

APPROVED
By the Board of Directors of
The Metropolitan Water District
of Southern California
at its meeting held

August 23, 1994



SEP 13 1994
MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

[Handwritten signature]
EXECUTIVE SECRETARY

(Task Force to Review Office Space &
Building Sites--Action)
(Engineering & Operations Committee--
Action)
(Organization & Personnel Committee--
Action)

To: Board of Directors (Executive Committee--Action)
From: General Manager (Land Committee--Information)

Subject: Authorization to Enter into an Interim Agreement with Union
Station Partners in an Amount Not to Exceed \$275,000, for
Preliminary Planning Studies for a Permanent Headquarters
Facility at Union Station.

Report

Pursuant to District Request for Proposals No. 047, Catellus Development Corporation (Catellus) was selected by the Board of Directors at its April 12, 1994 meeting to provide a site for a permanent headquarters facility and development services to construct the building. As authorized by the Board, a letter of intent dated May 9, 1994 was executed by Metropolitan and Catellus.

On July 12, 1994, a total capital appropriation of \$5 million (Appropriation No. 688) was approved by the Board of Directors to fund initial Union Station headquarters planning studies.

The major documents, including the Development Agreement and the Purchase and Sale Agreement, are currently under negotiation. Staff expects to complete the documentation by the end of October 1994. In order for planning and architectural work to proceed, staff recommends authorizing the joint venture of Catellus and Charles Pankow Builders, Ltd., to be named Union Station Partners (USP), to proceed with the initial planning and design work.

The requested interim agreement would provide a vehicle to reimburse USP for consulting studies over the next 60-90 days (see Exhibit A) which are related to preliminary architectural design, initial site and space planning, and the development of a project schedule and budget. Exhibit B identifies potential subcontractors approved by Metropolitan, to date, with additional interviews scheduled to finalize the development planning team, scheduled during September 1994. An initial goal of 20 percent MBE/WBE participation has been established for these planning studies and, pending final Metropolitan approval of the subcontractor team, may be

adjusted.

The interim agreement will include a payment control provision substantially as follows: payments to USP for consultants and subcontractors shall be made by Metropolitan upon approval by Metropolitan and USP of the work performed by the subcontractor or consultant if such work is approved by Metropolitan in advance. Written invoices for such specifically identified services provided shall be submitted to Metropolitan with USP's requests for reimbursement.

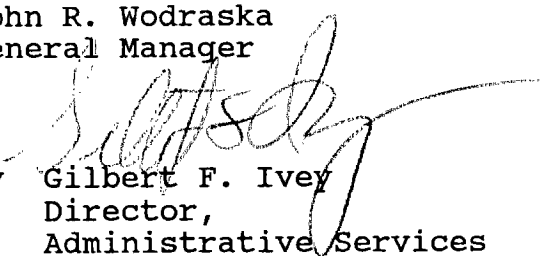
In order to adhere to the present project schedule, these preliminary design and planning activities must commence immediately. A comprehensive development agreement is expected to be completed by the fall of this year for presentation to the Board of Directors.

Pursuant to section 15262 of the California Environmental Quality Act (CEQA) Guidelines, the action requested by this letter is exempt from the provisions of the CEQA because it involves planning studies for a possible future action. This possible future action is the Board's approval of the construction of a permanent headquarters facility at Union Station, which will be preceded by the completion and certification of a final Environmental Impact Report in full compliance with CEQA.

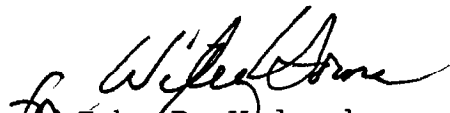
Recommendation

It is recommended that the Board of Directors authorize the General Manager to enter into an interim agreement with Union Station Partners, in a form approved by the General Counsel, in an amount not to exceed \$275,000 to reimburse USP for consultant fees for planning studies for a permanent headquarters facility at Union Station.

John R. Wodraska
General Manager


By Gilbert F. Ivey
Director,
Administrative Services

Concur:


John R. Wodraska
General Manager

DI/

UNION STATION PARTNERS

2476 No. Lake Avenue, Altadena, California 91001

**M.W.D. HEADQUARTERS PRECONSTRUCTION SCHEDULE
PROJECT SCOPE**

Telephone: (213) 684-2320

SCHEDULE REVISIONS

Original Draft Date:	July 29, 1994
Revision No. 1:	August 1, 1994
Revision No. 2:	August 9, 1994
Revision No. 3:	August 12, 1994

EXHIBIT A

YEAR	1994														
	MONTH	AUGUST					SEPTEMBER				OCTOBER				
		DATE	1	8	15	22	29	5	12	19	26	3	10	17	24
M.W.D. MILESTONES		OUTLINE / DRAFT ARCH. PROGRAM REVIEW	M.W.D. EXECUTES PRE-CONST. AGREEMENT	FINAL PROGRAM APPROVAL		BUILDING HEIGHT APPROVALS				SYSTEMS APPROVALS	MASSING APPROVALS		LANDSCAPING / SITE / PARKING / CORE FINAL APPROVALS	APPROVAL OF IMAGERY FOR CORE / INTERIORS / BUILDING EXTERIORS	BUDGET AND CONCEPT APPROVALS / EXECUTE THE DEVELOPMENT AGREEMENT
ACTIVITY		ARCHITECTURAL PROGRAM													
ARCHITECTURAL PROGRAM		ARCHITECTURAL PROGRAM													
SITE BACKGROUNDS ON CADD		SITE BACKGROUNDS ON CADD													
IMAGERY FIELD TRIP(S)						IMAGERY FIELD TRIP(S)									
						Approval Period									
						Submittal									
MASSING STUDIES:			MASSING STUDIES			MASSING STUDIES (continued)				Approval Period					
										Submittal					
• PARKING LAYOUTS															
• BUILDING SECTIONS															
• SHORING / UNDERPINNING															
• EXPANSION PARCEL															
• FOAM STUDY MODELS															
BUILDING SYSTEMS:						BUILDING SYSTEMS				Approval Period					
• VERTICAL TRANSPORTATION										Submittal					
• STRUCT / MECH / ELEC / PLUMB															
LANDSCAPE CONCEPTS								LANDSCAPE CONCEPTS				Approval Period			
												Submittal			
SITE PLAN								SITE PLAN				Approval Period			
												Submittal			
CORE / FLOOR PLATES										CORE / FLOOR PLATES		Approval Period			
												Submittal			
EXTERIOR STUDIES										EXTERIOR STUDIES		Approval Period			
												Submittal			
HYPOTHETICAL FLOOR PLANS										HYPOTHETICAL FLOOR PLANS		Approval Period			
												Submittal			
PARKING LAYOUTS										PARKING LAYOUTS		Approval Period			
												Submittal			
PUBLIC AREA SKETCHES										PUBLIC AREA SKETCHES		Approval Period			
												Submittal			

41030

EXHIBIT B

POTENTIAL SUBCONTRACTORS APPROVED-to-DATE*	
Subcontractor	Function
Gensler and Associates	Architect/ Interior Design Team
Martin & Huang International (MBE)	Structural Engineer
Levine/Seegel Associates	Electrical Engineer
Mollenhauer, Higashi & Moore	Civil Engineer (Surveying)
Paul S. Veneklasen & Assoc.	Accoustical
Lerch, Bates & Associates	Elevators
Rolf Jensen & Associates	Fire/Life/Safety

*To be amended with additional potential subcontractors, including MBE/WBE firms, which have been scheduled for interview.