

- Diamond Valley Recreation Program Monthly Report ending February 2005

**Summary**

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This report provides an update of the Diamond Valley Recreation Program ending February 2005.

**Description**

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**Budget Update through February 2005**

<b>Appropriated Amount</b>	<b>\$92.80 million</b>
<b>Expenditures to Date</b>	<b>\$32.51 million</b>
<b>Unexpended Funds</b>	<b>\$60.29 million</b>

**Project Updates**

**Valley-Wide Grading**

Construction activities have been slowed down significantly due to inclement weather conditions such as high winds and rainstorms. Metropolitan staff and Southern California Grading, Inc. are discussing alternatives to accelerate the schedule to complete Milestone No. 1, and the remainder of the project.

Construction is 11 percent complete, and overall, the project is on schedule and within budget.



Figure 1: Valley-Wide site grading – Looking Northwest

**Trails**

Bellfree Contractors, Inc. conducted field investigations of the planned Diamond Valley Lakeshore Trail and the Diamond Valley Lake/Lake Skinner Trail on December 14-16, 2004. A recommendation memo for trail improvements was submitted by Bellfree in January 2005, and is currently under review.

The recent heavy rainstorms caused damage to approximately 600 feet of the high water road around Diamond Valley Lake. An inspection of the high water road confirmed that a safety hazard exists which has resulted in operational and recreational restrictions for the road. Recommended short-term mitigation includes delineating the unstable areas, installing physical barriers, and increasing the width of road locally. Recommended long-term mitigation includes reconfiguration of the roadway such that it will be entirely within stable ground, and improvement of drainage.

**Boat Docks**

The request for bids for boat slips and gangways was advertised on February 3, 2005. A total of two bids were received and opened on March 8, 2005. The low bid from California Custom Docks, Inc., in the amount of \$524,629, does not comply with the requirements of the specifications. The second bid from C&W Diving services was for \$705,283. All bids have been rejected and the bid documents will be re-advertised.

**Dry Boat Storage**

Effective March 1, 2005, Urban Park Concessionaires implemented a temporary dry storage program at the DVL marina. The Department of Health Services approved a plan providing boat owners the ability to store their boat and trailer for periods of one day to one year. Prices range from \$12 per day to \$350 per year. Currently, nine out of a potential 25 spaces have been reserved.

**East Marina Boat Ramp Extension**

Metropolitan directed the contractor to reduce the scope of work by approximately 50 percent and the result of the change is that the west side of the boat ramp (6 traffic lanes) will be 474 feet long and the east side of the ramp (5 traffic lanes) will be 555 feet long. The contractor stored the unused material and demobilized. Due to the availability of additional water for storage, lake elevations began to rise.

The construction contract was completed in mid-January 2005. Future plans to construct the remaining portion of the Boat Ramp will depend on lake storage levels and water demands. This effort will continue to be coordinated with the Water System Operations Group. The bid amount for the original scope was \$1.985 million. The amount for the revised scope was approximately \$817,000.



Figure 2: Floating docks and marina ramp – Looking Northeast

**Searl Parkway Improvements**

***Phase I***

**Construction Activities** – The contractor maintained traffic control on Searl Parkway/Marina Access Road and continued implementing the Best Management Practices (BMPs) and Storm Water Pollution Prevention Plan. Pad grading along the south side of Marina Road required for the future booster pump station and above-ground cross connection structures was completed in February. Installation of a sewer line along Searl Parkway between Domenigoni Parkway and Marina Access Road, as well as the installation of the dry utilities on Domenigoni Parkway from State Street to Searl Parkway, is ongoing. Construction of the reinforced concrete box culvert under the Searl and Marina intersection (Milestone No. 1) in order to accommodate grading activities of the Valley-Wide grading project is underway. The deadline for Milestone No. 1 is June 2005. Currently, the contract is 20 percent complete based upon contract earnings while approximately 10.5 percent of the contract time has elapsed to date.

