subsequent Board meetings that lists the Board Commissioner's requests for additional information from prior Board meetings and responses to those requests. Attached Exhibit A is the requested list.

Fiscal Impact:
None.

Recommendation:
Review and discuss as needed.

Exhibit A

List of Responses to the Board Commissioner's Requests for Additional Information from Previous Board Meetings

	Board Commissioner's Requests	Response to Board Commissioner's Requests	Status
1.	SCADA System Replacement	Staff to research and provide information on the SCADA system replacement.	In Progress
2.	BVES Net Metering	Staff to research and provide information on the revised BVES net metering and the impact on DWP solar systems.	In Progress
3.	Solar Monitoring Services	Staff to research and provide information on solar monitoring options for DWP solar systems.	In Progress
4.	AI Software	Staff to research and provide information regarding AI software and its intended applications	In Progress