

- Diamond Valley Recreation
Program Monthly Report for the month ending November 2005

Summary

This report provides a narrative update on active projects for the Diamond Valley Recreation (DVR) Program for the month ending November 30, 2005.

Detailed Report

Searl Parkway Improvements

Phase I

This project was completed within budget and schedule on November 14, 2005. Searl Parkway Phase I provides roadway and wet and dry utilities to support The Center for Water Education; Western Center for Archeology and Paleontology; Valley-Wide Recreation and Park District aquatic center and administration building.

Phase II

The Searl Parkway Phase II project is a continuation of the Searl Parkway Phase I improvements. Searl Parkway Improvements Phase II will expand access to the Valley-Wide recreation development and extend roadway and utilities further into the future recreation area. The pre-bid meeting for this project was held on November 16, 2005 and the bid opening date is scheduled for January 4, 2006. Staff plans to recommend this project for award at the February 2006 Board meeting. This project is scheduled for completion in late 2006.

Landscaping Projects

The landscaping work for Searl Parkway is being performed in two phases. The objective of the first phase is to have the landscaping in place at the entryway for The Center for Water Education and Western Center for Archeology and Paleontology in time for their June 2006 grand opening. This first phase Landscaping project will be advertised early in December with bids due on January 5, 2006. Staff plans to recommend this phase of the Landscaping project for award at the February 2006 Board meeting. The second phase for the Landscaping project is planned to be advertised under a second contract, to be installed after completion of the Searl Parkway Phase II road improvements.

Salt Creek Channel Sewer Crossing Protection

In February 2005, heavy rainfall exposed approximately 600 feet of sewer line, which was constructed as part of the Searl Parkway Improvements Phase I contract, along the Salt Creek Channel crossing. Figure 1 shows the erosion caused by the flows of the accumulated rains this winter. Eastern Municipal Water District (EMWD) requires temporary and long-term protection of the sewer line. A consultant will investigate and recommend economically viable solutions for the protection of the sewer line at the Salt Creek Channel Crossing. By February, the consultant will provide design options with a plan to include the schedule for the environmental permit process, design, cost estimates, and construction. The design work for the temporary and long-term solution requires concept approval by EMWD. Staff plans to present the recommended solution to the Recreation Committee in March 2006.

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Figure 1: Salt Creek Channel 2005/2006 Rain Season Erosion

East Marina Utilities

The study phase for the East Marina Utilities project is scheduled to be completed by February 2006. Staff plans to present the recommended alignment, cost, and schedule associated with the design and construction of the utilities to the Marina area and request funding for all work to be completed prior to construction to the Recreation Committee by March 2006.

East Recreation Lake Technical Assessment

A technical assessment is needed to establish design, operation, and maintenance parameters for the lake that can be used by staff to compare the feasibility of the proposals offered by the developer of the East Recreation Area (ERA). The technical assessment for the existing footprint of the lake will provide an understanding of the earthwork associated with construction, which may impact development costs for the North Property as well as a cost estimate for the development of the lake and the ERA. The consultant's final draft will be concluded by December 2005.

Trails Program

Metropolitan's goal is to develop a trail system with local agencies including Riverside County and the City of Hemet, and the developer of the East Recreation Area. The Program goals are: 1) the development of a trails system on an incremental basis, 2) maximizing and combining federal, state, Metropolitan and other regional and local funding, and 3) responding to incremental growth in levels of use rather than anticipating the immediate development of a full-scale trails program. With these three goals in mind, the current trails program consists of improving the existing Lakeview Trail and planning the DVL-to-Lake Skinner Trail System. The current progress on these trails is briefly described below:

Lakeview Trails

Directional and mileage signs for the Lakeview Trail were installed during November 2005. On November 11, 2005, in combination with Veterans Day activities at DVL, the Lakeview Trail hours were extended. The trail is now open seven days a week, from sunrise to sunset.

DVL-to-Lake Skinner Trails

Metropolitan is continuing to study alternative trail alignments for the DVL-to-Lake Skinner trail. It is anticipated that the bulk of the trails program will be constructed as part of the work outlined by RFP 760. However, Metropolitan (and Riverside County) are moving ahead with trail studies and planning to be prepared in the event that Federal grant money is allocated for the DVL trails program and to help better define the trails program for RFP 760 negotiations.

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East Recreation Area and Land Development – RFP 760 Status Report

At the November 8, 2005 Board meeting, the Chief Executive Officer was authorized to initiate negotiations with the Shopoff Group & Centex Homes (Shopoff/Centex). The Board also directed staff to continue discussions with the two remaining candidates, Lewis-Shea-Parsons-Ledo International and Lennar-Rancon LLC. On November 16, 2005, Metropolitan held a kick-off meeting with Shopoff/Centex. The next meeting between Metropolitan and Shopoff/Centex is scheduled for December 1, 2005. The members of the Metropolitan negotiation team include several members of Metropolitan's staff, outside counsel, and outside financial consultants. The timeline objective for the negotiations is to have an exclusive negotiating agreement and draft business terms approved by spring 2006.