**Utility Coordination Activities** – Staff continued coordination with Eastern Municipal Water District (EMWD), the Gas Company, Adelphia and SCE to finalize the utility easement documents. Staff continues coordination with these agency inspectors to ensure that construction of the utility lines is in compliance with the contract and utility agency requirements.



Figure 3: Searl Parkway Phase I

Installation of box culvert connection with Valley-Wide Project – Looking Northeast

### ***Phase II***

Agencies responsible for reviewing and approving the design package provided by the design consultant are EMWD, the City of Hemet (City), and Metropolitan. Metropolitan staff received, and is in the process of incorporating the first plan check comments from the City and EMWD. The revised design plans are scheduled to be submitted to those agencies for a second plan check by the end of March 2005. The 90 percent design package is planned to be distributed for review by June.

Metropolitan staff submitted required documentation to SCE which will allow SCE to prepare electrical design plans and associated cost estimates for the Phase II improvements. Staff is expecting to receive the electrical design plans by May. Upon receipt of SCE's design plans, staff will meet with other utility agencies including Verizon, Adelphia, and the Gas Company, to prepare corresponding utility design plans that are to be included in the Phase II construction bid package.

### **East Recreation Lake**

Metropolitan received seven responses to the Request for Proposals (RFP 668) for design of the lake. Staff evaluated the proposals and created a short-list of four respondents to be interviewed in March. Staff plans to request Board authorization to enter into a professional services agreement by June 2005.

### **Recreation and Land Development**

The Request for Qualifications (RFQ 727) for Recreation and Land Development was issued in January with responses due on April 27, 2005. In addition to posting the RFQ on Metropolitan's Bidnet website, an announcement of the availability of the RFQ was emailed to 206 potential respondents. So far, 93 potential respondents have downloaded the RFQ from the website. Recreation team staff and Metropolitan's Business Outreach and External Affairs staff will conduct an outreach event that will include a voluntary pre-submittal workshop at DVL on March 9, 2005.

### **Property Disposition**

Metropolitan is the fee title owner of MWD Parcel Nos. 144-1-85 and 144-1-153. These parcels are referred to as the "North Property" and were previously known as the McSweeney Ranch, having been purchased by Metropolitan in 1992, during acquisitions for DVL. The North Property parcels have historically been used for agriculture, and are located immediately northwest of the intersection of Domenigoni Parkway and State Street near the City of Hemet, California. RFQ No. 685 was issued on January 27th, for expertise in real estate services, and responses are due by April 27th.

Staff continued to appraise the eleven surplus "East" properties, continued to monitor Winchester Road (State Rte. 79) project, and coordinated access to Metropolitan-owned parcels at the request of the Riverside County Transportation Department.

### **Museums**

The Center for Water Education and the Western Center for Archaeology and Paleontology construction projects are managed and directed by The Center for Water Education Foundation (Foundation), and The Western Center for Archaeology and Paleontology (Western Center), respectively. Each entity is individually responsible for managing its construction activities, although there is a reasonable amount of coordination between them. The following is intended to keep Metropolitan's Board apprised of progress by the Foundation on its construction activities.

Site utilities for sewer, storm drain, water lines, and fire service lines have been installed. The overall status of the project is approximately 35 percent complete.

