

## Green Sheet for Agenda Item 3.8

## Leeanne Eagleson

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**From:** Reggie Lamson  
**Sent:** Monday, January 23, 2023 8:36 AM  
**To:** Danielle McGee; Danny Ent; Leeanne Eagleson  
**Cc:** Needham, Kelley  
**Subject:** FW: Big Bear DWP Existing Building Analysis

All,

I sent PBK additional photos last week after we received the structural engineer's initial report. The structural engineer provided the email below after the Board packet had been finalized. The additional photos confirmed the structural engineer's concerns and his recommendations have not changed. We will green sheet this information at tomorrow's meeting.

Thanks  
Reggie

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**From:** Needham, Kelley <Kelley.Needham@pbk.com>  
**Sent:** Monday, January 23, 2023 6:18 AM  
**To:** Reggie Lamson <RLamson@bbldwp.com>  
**Subject:** FW: Big Bear DWP Existing Building Analysis

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Reggie,

Good morning. Here is a follow up from the SE on the existing building. Let me know if you have any questions.

Kelley

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**From:** Rick Byrd <[rbyrd@miyamotointernational.com](mailto:rbyrd@miyamotointernational.com)>  
**Sent:** Friday, January 20, 2023 5:24 PM  
**To:** Needham, Kelley <[Kelley.Needham@pbk.com](mailto:Kelley.Needham@pbk.com)>  
**Subject:** RE: Big Bear DWP Existing Building Analysis

Kelley;

I reviewed the additional photo documentation you sent for the Big Bear DWP building.

It appears the building was designed as a Boat Storage Facility, constructed in late 70's early 80's, and the framing concept is as determined in our initial report. (Plywood gusseted wood frame) The photo below indicates that there are no interior transverse shearwalls, and therefore the transverse lateral system, as well as the vertical system, are using the plywood gusseted wood frames for resistance to Code prescribes loads.

The plywood gussets as shown in the photo, are a retrofit added to the building, based design drawings made available for our initial review. The gusset plywood retrofit (Nov 1992) design, occurred soon after the Landers Earthquake (June 1992). The Landers Earthquake had significant impact to the Big Bear area. It is possible, that the plywood gussets were added as a seismic retrofit or repair as a result of the seismic event.

We appreciate the additional information, which unfortunately reinforces the commentary of our initial review. Should salvage of the existing building be desired, an ASCE 41 analysis of existing structure, is recommended. In the event salvage is selected after the results of the ASCE 41 are finalized, , the building would likely need to be selectively demolished to the level as indicated in the photo below, in order to incorporate the outlined retrofit items as presented in our earlier review. The retrofits as outlined in the initial report, would be confirmed, and quantified by the ASCE 41 review, should salvage be the desired option.



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**From:** Needham, Kelley <[Kelley.Needham@pbk.com](mailto:Kelley.Needham@pbk.com)>  
**Sent:** Tuesday, January 17, 2023 10:13 AM  
**To:** Rick Byrd <[rbyrd@miyamotointernational.com](mailto:rbyrd@miyamotointernational.com)>  
**Subject:** FW: Big Bear DWP Existing Building Analysis

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Rick,  
Not sure if these change anything.

Kelley

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**From:** Reggie Lamson <[RLamson@bbldwp.com](mailto:RLamson@bbldwp.com)>  
**Sent:** Tuesday, January 17, 2023 9:53 AM  
**To:** Needham, Kelley <[Kelley.Needham@pbk.com](mailto:Kelley.Needham@pbk.com)>  
**Cc:** Joe Cylwik <[jcylwik@bbldwp.com](mailto:jcylwik@bbldwp.com)>  
**Subject:** RE: Big Bear DWP Existing Building Analysis

Hi Kelley,  
Attached are some additional pictures for your review.  
Reggie

**From:** Needham, Kelley <[Kelley.Needham@pbk.com](mailto:Kelley.Needham@pbk.com)>

**Sent:** Tuesday, January 17, 2023 6:21 AM

**To:** Reggie Lamson <[RLamson@bbldwp.com](mailto:RLamson@bbldwp.com)>

**Subject:** Big Bear DWP Existing Building Analysis

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Reggie,

Good morning. Got your voicemail. I will give you a call today. This came in over the weekend.

Kelley



