

- **Diamond Valley Recreation Program Monthly Report ending March 2005**

## **Summary**

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

## **Description**

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### **Valley-Wide Grading**

Metropolitan's contractor, agreed to accelerate the construction schedule to complete Milestone No. 1 (5 acres out of a total 85 acres), making it possible for the Valley-Wide Park and Recreation District to draw on \$1 million of State of California grant funds, as well as enable them to begin constructing their Olympic-size swimming pool and the administrative buildings. Milestone No. 1 was completed on March 31. Grading activity, on the remaining 80 acres is scheduled for completion by June.

The contract is 24 percent complete based upon contract earnings, and approximately 20 percent of the contract time has elapsed through March.



Figure 1: Valley-Wide site grading – Milestone No. 1 – Looking Northwest

### **Boat Docks**

The request for bids for boat slips and gangways was advertised on February 3, 2005. Only two bids were received. The lowest bid of \$524,629 did not comply with the specifications. The second bid was for \$705,283. All bids have been rejected and the bid documents will be re-advertised by May.

### **Dry Boat Storage**

Effective March 1, 2005, Urban Park Concessionaires introduced a temporary dry boat storage facility at the DVL marina. Boat owners have the ability to store their boat and trailer for one day to one year. Prices range from \$12 per day to \$350 per year. Currently, 16 out of 25 spaces have been reserved. Once the initial spaces are occupied, additional fencing will be installed to double capacity.

**Searl Parkway Improvements**

***Phase I***

**Construction Activities** – Pad grading along the south side of Marina Road required for the future booster pump station and above-ground cross connection structures was completed. 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 in order to accommodate grading activities for the Valley-Wide grading project is underway

The contract is 35 percent complete based upon contract earnings, and approximately 11 percent of the contract time had elapsed through March.

**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 agency inspectors necessary to ensure that construction of the utility lines is in compliance with the contract and utility agency requirements.



Figure 2: Searl Parkway Phase I  
Searl Parkway Construction – Looking Northeast

***Phase II***

Agencies responsible for reviewing and approving the design package provided by Metropolitan’s design consultant are EMWD and the City of Hemet. Metropolitan staff is in the process of incorporating plan check comments from the agencies. The design will be 90 percent completed in June.

SCE has begun preparing electrical design plans and 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 entities including Verizon, Adelphia, and the Gas Company, to prepare corresponding utility design plans to be included in the Phase II construction bid package.

**Landscaping Design Services for Searl Parkway**

Request for Proposals (RFP) 738 was advertised to seek landscape design services to provide compatible and complementary design, including signage, which is a key feature for the entryway into the East Recreation Area, as well as the Center for Water Education and the Western Center for Archeology and Paleontology. This effort will encourage the use of California-friendly landscaping. The pre-proposal conference took place on March 3, nine proposals were received on March 22, and Board consideration and action is scheduled for July.

**East Recreation Lake**

Metropolitan received seven responses to RFP 668 for design of the lake. Staff evaluated the proposals and created a short-list of four respondents who were interviewed in March. A request for Board Action is scheduled for July.



Figure 3: Proposed site of East Recreation Lake

**Recreation and Land Development**

Request for Qualifications (RFQ) 727 for Recreation and Land Development was issued in January with responses due on April 27, 2005. Over 150 attendees representing more than 125 firms attended a Business Outreach voluntary pre-submittal workshop at the DVL Wadsworth Pumping Plant on March 9, 2005. Small business enterprises, developers and design firms from national, regional and local areas, including five local Hemet firms and 22 firms from the Southwestern Riverside area attended the workshop.

**Property Disposition**

RFQ 685 was issued on January 27, for expertise in real estate services, and responses were received on March 9. A total of eight proposals were received, and have been evaluated by staff. Preliminary “drive-through” appraisal of the eleven surplus “East” properties have been completed. Staff continued to monitor

the Winchester Road (State Rte. 79) project, and coordinated access to Metropolitan-owned parcels at the request of the Riverside County Transportation Department.

