

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

July 8, 2003 Board Meeting

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8-7

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**Subject**

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Appropriate \$415,000 and authorize an amendment to an existing agreement in an amount not to exceed \$180,000 with The Keith Companies, Inc., for a total agreement amount not to exceed \$1.08 million, to perform final design of site rough grading for Valley-Wide Recreation and Park District for the Diamond Valley Recreation Program (Approp. 15334)

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**Description**

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In January 2000, Metropolitan's Board appropriated \$2.1 million as a contribution for Valley-Wide Recreation and Park District's (Valley-Wide) Community Park and Regional Aquatic Facility (Park). The proposed Park, to be developed, operated, and primarily funded by Valley-Wide, would include community meeting buildings, gymnasiums, soccer fields and stadiums, baseball and/or softball fields and stadiums, basketball and tennis courts, aquatic facilities, playground, picnic areas, public parking and seating areas, snack bars and other facilities, excluding golf courses. The Park would occupy approximately 85 acres and be developed in conformance with the Diamond Valley East Recreation Area Specific Plan, design elements and standards.

Following Metropolitan's action, Valley-Wide entered into a ground lease with Metropolitan for land within the Diamond Valley East Recreation Area to construct and operate these facilities. The ground lease is similar to those negotiated and executed with The Center for Water Education and the Western Center Community Foundation. Under the terms of this lease, Metropolitan undertakes design and construction of the rough grading of the Park site.

Staff is currently revising lease boundaries with Valley-Wide to optimize the land for development, while minimizing rough grading requirements. With concurrence on the lease boundary, a Park site plan will be developed and submitted for Metropolitan's review and approval.

The Keith Companies, Inc., has an existing agreement with Metropolitan for design of roads and utilities within the Diamond Valley East Recreation Area. Currently, the consultant is designing access roadways and utilities adjacent to the Park site. The existing agreement does not include rough grading design at the Park site. This board action seeks to authorize an amendment to the existing agreement in an amount not to exceed \$180,000 for a total agreement amount not to exceed \$1.08 million. The remaining \$235,000 under this board action represents funds for program management, preparation and advertisement for bids of a rough grading construction package, acquisition of permits, and remaining budget. The proposed work is within the consultant's field of expertise, while the consultant's familiarity with the subject area enables the design to be performed expeditiously. This process also permits the development of a single comprehensive construction bid package for grading in the subject area. Award of a construction contract for rough grading will be the subject of a future recommendation to Metropolitan's Board.

This action will authorize final design of rough site grading for the Park in the Diamond Valley Lake East Recreation Area. A detailed financial statement is included as [Attachment 1](#). Subsequent authorization and funding will be required for construction.

**Policy**

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Metropolitan Water District Administrative Code § 5108: Capital Projects Appropriation

Metropolitan Water District Administrative Code § 8117: Professional and Technical Consultants

**California Environmental Quality Act (CEQA)**

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CEQA determination for Option #1:

To comply with CEQA and the State CEQA Guidelines, Metropolitan as the Lead Agency prepared a Mitigated Negative Declaration (MND) for the Diamond Valley Lake Park Specific Plan. The MND was distributed for a 30-day public review period that began on August 13, 2002. The Board later adopted the MND and the Mitigation Monitoring and Reporting Program (MMRP) on October 8, 2002. The present proposed board action is solely based on amending an existing agreement for professional engineering services and not on any changes to the approved project itself. Hence, the previously adopted environmental documentation in conjunction with the current proposed actions fully complies with CEQA and the State CEQA Guidelines. As such, no further environmental documentation is necessary for the Board to act on with respect to the proposed actions.

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

CEQA determination for Option #2:

None required

**Board Options/Fiscal Impacts**

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**Option #1**

Adopt the CEQA determination and

- a. Appropriate \$415,000 in unbudgeted CIP funds; and
- b. Authorize amending a professional services agreement with The Keith Companies, Inc., for engineering services in an amount not to exceed \$180,000 for a total agreement amount of \$1.08 million.

**Fiscal Impact:** \$415,000 in unbudgeted CIP funds. This is an unbudgeted item and should increase the total program estimate. However, the total program estimate has not been increased at the direction of this Board Committee in March 2003.

**Option #2**

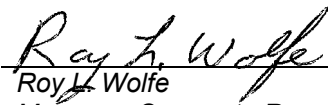

Do not authorize amending the existing design contract, which will impact the schedule for development of the Park site.

**Fiscal Impact:** Unknown

**Staff Recommendation**

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Option #1

 Roy L. Wolfe Manager, Corporate Resources	6/18/2003 Date
 Ronald R. Gastelum Chief Executive Officer	6/18/2003 Date

**Attachment 1 – Financial Statement for design of site rough grading for Valley-Wide Recreation and Park District**

**Financial Statement for Diamond Valley East Recreation Program**

A breakdown of Board Action No. 12 for Approp. 15334 for design of site grading for Valley-Wide Park District at the Diamond Valley East Recreation Area is as follows:

	<b>Previous Board Action No. 11 (May 2003)</b>	<b>Current Board Action No. 12 (July 2003)</b>	<b>New Total Appropriated Amount</b>
Labor			
Design and Specifications	\$ 164,000	\$ 0	\$ 164,000
Owner Costs (Project Management, Bidding Process)	4,148,000	130,000	4,278,000
Construction Inspection and Support	53,000	0	53,000
Materials and Supplies	15,000	0	15,000
Incidental Expenses (Grading Permits and Entitlements)	127,000	54,000	181,000
Professional/Technical Services	11,041,000	180,000	11,221,000
Equipment Use	20,000	0	20,000
Contracts	2,794,000	0	2,794,000
Remaining Budget	485,000	51,000	536,000
<b>Total</b>	<b>\$ 18,847,000</b>	<b>\$ 415,000</b>	<b>\$ 19,262,000</b>

**Funding Request**

<b>Program Name:</b>	Diamond Valley East Recreation		
<b>Source of Funds:</b>	Construction Funds (General Obligation, Revenue Bonds, Pay-as-You-Go)		
<b>Appropriation No.:</b>	15334	<b>Board Action No.:</b>	12
<b>Requested Amount:</b>	\$ 415,000	<b>Capital Program No.:</b>	15334-R
<b>Total Appropriated Amount:</b>	\$ 19,262,000	<b>Capital Program Page No.:</b>	E-25
<b>Total Program Estimate:</b>	\$ 58,000,000*	<b>Program Goal:</b>	Other

\* This is an unbudgeted item and should increase the total program estimate. However, the total program estimate has not been increased at the request of the Board Committee's direction in March 2003, until the DVR Master Plan is adopted.