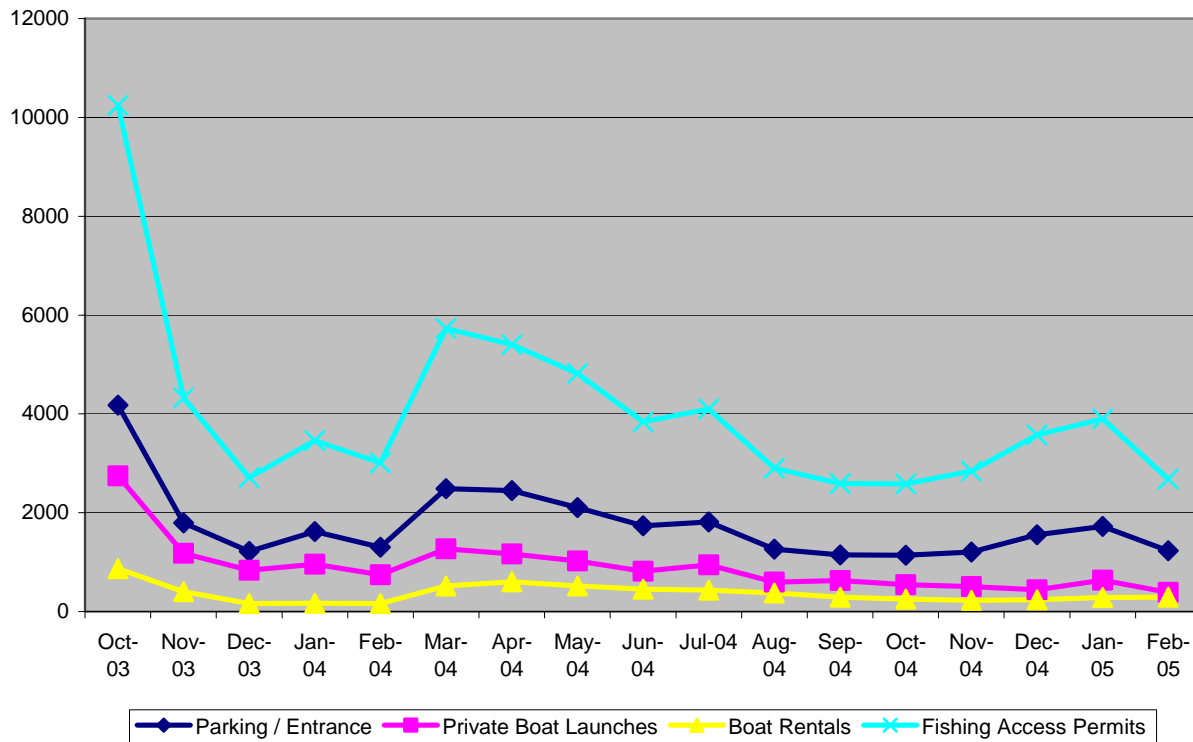


Figure 4: Center for Water Education

**Operations & Maintenance**

The graph and table below (Figure 1) show marina usage for the 17 months of public operation, October 2003 through February 2005.

**Figure 1: DVL Marina Usage**



Type of Transactions	Total Number of Transactions For the 17-month period
<b>Parking/Entrance</b>	<b>29,953</b>
<b>Private Boat Launch</b>	<b>15,424</b>
<b>Boat Rentals</b>	<b>6,263</b>
<b>Fishing Access Permits</b>	<b>68,714</b>

The table below (Figure 2) shows income and expense figures for the operation and maintenance of the marina, October 2003 through February 2005.

**Figure 2: DVL Marina Income and Expense Detail**

<b>INCOME DETAIL</b>	<b>2003 Calendar Year Actual (Oct.-Dec.)</b>	<b>2004 Calendar Year Actual (Jan.-Dec.)</b>	<b>2005 Calendar Year Actual (Jan.-Feb.)</b>
Parking/Entrance	48,276	121,409	20,363
Private Boat Launches	25,801	61,648	6,162
Boat Rentals	148,032	351,242	41,761
Dry Storage	0	0	1,400
Marina Store Sales	64,599	219,825	34,850
Fishing Access Permits	43,806	129,095	22,607
<b>Income Total</b>	<b>330,514</b>	<b>883,219</b>	<b>127,143</b>
<b>EXPENSE DETAIL</b>	<b>2003 Calendar Year Actual (Oct.-Dec.)</b>	<b>2004 Calendar Year Actual (Jan.-Dec.)</b>	<b>2005 Calendar Year Actual (Jan.-Feb.)*</b>
Urban Park Expenses	575,609	1,010,942	139,736
Site Maintenance	0	56,128	8,246
Trash Collection	558	6,323	1,576
Sanitation Waste	8,058	78,099	2,379
Potable Water	0	6,840	0
Fisheries Mgmt. (CA Fish & Game)	0	339,341	0
Public Safety Sheriff Lake Patrol	0	166,623	57,015
Fish Plants	7,884	87,312	17,440
<b>Outside Services Subtotal</b>	<b>592,109</b>	<b>1,751,608</b>	<b>226,392</b>
Metropolitan Labor	247,013	455,930	84,520
Metropolitan Materials and Supplies	8,142	18,101	939
<b>Metropolitan Subtotal</b>	<b>255,155</b>	<b>474,031</b>	<b>85,459</b>
<b>Total Expense</b>	<b>847,264</b>	<b>2,225,639</b>	<b>311,851</b>

\* 2005 actuals may be understated due to expenses incurred in February but not yet invoiced.

