

- **Board of Directors**  
**Recreation Committee**

July 12, 2005 Board Meeting

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8-3

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**Subject**

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Authorize (1) an agreement for \$300,000 with RBF Consulting for design of Searl Parkway Landscaping and Signage; and (2) an increase of \$3 million to an existing agreement with PinnacleOne for project management support for the Diamond Valley Lake East Recreation Area (Approp. 15334)

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**Description**

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**Searl Parkway Landscaping and Signage**

The Diamond Valley Lake (DVL) East Recreation Area is located on Metropolitan property in the city of Hemet and is bounded by Domenigoni Parkway, State Street, Newport Road, and reserve lands adjacent to the East Dam. In February 2002, Metropolitan's Board directed staff to proceed with development of the public-use components of the recreation plan, and then approved the DVL Park Specific Plan (Specific Plan) in October 2002. One of Metropolitan's objectives is to develop the East Recreation Area to accommodate land-leasing tenants. Tenant construction activities at this site currently include The Center for Water Education (CWE), the Western Center for Archaeology and Paleontology (WCAP), and the Valley-Wide Community Park and Aquatic Facility. To support current and future tenants, Metropolitan's Board approved design/installation of supporting infrastructure to include roadways, utilities, drainage facilities, landscaping, and miscellaneous grading.

The infrastructure development is being accomplished in a multi-phased approach. Searl Parkway is the primary access roadway to the East Recreation Area. Currently, the first phase of Searl Parkway street/utility improvements is under construction and is scheduled for completion in November 2005. The second phase is under design and is scheduled to be advertised for bids in August 2005. This action addresses the next phase of improvements, which includes landscaping and signage.

The city of Hemet requires roadway landscaping and signage within the limits of the Searl Parkway improvements to be consistent with the Specific Plan. Landscaping and signage are also being coordinated with the CWE and the WCAP, and will be completed prior to their opening dates.

The scope of this design includes roadway and entry area landscaping, irrigation system, lighting and signage. The design plans will comply with the Specific Plan landscape design guidelines, and will emphasize water conservation elements and use of native and California-friendly plants.

Metropolitan issued Request For Proposals (RFP) 738 in March 2005 for selection of a design consultant for the Searl Parkway landscaping. Following a competitive evaluation, RBF Consulting was deemed to be most qualified to provide the requested services. Staff recommends that a professional services agreement be authorized with RBF Consulting in an amount not to exceed \$300,000 to provide landscaping design services.

This action authorizes the Chief Executive Officer to enter into an agreement with RBF Consulting in an amount not to exceed \$300,000, and authorizes all activities in advance of award of a construction contract for the Searl Parkway landscaping at the DVL East Recreation Area. This project has been evaluated and recommended by Metropolitan's Capital Investment Plan Evaluation Team, and funds have been included in the fiscal year 2005/06 capital budget.

### **Project Management Support**

PinnacleOne currently provides project management support services for ongoing projects within the Diamond Valley Recreation (DVR) Program. These services include preparation of CIP updates and reports; master schedules and project-specific schedules; monthly program status reports including labor reports; and document management.

PinnacleOne was selected through a competitive process via RFP 508 to provide project management support for the DVR Program, and the existing agreement was authorized by Metropolitan's Board in April 2003. Staff recommends that the agreement with PinnacleOne be amended to provide continued support on DVR projects such as the Searl Parkway infrastructure improvements; various site-grading, trail development, and marina improvement projects; property management activities; and potential future projects.

This action authorizes an increase of \$3 million to the existing agreement with PinnacleOne for a new not-to-exceed total of \$4.2 million to provide project management support for the DVR Program.

See [Attachment 1](#) for the Location Map.

### **Policy**

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Metropolitan Water District Administrative Code Section 5108: Capital Project Appropriation

Metropolitan Water District Administration Code Section 8117: Professional and Technical Consultants

### **California Environmental Quality Act (CEQA)**

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#### **Searl Parkway Landscaping and Signage**

CEQA determinations 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 actions are solely based on authorizing the design of the landscaping within the Specific Plan area and not on any changes to the approved plan itself. Hence, the previously adopted environmental documentation in conjunction with the current proposed actions fully complies with CEQA and the State CEQA Guidelines. Accordingly, 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.

#### **Project Management Support**

The proposed actions are not subject to CEQA because they involve continuing administrative activities (Section 15378(b)(2) of the State CEQA Guidelines). In addition the proposed action is not subject to CEQA because it involves other government fiscal activities, which do not involve any commitment to any specific project, which may result in a potentially significant physical impact on the environment (Section 15378(b)(4) of the State CEQA Guidelines).

The CEQA determination is: Determine that the proposed actions are not subject to the provisions of CEQA pursuant to Sections 15378(b)(2) and 15378(b)(4) of the State CEQA Guidelines.

CEQA determination for Option #2:

None required

**Board Options/Fiscal Impacts**

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**Option #1**

Adopt the CEQA determinations and

- a. Authorize all activities in advance of award of a construction contract for Searl Parkway landscaping and signage at the DVL East Recreation Area;
- b. Authorize an agreement with RBF Consulting in an amount not to exceed \$300,000 for design services; and
- c. Authorize an increase of \$3 million to the existing agreement with PinnacleOne for a new total not to exceed \$4.2 million.

**Fiscal Impact:** None. Funds have been previously appropriated.

**Option #2**

- a. Do not proceed at this time. Landscaping and signage will not be completed prior to opening of the Center for Water Education and Western Center for Archaeology and Paleontology facilities for public use.
- b. The program will be deficient in program management support services.

**Fiscal Impact:** None


**Staff Recommendation**

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Option #1

  
 Eddie Rigdon  
 DVR Program Manager

6/20/2005  
 Date

  
 Dennis B. Underwood  
 CEO/General Manager

6/21/2005  
 Date

**Attachment 1 – Location Map**

BLA #3692

