

● **Board of Directors**
Engineering and Operations Committee

May 17, 2000 Board Meeting

9-3

Subject

Increase appropriation (Appropriation No. 15317) and delegate authority to award contracts to have all work performed for the Desert Facilities Fire Protection Upgrade program (Desert Fire Project).

Description

Deficiencies and code violations of various fire protection systems were identified by the California Department of Forestry and the San Bernardino and Riverside County fire departments during inspections made at the desert facilities in recent years, the latest in January 2000. The purpose of this program is to upgrade the fire protection systems to comply with current code requirements. The total program estimate is \$7,342,000. In 1998, the Board appropriated \$200,000 and authorized a study and preliminary work in advance of an award of a contract for design and construction. In order to fund design and construction contracts, it is requested that the appropriation be increased by \$7,142,000.

Policy

Prior Board action and Administrative Code Sections 5108 and 8100 et seq.

Board Options/Fiscal Impacts

Option #1

Appropriate an additional \$7,142,000 to finance all work and delegate authority to the General Manager to award contracts to have all work performed to upgrade the fire protection systems at the desert facilities.

Fiscal Impact: \$7,342,000. \$200,000 was previously expended. Metropolitan could be subject to citations, facility closures including the existing Gene Guest Lodge, and delayed construction and occupancy of the E. Thorton Ibbetson Guest Quarters if the upgrade is not completed.

Option #2

No action.

Staff Recommendation


Option #1.



Roy L. Wolfe
Acting Manager, Corporate Resources

4/19/2000

Date



Ronald R. Jester
General Manager

4/27/2000

Date

Attachment 1 – Detailed Report

Attachment 2 – Financial Statement

DETAILED REPORT

Deficiencies and code violations of various fire protection systems were identified by the California Department of Forestry and the San Bernardino and Riverside counties fire departments during inspections made at the desert facilities from November 1995 through January 1996 and more recently in January 2000. Following this latest inspection by the fire official, the Riverside County Fire Department issued a letter to Metropolitan stating that the existing fire watch is not acceptable in lieu of upgrading the fire protection system. Progress must be made in correcting the deficiencies or the existing guest lodge could be closed down, thereby creating a pending urgency for the Guest Quarters Project. The cited facilities are:

1. Whitsett Intake Facility (Intake) - San Bernardino County
2. Gene Facility (Gene) - San Bernardino County
3. Iron Mountain Facility (Iron Mountain) - San Bernardino County
4. Eagle Mountain Facility (Eagle Mountain) - Riverside County, and
5. Julian Hinds Facility (Hinds) - Riverside County

The purpose of this program is to upgrade the fire protection systems to comply with current code requirements. The upgrades include:

1. Replacement of existing non-code compliant fire protection water supply systems
2. Replacement of existing non-code compliant fire sprinkler systems
3. Installation of new sprinkler systems (where none exist)
4. Installation of new fire detection and alarm systems

In February 1998, the Board appropriated \$200,000 (Appropriation No. 15317) and authorized a study and all preliminary work in advance of award of a contract for design and construction. All the preliminary work has been completed and the funds have been expended. It is recommended that the Board appropriate an additional \$7,142,000 to complete all work and delegate authority to the General Manager to award necessary contracts for the design and construction of the required upgrades.

In summer 1999, a formal Request for Qualifications (RFQ) and Request for Bids yielded a single bid which would have resulted in a total program cost of \$9,261,000, greatly exceeded the previous project budget of \$5,200,000. Because the original estimate was based on a very preliminary design, it could not adequately account for the complexity of the work necessary for code compliance and the cost impacts due to the remoteness of the sites. Subsequently, staff revised the scope of work to focus solely on the code required fire protection system deficiencies and eliminate the recommended, non-code required items. Completion of the revised scope of work will improve the level of fire protection at the desert facilities, increase the protection provided to Metropolitan employees and guests, increase the protection provided to Metropolitan's assets, and bring the facilities into compliance with current fire codes.

In order to expedite the Desert Fire Project, staff has already let a professional-services design contract, and design work is proceeding. The construction portion of the Desert Fire Project shall be divided into several subprojects. Each subproject will be separate and competitively bid with various completion dates.

This project is categorically exempted from the provisions of the California Environmental Quality Act (CEQA) because it involves repair and modifications of existing facilities (CEQA Guidelines Section 15301). No further environmental documentation or reviews are necessary for the Board to act on the recommendation.

FINANCIAL STATEMENT

Desert Fire Protection Project

Capital Program No. 97821-R

APPROPRIATION NO. 15317

Description	BOARD ACTION No. 1	BOARD ACTION No. 2
	Initial Authorization	Projected Expenditures
Labor	84,200	258,100
Overhead	44,000	142,300
Incidental Expenses	2,500	30,000
Prof. Services	53,000	279,200
Operating Equipment	1,000	5,000
Contracts	0	5,500,000
Contingency	15,300	927,400
TOTAL	\$200,000	\$7,142,000

Source of Funds: Pay-As-You-Go Fund

Projected Expenditures of Funds:

Through Fiscal Year 1999/00	200,000
Fiscal Year 2000/01	7,142,000
TOTAL	7,342,000

FUNDING REQUEST

Program Name: Desert Fire Protection Project			
Source of Funds: Construction Funds (Pay-As-You-Go Fund)			
Appropriation No.: 15317	Board Action No.: 2	Budget:	\$7,342,000
Requested Amount:	\$7,142,000	Capital Program No.:	97821-R
Total Appropriated Amount:	\$7,342,000	Capital Program Page No.:	E-19
Total Program Estimate:	\$7,342,000	Program Category:	R- Regulatory (Non-Water Quality)