**Center for Water Education and Western Center for Archaeology and Paleontology**

The Center for Water Education and the Western Center for Archaeology and Paleontology construction projects are independently managed and directed by The Center for Water Education Foundation and The Western Center for Archaeology and Paleontology. Each entity is individually responsible for managing its construction activities. The following is intended to keep Metropolitan’s Board apprised of progress by both entities on their 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

**Program Appropriation Summary**

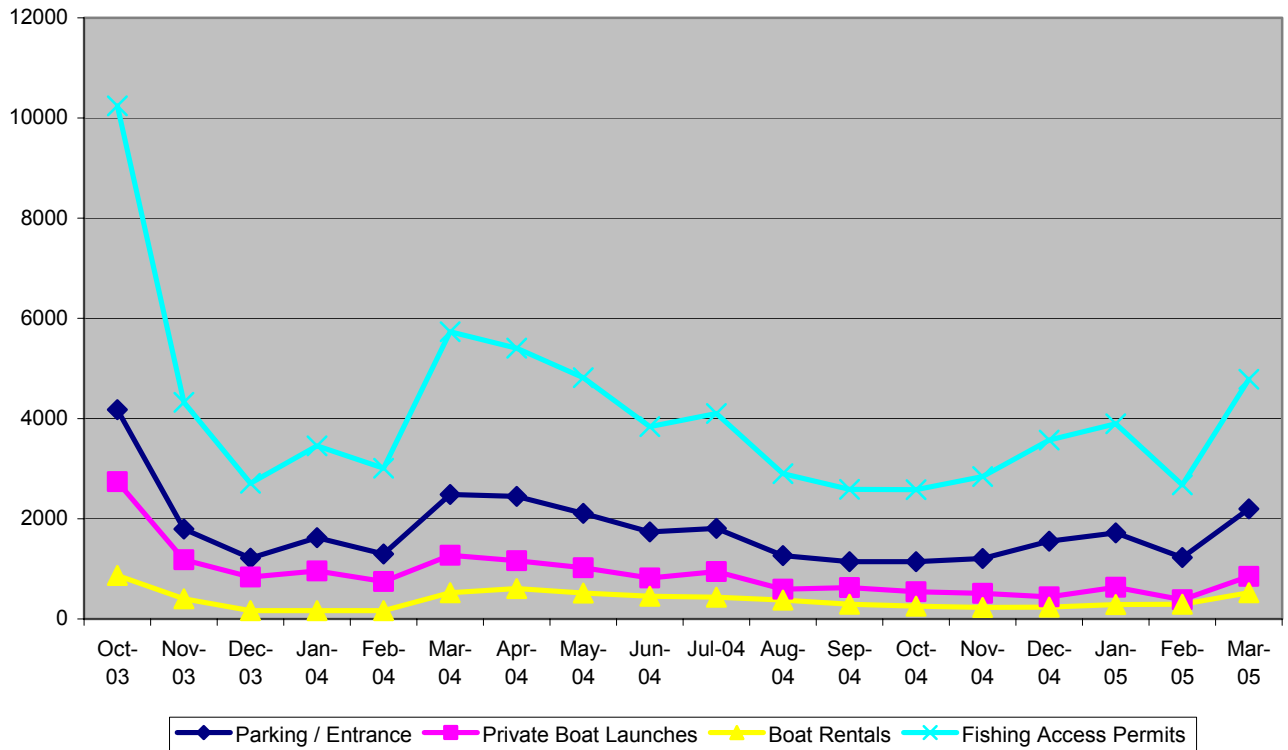
\* The table below shows only those activities and associated funding that have been authorized by the Board.

