

- **Board of Directors**  
**Asset, Real Estate and Infrastructure Policy Committee**

April 9, 2002 Board Meeting

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8-2

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**Subject**

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Authorize \$820,000 for design and construction and delegate authority to award a construction contract for enhanced security features for the Entry Court Improvement Project at the F. E. Weymouth Filtration Plant (Approp. 15336)

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**Description**

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The La Verne Area Master Plan (Master Plan) report recommended the implementation of improvements at the plant over the next several years, including landscape screening of the entire site perimeter and installation of various hardscape features. In July 1999, the Board authorized the entry court improvement project and appropriated \$1,948,000 to complete the work. This was the first such project to address the issues outlined in the Master Plan. This project intended to resolve critical traffic circulation issues, address then-existing security problems; complete landscape mitigation requirements for the Water Quality Laboratory Expansion; preserve and strengthen the architectural heritage of the site's original structures, and enhance the site's appearance to the surrounding community. A construction contract was awarded on July 12, 2001.

In light of the event of September 11, 2001, and the resultant awareness of the need for heightened security at Metropolitan facilities, additional security-related measures need to be incorporated into the existing project. The recommended modifications would allow Metropolitan to provide a significantly enhanced level of site security, while also achieving the original objectives of the project.

Although the selected contractor had initiated mobilization activities, staff determined that it would not be practical to include the significant modifications within the existing contract. Therefore, the construction contract was terminated. The proposed additional security features include construction of a security wall near the entrance to the plant site, as well as relocating the main vehicular access to the plant to a location distant from the main administration building. The new security features will be designed such that they blend with the existing architectural features of the Weymouth plant site. These proposed revisions to the original project have been discussed with city of La Verne (City) officials and the City is supportive of the improvements to the plant site.

**Attachment 1** provides the Detailed Report, **Attachment 2** provides the Financial Statement, and **Attachment 3** illustrates the Project Location. Metropolitan staff would perform design of the enhanced security measures, and the revised contract would be advertised for competitive bidding and awarded to a general contractor.

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**Policy**

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Metropolitan Water District Administrative Code § 5108: Capital Project Appropriation

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**California Environmental Quality Act (CEQA)**

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CEQA determination for Staff Recommendation:

The proposed action is categorically exempt under the provisions of the CEQA. In particular, the proposed action consists of awarding a construction contract and modifying existing public facilities with no expansion of use beyond that existing at the time of the lead agency's determination. In addition, the proposed action will not have a significant effect on the physical environment. As such, this proposed action qualifies as a Class 1 Categorical Exemption (Section 15301 of the State CEQA Guidelines).

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

**Staff Recommendation**

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Adopt the CEQA determination and

- a. Increase the appropriation by \$820,000 from \$1,948,000 to a total of \$2,768,000.
- b. Delegate to the Chief Executive Officer the authority to award a competitively bid construction contract in an amount not to exceed \$2,000,000 for the revised Entry Court Improvement Project at the F. E. Weymouth Filtration Plant.

**Fiscal Impact:** \$820,000 in budgeted CIP funds under existing Approp. 15336.

 Roy L. Wolfe Manager, Corporate Resources	3/11/2002 Date
 Ronald R. Gastelum Chief Executive Officer	3/18/2002 Date

**Attachment 1 – Detailed Report**

**Attachment 2 – Financial Statement**

**Attachment 3 – Project Location**

BLA #1454

## **Detailed Report**

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### ***Purpose/Background***

In 1995, a Master Plan for Metropolitan's La Verne area facilities was completed and presented to the Committee on Real Property and Asset Management as the framework for the orderly, long-term development of the Weymouth site. The primary objective of the Master Plan was to create a comprehensive site plan assuring the viability of future water treatment and operational needs through the year 2020. As specific water treatment and site improvement projects became necessary, they would be implemented in accordance with this site plan. The Master Plan also included recommendations to preserve and strengthen the architectural heritage of the site's original structures, improve site security and circulation, and enhance the site's appearance to the community.

Since completion of the Master Plan, several of its original recommendations have been implemented. In 1997, Metropolitan purchased a 7-acre site to buffer its operations and new facilities from encroaching residential development. Site improvements have adhered to identified locations and an architectural review process is now in place to ensure consistency with the Master Plan's architectural guidelines. The majority of the Master Plan's recommendations, however, represent long-term goals to be implemented over the next 20 years as improvements and expansion of water treatment processes are required.

The Master Plan recommended perimeter landscape and hardscape improvements to be implemented during the initial phases of the Plan's year 2020 planning period. Staff has carefully reviewed these recommendations and prioritized them according to need. This review has considered the interdependencies between the recommendations and site-specific projects that may be required within the next ten years. Staff's recommendation is to stage the perimeter landscape improvements over a period of up to ten years to coincide with construction of specific site development and improvement projects. Under this approach, only the recommendations of the highest priority would be authorized at this time. Recommendations deemed less urgent would be considered for implementation at a later date in conjunction with other future site projects. This staged implementation plan has been reviewed with the city of La Verne (City).

