

- **Board of Directors**
Recreation Committee

February 14, 2006 Board Meeting

8-2

Subject

Award (1) a \$1,963,700 construction contract to Sunrise Landscape Company, Inc. for Searl Parkway Phase I Landscaping and Signage, and (2) a \$6,242,068 construction contract to Griffith Company for Searl Parkway Phase II Improvements; and authorize an agreement with Butier Construction Managers for construction management services for the Diamond Valley Recreation Program in an amount not to exceed \$750,000 (Approp. 15334)

Description

In February 2002, Metropolitan's Board authorized the development of public-use components of the Diamond Valley Lake (DVL) East Recreation Area. In October 2002, the Board approved the DVL Park Specific Plan (Specific Plan). One of Metropolitan's objectives under the Diamond Valley Recreation Program is to develop the East Recreation Area to accommodate land-leasing tenants in a manner consistent with the Specific Plan. Tenant construction activities currently underway 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 the design and construction of supporting infrastructure including roadways, utilities, drainage facilities, landscaping, and grading.

Searl Parkway is the primary access roadway and utility corridor into the East Recreation Area and the land-leasing tenants, and is consistent with the board-approved Specific Plan. Funds are budgeted for the construction of the Parkway. Design and construction of Searl Parkway infrastructure is being accomplished in phases. The Phase I street and utility improvements were completed in November 2005. The next steps are to complete the landscaping features and signage within the Searl Parkway Phase I construction limits, prior to the CWE and WCAP opening dates in late June 2006; and to construct the Searl Parkway Phase II street and utility improvements. Landscaping within the limits of Phase II improvements will be installed after completion of the roadway construction.

These projects have 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 under the Diamond Valley Recreation Program (Approp. 15334). These actions authorize expenditure of funds previously appropriated by the Board.

Searl Parkway Phase I Landscaping and Signage - Construction (No Additional Funds Required)

On November 21, 2005, Specifications No. 1553 for the Searl Parkway Phase I Landscaping and Signage Project was advertised for bids. As shown in [Attachment 1](#), two bids were received and opened on January 5, 2006. The low bid from Sunrise Landscape Company, Inc., in the amount of \$1,963,700, complies with the requirements of the specifications. The engineer's estimate was \$1.3 million. The increased bids are likely the result of the design consultant's estimate being too low for current market conditions representative of the required "California friendly plant palette." For this project, Metropolitan requires Small Business Enterprise (SBE) participation of at least 20 percent of the total construction bid. Sunrise Landscape Company, Inc. is an SBE firm and thus achieves 100 percent participation.

This action awards a \$1,963,700 construction contract to Sunrise Landscape Company, Inc. for the Phase I Landscaping and Signage for Searl Parkway. In addition to the amount of the contract, the additional funds to complete the work include \$170,000 for construction inspection; \$140,000 for all other staff and consultant

support; and \$50,000 for remaining budget. Support activities include project management, coordination with the city of Hemet, submittals review, and technical support by the design consultant, RBF Consulting. RBF will perform this work under an existing professional services agreement authorized by the Board in August 2005.

For the Searl Parkway Phase I Landscaping and Signage project, the anticipated cost of construction inspection is approximately 8.7 percent of the total construction cost. Engineering Services' goal for inspection of projects with construction costs less than \$3 million is 9 to 15 percent.

Searl Parkway Phase II Street and Utility Improvements - Construction (No Additional Funds Required)

On October 27, 2005, Specifications No. 1531 for the Searl Parkway Phase II Street and Utility Improvements project was advertised for bids. As shown in [Attachment 2](#), three bids were received and opened on January 4, 2006. The low bid from Griffith Company, in the amount of \$6,242,068, complies with the requirements of the specifications. The engineer's estimate was \$7.5 million. For this project, Metropolitan requires SBE participation of at least 25 percent of the total construction bid. Griffith Company has committed to meet this requirement.

This action awards a \$6,242,068 construction contract to Griffith Company for the Searl Parkway Phase II Street and Utility Improvements. In addition to the amount of the contract, the additional funds to complete the work include \$275,000 for local utility providers to inspect the contractor's work on facilities which each utility will accept and own; \$620,000 for construction inspection; \$363,000 for all other staff and consultant support; and \$110,000 for remaining budget. Support activities include project management, submittals review, coordination with utility agencies, and technical support by the design consultant, The Keith Company. The Keith Company will perform this work under an existing professional services agreement authorized by the Board in November 2002.

For the Searl Parkway Phase II Street and Utility Improvements project, the anticipated cost of construction inspection is approximately 9.9 percent of the total construction cost. Engineering Services' goal for inspection of projects with construction costs greater than \$3 million is 9 to 12 percent.

