

- **Board of Directors**
Engineering, Operations and Real Property Committee

July 10, 2001 Board Meeting

8-1

Subject

Authorize \$280,000 for design and construction to reroof the Administration Building and Service Building No. 1 at the Robert A. Skinner Filtration Plant (Appn. 15365)

Description

The roofing materials on two buildings at the Skinner plant are worn out and need to be replaced in order to prevent water damage to the buildings and equipment during wet-weather conditions. The Administration Building roofing tar has deteriorated to a state where replacement is necessary to prevent leaks in the building's interior. Over the past five years, the Service Building No. 1 roofing has leaked and been repaired many times. The roofing in this building is more than 25 years old and must be replaced. This roofing replacement project was evaluated and recommended by the Capital Investment Plan (CIP) Evaluation Team, as part of the Skinner Filtration Plant Improvements Program, as described and included in the fiscal year 2001-02 CIP budget. A detailed report for this reroofing project is provided in [Attachment 1](#) and the location of the project site at the Skinner plant is shown on [Attachment 2](#). The estimated project costs are shown on [Attachment 3](#).

Policy

Metropolitan Water District Administrative Code Section 5108: Capital Project Appropriation.

CEQA

The proposed project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA). The activity involves repairing existing public facilities with no expansion of use and no possibility of significantly impacting the physical environment. As such, this proposed project qualifies under a Class 1 Categorical Exemption (Section 15301 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to the CEQA, the proposed project qualifies under a Categorical Exemption (Class 1, Section 15301 of the State CEQA Guidelines).

Board Options/Fiscal Impacts

Option #1

Adopt the CEQA determination, appropriate \$280,000, and authorize the Chief Executive Officer to have all work performed to reroof the Administration Building and Service Building No. 1 at the Skinner plant.

Fiscal Impact: \$280,000 of budgeted CIP funds under existing Appropriation 15365. Overall program cost estimate remains unchanged.

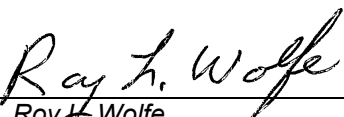

Option #2

Defer project and do not reroof the Administration Building and Service Building No. 1. Continue to clear clogged roof drains, repair leaks and interior building damage and, as needed, install temporary roof tarps and plastic sheeting over interior equipment during wet-weather conditions. If needed, replace interior equipment damaged by leaky roof.

Fiscal Impact: Project deferral will result in increased costs.

Staff Recommendation

Option #1

 _____ Roy L. Wolfe Manager, Corporate Resources	6/14/2001 _____ Date
 _____ Ronald R. [unclear] Chief Executive Officer	6/29/2001 _____ Date

Attachment 1 – Detailed Report

Attachment 2 – Project Location Photo

Attachment 3 – Financial Statement

BLA #1087

Robert A. Skinner Filtration Plant Reroof Administration Building and Service Building No. 1

Detailed Report

Purpose/Background. The Skinner plant was brought into service in 1976 to supply treated water to Riverside and San Diego Counties. The Administration Building and Service Building No. 1 were part of the original plant construction in 1976. The Administration Building houses administrative and operations staff, the plant's process control computers (including the SCADA and area control center systems), and electrical equipment. This equipment provides computer control functions for both the plant and the entire Skinner water distribution area. Service Building No. 1 houses electrical, mechanical, automotive, and distribution maintenance staff and support equipment.

Over the last five years, the built-up roofing materials on both buildings have deteriorated. Over the last two winter seasons, interior leaks have occurred in both buildings. During periods of wet weather, the computer equipment in the control room must be protected with plastic sheeting. Considerable staff time is expended locating and repairing these leaks, which continue to occur. Similarly, in Service Building No. 1, leaks must be repaired during each rainstorm, and equipment within the Service Building must be protected from damage.

Project Description. The proposed project consists of the following activities: 1) remove existing building roofing systems, 2) install replacement roofing systems; and 3) replace clogged downspouts.

Under this project, Metropolitan will prepare the required specifications and bidding documents required for advertising the project. The CEO will award the reroofing contract immediately following receipt and evaluation of competitive bids.

Cost Estimate. Attachment 3 shows the breakdown of the total estimated costs of \$280,000.

Actions and Milestones

- July 2001 – Complete specifications and advertise
- September 2001 – Award construction contract
- December 2001 – Complete all work

Skinner Filtration Plant



Financial Statement – Skinner Filtration Plant Improvements Program

A breakdown of Board Action No. 2 for Appropriation No. 15365 to reroof the Skinner plant’s Administration Building and Service Building No. 1 is as follows:

	<u>MULTI-PHASE PROGRAM</u>		
	BOARD ACTION	BOARD ACTION	
	NO. 1	NO. 2	
	<u>March 2001</u>	<u>July 2001</u>	<u>TOTAL</u>
Labor			
Studies	\$ 200,000	\$ 5,000	\$205,000
Conceptual Design	400,000	-	400,000
Owner Costs (Program Management, Advertising, etc.)	50,000	18,000	68,000
Environmental Planning	30,000	-	30,000
Construction Documents Development	-	10,000	10,000
Construction Management and Inspection	-	24,000	24,000
District Forces Construction	-	5,000	5,000
Materials and Supplies	10,000	1,000	11,000
Incidental Expenses	5,000	4,000	9,000
Professional/Technical Services	950,000	25,000	975,000
Equipment Use	5,000	5,000	10,000
Contracts	-	150,000	150,000
Remaining Budget	300,000	33,000	333,000
Total	<u>\$ 1,950,000</u>	<u>\$ 280,000</u>	<u>\$ 2,230,000</u>

Funding Request

Program Name:	Skinner Filtration Plant Improvements Program		
Project Name:	Skinner Filtration Plant - Reroof Administration Building and Service Building No. 1		
Source of Funds:	Construction Funds (possibly General Obligation, Revenue Bonds, Pay-As-You-Go Fund)		
Appropriation No.:	15365	Board Action No.:	2
Requested Amount:	\$ 280,000	Capital Program No.:	15365-R
Total Appropriated Amount:	\$ 2,230,000	Capital Program Page No.:	E-43
Total Project Estimate:	\$ 280,000		
Total Program Estimate:	\$118,000,000	Project Goal:	R-Reliability