<b>SUMMARY</b>	<b>2003 Calendar Year Actual (Oct.-Dec.)</b>	<b>2004 Calendar Year Actual (Jan.-Dec.)</b>	<b>2005 Calendar Year Actual (Jan.-Feb.)</b>
Total Income	330,514	883,219	127,143
Total Expense	(847,264)	(2,225,639)	(311,851)
<b>Net Loss</b>	<b>(516,750)</b>	<b>(1,342,420)</b>	<b>(184,708)</b>



**Diamond Valley Lake Recreation Program  
Budget Comparison and Schedule Summary**

	BUDGET (Feb-05)	PROJECTED COST (Feb-05)	ACTUALS THRU (Feb-05)	PROGRESS		COMPLETION DATE	
				PLANNED % COMPLETE	ACTUAL % COMPLETE (Feb-05)	CONTRACT	FORECAST (Feb-05)
<b><u>Planning &amp; Support</u></b>							
Program Management	\$ 10,600,000	\$ 13,200,000	\$ 8,577,081	%	65%	-----	-----
Entitlement / Master Planning	\$ 3,330,000	\$ 3,330,000	\$ 2,364,096	%	71%	-----	Jun-06
Surplus Property	\$ 100,000	\$ 100,000	\$ 35,534	%	36%	-----	Jun-06
Geotechnical Investigations	\$ 675,000	\$ 675,000	\$ 425,203	%	63%	-----	Jun-06
East Marina – Phase 2	\$ 536,500	\$ 536,500	\$ 477,500	%	89%	-----	-----
<b><u>Active Construction</u></b>							
Searl Parkway Improvements Phase 1	\$ 14,366,000	\$ 14,366,000	\$ 4,413,170	%	31%	Sep-05	-----
East Marina – Phase 1	\$ 10,673,520	\$ 10,673,520	\$ 8,996,304	%	84%	-----	-----
Valley-Wide Site Rough Grading	\$ 4,664,000	\$ 4,664,000	\$ 408,300	%	9%	Jun-05	-----
<b><u>In Design</u></b>							
Searl Parkway Extension – Phase 2	\$ 844,000	\$ 10,844,000	\$ 139,239	%	1%	-----	Aug-06
<b><u>Completed Projects</u></b>							
Community Park & Regional Aquatic Center	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	-----	100%	-----	-----
Tree Inventory Maintenance	\$ 4,718	\$ 4,718	\$ 4,718	-----	100%	-----	-----
Museum Foundation Rehabilitation	\$ 733,975	\$ 733,975	\$ 733,975	-----	100%	-----	-----
Offsite Water Service	\$ 900,000	\$ 900,000	\$ 900,000	-----	100%	-----	-----
Lake Skinner Rec. Area Market Analysis	\$ 205	\$ 205	\$ 205	-----	100%	-----	-----
Fishery	\$ 777,000	\$ 777,000	\$ 777,000	-----	100%	-----	-----
North Hills Trail	\$ 2,153,156	\$ 2,153,156	\$ 2,153,156	-----	100%	-----	-----
<b>Expended To Date</b>			<b>\$ 32,505,481</b>				
<b>Total Cost To Complete</b>	<b>\$ 52,458,074</b>	<b>\$ 65,058,574</b>					
<b>Remaining Budget</b>	<b>\$ 40,341,926</b>	<b>\$ 27,741,426</b>					
<b>Total Approved Budget</b>	<b>\$ 92,800,000</b>	<b>\$ 92,800,000</b>					