	<b>BUDGET (Mar-05)</b>	<b>ACTUALS THUR (MAR-05)</b>	<b>% BUDGET EXPENDED (Mar-05)</b>	<b>COMPLETION DATE</b>
<b><u>Planning &amp; Support</u></b>				
Program Management/Project Controls	\$ 10,600,000	\$ 8,669,898	82%	June-08
Entitlement / Master Planning	\$ 3,330,000	\$ 2,399,060	72%	July-06
Surplus Property	\$ 100,000	\$ 43,385	43%	July-06
Geotechnical Investigations	\$ 675,000	\$ 425,704	63%	July-06
East Marina - Phase 2A	\$ 536,500	\$ 477,500	89%	June-08
Trails	\$ 0	0	0%	July-06
<b><u>Active Construction</u></b>				
Searl Parkway Improvements - Phase 1	\$ 14,366,000	\$ 5,877,305	41%	Dec-06
East Marina - Phase 1	\$ 10,673,520	\$ 9,036,060	85%	Oct-06
Valley-Wide Site Rough Grading	\$ 4,664,000	\$ 908,209	20%	July-05
<b><u>In Design</u></b>				
Searl Parkway Extension - Phase 2	\$ 844,000	\$ 180,105	20%	Sep-06
<b><u>Completed Projects</u></b>				
Community Park & Regional Aquatic Center	\$ 2,100,000	\$ 2,100,000	100%	Mar-04
Tree Inventory Maintenance	\$ 4,718	\$ 4,718	100%	Mar-04
Museum Foundation Rehabilitation	\$ 733,975	\$ 733,975	100%	Aug-04
Offsite Water Service	\$ 900,000	\$ 900,000	100%	Sep-04
Lake Skinner Rec. Area Market Analysis	\$ 205	\$ 205	100%	Sep-04
Fishery	\$ 777,000	\$ 777,000	100%	June-03
North Hills Trail	\$ 2,153,156	\$ 2,153,156	100%	Sep-04
<b>Expended To Date</b>		<b>\$ 34,686,279</b>		
<b>Total Authorized Budget</b>		<b>\$ 53,689,718</b>		
<b>Remaining Budget</b>		<b>\$ 40,341,926</b>		
<b>Total Approved Appropriation</b>		<b>\$ 92,800,000</b>		

**Recreation Operations & Maintenance**

The graph and table below show marina usage for the 18 months of public operation, October 2003 through March 2005.

**DVL Marina Usage**



Type of Transactions	Total Number of Transactions For the 18-month period
<b>Parking/Entrance</b>	<b>32,152</b>
<b>Private Boat Launch</b>	<b>16,275</b>
<b>Boat Rentals</b>	<b>6,784</b>
<b>Fishing Access Permits</b>	<b>73,501</b>

The table below shows Recreation income and expense figures for the operation and maintenance of the marina, October 2003 through March 2005.

**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.-Mar.)</b>
Parking/Entrance	48,276	121,409	34,891
Private Boat Launches	25,801	61,648	11,136
Boat Rentals	148,032	351,242	77,802
Dry Storage	0	0	3,250
Marina Store Sales	64,599	219,825	60,130
Fishing Access Permits	43,806	129,095	30,644
<b>Income Total</b>	<b>330,514</b>	<b>883,219</b>	<b>217,852</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.-Mar.)*</b>
Urban Park Concessionaire Expenses	575,609	1,010,942	220,513
Site Maintenance	0	56,128	16,492
Trash Collection	558	6,323	2,694
Sanitation Waste	8,058	78,099	9,155
Potable Water	0	6,840	2,040
Fisheries Mgmt. (CA Fish & Game)	0	339,341	0
Public Safety Sheriff Lake Patrol	0	166,623	76,659
Fish Plants	7,884	87,312	26,160
Metropolitan Labor	247,013	455,930	122,533
Materials and Supplies	8,142	18,101	17,778
<b>Total Expense</b>	<b>847,264</b>	<b>2,225,639</b>	<b>494,024</b>

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