In July 1999, the Board approved the implementation of recommended improvements pertaining only to the Weymouth site's entry court area. These improvements were needed to resolve critical traffic circulation and then-existing security issues, to complete landscape screening requirements for the Water Quality Laboratory Expansion, to unify differing architectural themes at the site's main entrance, and to enhance the site's outward appearance in keeping with expectations of the community and Metropolitan's commitment to "good neighbor" policies.

### ***Recent Events***

Due to the event of September 11, 2001, and the ensuing heightened awareness about security, staff has conducted a thorough re-evaluation of security needs at Metropolitan's treatment and distribution facilities. This evaluation specifically reviewed the existing Weymouth Entry Court and Landscaping Improvement project. By early September 2001, a construction contract had been awarded, and the contractor was preparing to mobilize forces at the site and start construction activities. Metropolitan's security evaluation determined that a higher level of security features were required for the Weymouth entry court area. This enhanced level of security is intended to provide greater protection of the water treatment process and the plant facilities. Staff determined that it would not be practical to include the significant modifications within the existing construction contract. Therefore, the construction contract was terminated. As such, it is recommended that these additional security features be included in a "revised" Entry Court Improvement project, and that a new set of plans and specifications be advertised for competitive bidding.

The additional security features to be included in the revised project consist of constructing a fence/wall that meets both security and architectural needs at the plant while enclosing the entire visitor parking lot

and Glorietta areas; providing a vehicular setback from Sedimentation Basins Nos.1 and 2; and making revisions to the existing traffic islands. The proposed security fence/wall is intended to preclude access to the visitor parking lot and Glorietta areas by the general public. Once the fence/wall is constructed, vehicular traffic into these areas will occur only after the vehicles have been screened at an entry court area security station. In addition, the vehicular setback from the sedimentation basins would prevent parking immediately adjacent to water treatment and conveyance conduits.

To ensure the suitability of recommended revisions to the existing project, staff has met with officials from the City. Following discussion, the City is supportive of the enhanced security revisions to the plant site.

While performing coordination work with Southern California Edison (Edison) for the original project, it has been determined that the costs of removing a power pole near the entry court will be greater than Edison originally estimated. The additional costs associated with removal of the pole are required to avoid underground utilities in Moreno Avenue/Gladstone Street and to meet requirements set by the City's Public Works Department for work within the City's streets.

Costs, in addition to those anticipated for the original project, will be incurred to perform design and construction of the security fence/wall, vehicle setback from the sedimentation basins, and traffic island modifications; the utility pole relocation; and termination of the original construction contract. The design work associated with the security enhancements will be performed entirely by Metropolitan's in-house staff. A breakdown of the proposed work's additional costs is contained in the Financial Statement (Attachment 2).

***Project Milestones***

- April 2002 - Complete final design of revised project
- June 2002 – Start construction
- Dec 2002 – Complete construction

**Financial Statement for Weymouth Court Project – Improvements Program**

A breakdown of Board Action No. 2 for Approp. No. 15336 for authorizing final design and construction activities for the Weymouth Entry Court Improvement project described in this board action is as follows:

	<b>Board Action No. 1 (Jul. 1999)</b>	<b>Board Action No. 2 (Apr. 2002)</b>
<b>Labor</b>		
Studies and Investigations	\$ 31,000	\$ 31,000
Design and Specifications	31,000	126,000
Construction Management and Inspection	161,000	188,000
Owner Costs (Program Management, Environmental Docs., Control System Integration, Bidding Process)	34,000	88,000
Materials and Supplies	7,000	11,000
Incidental Expenses	4,000	4,000
Equipment Use	2,000	2,000
Professional/Technical Services	215,000	215,000
Contracts	1,215,000	1,748,000
Remaining Budget	248,000	355,000
<b>Total</b>	<b>\$ 1,948,000</b>	<b>\$ 2,768,000</b>

**Funding Request**

<b>Program Name:</b>	Weymouth Filtration Plant Facilities Assessment and Entry Court Improvements		
<b>Source of Funds:</b>	Construction Funds (possibly General Obligation, Revenue Bonds, Pay-as-You-Go)		
<b>Appropriation No.:</b>	15336	<b>Board Action No.:</b>	2
<b>Requested Amount:</b>	\$ 820,000	<b>Capital Program No.:</b>	15336
<b>Total Appropriated Amount:</b>	\$2,768,000	<b>Capital Program Page No.:</b>	E-49
<b>Total Program Estimate:</b>	\$2,865,000	<b>Program Goal:</b>	R- Reliability