Real Estate Appraisal and Disposition

DVL North Property

On November 8, 2005, the Board affirmed the determination that the North Property is surplus land no longer necessary for Metropolitan's use. Pursuant to the California Surplus Lands Act, Metropolitan formally notified the required agencies of its intention to dispose of the North Property. The notified agencies have 60 days from the receipt of notification to contact Metropolitan and express their interest in purchasing this property at fair market value. The 60-day notification period ends on January 9, 2006.

Remaining Residential Properties

Metropolitan has disposed of nine of the original eleven pieces of surplus Diamond Valley Lake "east side residential property." In November, the last two remaining properties were placed on the market. The sale has closed for the tenth parcel; and the eleventh parcel is still on the market. As with previous surplus property sold, the proceeds from this property sell will be allocated to the DVL recreation program, but use of these funds will only occur after Board approval.

Tenant Construction Activities

The following projects are directed and managed by Metropolitan ground leaseholders or tenants. The purpose for including the following information in this report is to keep Metropolitan's Board apprised of the tenants' progress towards providing recreational facilities at DVL.

Valley-Wide Recreation and Park District

Valley-Wide Recreation and Park District is managing its own construction contract for its aquatic center and administration building. The tenant reports that their project is approximately 70 percent complete.

Center for Water Education and Western Center for Archaeology and Paleontology

The Center for Water Education and Western Center for Archaeology and Paleontology construction projects are independently managed and directed by their respective boards. Both projects are approximately 70 percent complete and scheduled to be open to the public in June 2006.

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DVR Program Budget

The Diamond Valley Recreation (DVR) budget is funded through a combination of sources, including unspent funds from the construction of Diamond Valley Lake, proceeds from the disposition of surplus lands previously acquired for the DVL Project (if approved by the Board), and funds from public and private sources as approved by the Board in August 2004. In October 2005, the DVR program funds increased by \$4,029,367.09 is due to surplus land sales.

TABLE 1			
Capital Investment Plan			
Activities Summary for month ending November 30, 2005			
Activities	Approved Budget (As of Nov. 2005)	Expended (Through Nov. 2005)	Percent of Budget Expended (Through Nov. 2005)
PLANNING & SUPPORT	\$ 18,215,000	\$ 12,821,944	70%
IN-DESIGN & COST ESTIMATES	\$ 1,840,500	\$ 820,879	45%
IN-CONSTRUCTION PROJECTS	\$ 30,324,520	\$ 26,933,986	89%
COMPLETED PROJECTS	\$ 6,666,495	\$ 6,666,495	100%
REMAINING APPROVED FUNDS	\$ 1,124,203	\$ 0	0%
TOTAL	\$ 58,170,718	\$ 47,243,304	81%

AVAILABLE FUNDS	\$ 34,629,282	Use of fund is subject to Board approval
BUDGET	\$ 92,800,000	

SURPLUS PROPERTY SALES	\$ 4,029,367	Use of fund is subject to Board approval
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TABLE 2			
Capital Investment Plan			
Project Detail for month ending November 30, 2005			
PROJECTS	Approved Budgets (As of Nov. 2005)	Funds to Complete (Approval Req'd)	Estimated Costs (through FY 2008)
PLANNING & SUPPORT			
Program Management	13,325,000	0	13,325,000
ERA & N. Pty Development	3,330,000	3,000,000	6,330,000
Real Property Management	510,000	0	510,000
East Recreation Lake - Technical Assessment	375,000	0	375,000
Geotechnical Investigations	675,000	0	675,000
Subtotal	\$ 18,215,000	\$ 3,000,000	\$ 21,215,000
IN-DESIGN & COST ESTIMATES			
East Marina Utilities	536,500	15,000,000	15,536,500
Searl Parkway Landscaping	460,000	5,606,700	6,066,700
DVL to Lake Skinner Trail	0	1,000,000	1,000,000
Searl Parkway Improvement, Phase 2	844,000	7,531,000	8,375,000
Salt Creek Channel Sewer Protection	0	750,000	750,000
Subtotal	\$ 1,840,500	\$ 29,887,700	\$ 31,728,200
IN-CONSTRUCTION PROJECTS			
Searl Parkway Improvement, Phase 1	14,366,000	0	14,366,000
East Marina Ramp Extension	10,673,520	0	10,673,520
Lakeview Trail	580,000	0	580,000
Alternate Access Road	41,000	0	41,000
Valley Wide Site Grading	4,664,000	0	4,664,000
Subtotal	\$ 30,324,520	\$ 0	\$ 30,324,520
COMPLETED PROJECTS	\$ 6,666,495	\$ 0	\$ 6,666,495
REMAINING APPROVED FUNDS	\$ 1,124,203	\$ 160,000	\$ 1,284,203
TOTAL	\$ 58,170,718	\$ 33,047,700	\$ 91,218,418