

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

February 11, 2003 Board Meeting

8-7

Subject

Authorize \$548,000 and award a construction contract in the amount of \$227,950 to L. D. Anderson, Inc., for the site grading of the Southern California Water Education Center and Western Center for Archeology and Paleontology for the Diamond Valley East Recreation Program (Approp. 15334)

Description

Metropolitan's Board has previously created the Foundation for the Southern California Water Education Center to construct a water education facility and museum at Diamond Valley Lake. Separately, the Western Center Community Foundation has been established for the construction of the Western Center for Archaeology and Paleontology. The two foundations are working cooperatively toward construction of a common campus for the two museums.

Previously, the Western Center Community Foundation had entered into a ground lease for a parcel within Metropolitan's Diamond Valley Lake East Recreation Area. Similarly, Metropolitan negotiated and approved for execution, a comparable ground lease with the Foundation for the Southern California Water Education Center. Under the terms of the leases, Metropolitan will perform rough grading of the property. Geotechnical testing of the soils at the originally proposed museum locations indicated that the cost to develop the sites was higher than initially estimated. Consequently, a new 24-acre site has been identified as the preferred site for both museums. The new site can be developed with less site preparation and at a corresponding reduction in cost.

In November 2002, Metropolitan's Board authorized design of the site grading work. The design drawings have been completed and accepted by the respective museum Foundations. Approval of the recommended action will appropriate funds, authorize award of the construction contract, and provide construction management/support services for the site grading to support the museum facilities at the DVL East Recreation Area. A detailed financial statement is included as [Attachment 1](#). Subsequent board action will be required to support site grading of other ground lease parcels within the East Recreation Area (e.g., Valley-Wide Recreation and Park District) in the near future.

As shown in [Attachment 2](#), a total of six bids were received and opened under Specifications No. 1472 for site grading of the Southern California Water Education Center and Western Center for Archeology and Paleontology. The low bid from L. D. Anderson, Inc., in the amount of \$227,950, complies with the requirements of the specifications and is \$56,442 less than the second low bid. For this project, Metropolitan requires Small Business Enterprise participation of at least 20 percent of the total construction bid. L. D. Anderson, Inc., has met the requirement by committing to a SBE participation of 100 percent for the project.

Policy

Metropolitan Water District Administrative Code § 5108: Capital Project Appropriation
Metropolitan Water District Administrative Code § 8113: Construction Contract Award

California Environmental Quality Act (CEQA)

CEQA determination for Staff Recommendation:

An analysis was performed to examine the potential environmental impacts associated with implementing the Diamond Valley Lake Park Specific Plan (Specific Plan), which would include certain activities within the

538-acre site located in south Hemet in Riverside County. The proposed actions in this board letter are part of the Specific Plan. To comply with the CEQA, Metropolitan as the Lead Agency prepared a Mitigated Negative Declaration (MND). The MND was distributed for a 30-day public review period that began on June 4, 2002, and ended on July 3, 2002. Since that time, the document has been modified to address comments received during the public comment period and changes to the project description. The MND is entitled "Diamond Valley Lake Park Specific Plan MND (Metropolitan Report No. 1190)." It includes the Initial Study and Environmental Checklist form and was then distributed for a 30-day public review period that started on August 13, 2002, and ended on September 11, 2002. The Board adopted the MND and the Mitigation Monitoring and Reporting Program (MMRP) on October 8, 2002. Hence, the proposed actions fully comply with CEQA and the State CEQA Guidelines. As such, no further environmental documentation is necessary for the Board to act on with respect to these two proposed actions.

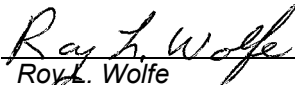
The CEQA determination is: Determine that the proposed actions have been previously addressed in the adopted 2002 MND and the MMRP, and that no further environmental analysis or documentation is required.


Staff Recommendation

Adopt the CEQA determination and

- a. Increase Approp. 15334 by \$548,000 to a total of \$18.085 million; and
- b. Award a construction contract to L. D. Anderson, Inc., in an amount not to exceed \$227,950.

Fiscal Impact: \$548,000 in unbudgeted CIP funds. If the Board approves this recommendation, then the fiscal year 2003/2004 CIP expenditure plan will be adjusted accordingly.

	1/28/2003
_____ Roy L. Wolfe Manager, Corporate Resources	Date

	1/28/2003
_____ Ronald R. Gastelum Chief Executive Officer	Date

Attachment 1 – Financial Statement for Diamond Valley East Recreation Program

Attachment 2 – Abstract of Bids

Financial Statement for Diamond Valley East Recreation Program

A breakdown of Board Action No. 7 for Approp. 15334 for site grading at portions of the Diamond Valley East Recreation Area is as follows:

	Previous Board Action No. 6 (Feb. 2003)	Current Board Action No. 7 (Feb. 2003)	New Total Appropriated Amount
Labor			
Design and Specifications	\$ 164,000	\$ 0	\$ 164,000
Owner Costs (Program Management, Bidding Process, and Ground Breaking)	3,938,000	22,000	3,960,000
Construction Management, Survey and Inspection	147,000	53,000	200,000
Materials and Supplies	15,000	0	15,000
Incidental Expenses	121,000	3,000	124,000
Professional/Technical Services	9,856,000	60,000 *	9,916,000
Equipment Use	18,000	7,000	25,000
Contracts	3,000,000	273,000	3,273,000
Remaining Budget	278,000	130,000	408,000
Total	\$ 17,537,000	\$ 548,000	\$ 18,085,000

* Environmental Fees & SWPPP plan development

Funding Request

Program Name:	Diamond Valley East Recreation		
Source of Funds:	Construction Funds (General Obligation, Revenue Bonds, Pay-as-You-Go)		
Appropriation No.:	15334	Board Action No.:	7
Requested Amount:	\$ 548,000	Capital Program No.:	15334-R
Total Appropriated Amount:	\$ 18,085,000	Capital Program Page No.: (FY 2002/2003)	E-25
Total Program Estimate:	\$ 59,498,000	Program Goal:	Other

ABSTRACT OF BIDS**Received January 23, 2003, at 2:00 p.m.****Specifications No. 1472
Site Grading for Diamond Valley Lake Recreation**

The contract consists of rough grading for the Southern California Water Education Center and the Western Center for Archeology and Paleontology.

Engineer's Estimate: \$ 600,100

SBE minimum participation requirement is 20%

Bidder & Location	Items 1-5	SBE Participation
L.D. Anderson, Inc., Bloomington, Ca.	\$227,950	100%
Southern California Grading, Inc., Irvine, Ca.	\$284,392	
McLaughlin Engineering & Mining, Inc., Temecula, Ca.	\$354,310	
L. T. Excavating, Inc., Laguna Niguel, Ca.	\$468,713	
EDT Engineering Co., Laguna Hills, Ca. *	\$494,364	
Vance Corporation, Rialto Ca.	\$597,900	

* Bidder listed a total bud amount of \$495,000 in error.