Construction Inspection Services - New Agreement (No Additional Funds Required)

Construction management and inspection of these two projects, along with other ongoing Diamond Valley Recreation projects, is recommended to be performed by Butier Construction Managers (BCM) under a new professional services agreement. BCM was selected through a competitive process (Request for Qualifications No. 550) to provide construction management services. These services will include inspecting the contractor's work, ensuring compliance with construction documents, evaluating potential contractor claims, recommending progress payments, and reporting. This action authorizes a professional services agreement with BCM for construction management services for Diamond Valley Recreation construction projects. The services performed under this agreement are recommended to be on an as-needed basis for a maximum of three years, in an amount not to exceed \$750,000. In the future, as other planned Diamond Valley Recreation construction contracts are recommended for board award, the BCM agreement may also be recommended for amendment to manage this work. Metropolitan has established an SBE participation goal of 20 percent for this agreement. BCM is an SBE firm and thus achieves 100 percent participation. The estimated cost of construction management services under this agreement for the two Searl Parkway projects is \$645,000.

See [Attachment 1](#) and [Attachment 2](#) for the bid results, and [Attachment 3](#) for the Location Map.

Project Milestones

June 2006 – Completion of Phase I Landscaping and Signage

January 2007 – Completion of Phase II Street and Utility Improvements

Policy

Metropolitan Water District Administrative Code Section 5108: Appropriations

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

California Environmental Quality Act (CEQA)

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 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 construction of street improvements and the installation of utilities, landscaping, and signage within portions of 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.

CEQA determination for Option #2:

None required

Board Options/Fiscal Impacts

Option #1

Adopt the CEQA determination and

- a. Award a \$1,963,700 construction contract to Sunrise Landscape Company, Inc. for Searl Parkway Phase I Landscaping and Signage;
- b. Award a \$6,242,068 construction contract to Griffith Company for Searl Parkway Phase II Street and Utility Improvements; and
- c. Authorize an agreement with Butier Construction Managers for construction management services in an amount not to exceed \$750,000 for up to three years.

Fiscal Impact: \$10 million of budgeted and previously appropriated funds under Approp. 15334

Option #2

Do not award the construction contracts and re-advertise in an attempt to receive more favorable bids.

Fiscal Impact: None. However, this option will delay the opening of The Center for Water Education and the Western Center for Archaeology and Paleontology.

Staff Recommendation

Option #1



Jill T. Wicke
Manager, Real Property Development and
Management

1/18/2006
Date



Debra C. Man
Interim CEO/General Manager

1/18/2006
Date

Attachment 1 – Bid Results, Phase I Landscaping and Signage

Attachment 2 – Bid Results, Phase II Street and Utility Improvements

Attachment 3 – Location Map

BLA #4046

The Metropolitan Water District of Southern California
Abstract of Bids Received on January 5, 2006 at 2:00 P.M.
Specifications No. 1553
Diamond Valley Recreation
Searl Parkway Landscaping and Signage, Phase I

The contract consists of clearing and grubbing, removal of existing AC pavement, installation of decorative interlocking pavers, temporary sign, decorative rock, landscaping, and irrigation systems.

Engineer's Estimate: \$1.3 million

Bidder and Location	Total	SBE \$	SBE %	Met SBE*
Sunrise Landscape Company, Inc. Santa Fe Springs, CA	\$ 1,963,700	\$1,963,700	100%	Yes
Mega Way Enterprises Pomona, CA	\$ 1,969,000	N/A	N/A	N/A

* SBE (Small Business Enterprise) Participation set at 20 percent
N/A – Not Applicable

The Metropolitan Water District of Southern California
Abstract of Bids Received on January 4, 2006 at 2:00 P.M.
Specifications No. 1531
Diamond Valley Recreation
Searl Parkway Improvements, Phase II

The contract consists of demolition of existing roadway section; grading and construction of a new roadway and drainage channel; sewer, water (domestic and reclaimed), storm drain pipes; signing, striping and street lighting; installing electrical distribution, telephone and cable TV communication conduits; trenching for and backfilling of Gas Company-installed gas main; and seeding and planting in the disturbed areas.

Engineer's Estimate: \$7.5 million

Bidder and Location	Total	SBE \$	SBE %	Met SBE*
Griffith Company Santa Ana, CA	\$ 6,242,068	\$1,565,977	25%	Yes
PALP Inc. dba Excel Paving Company Long Beach, CA	\$ 6,370,172	N/A	N/A	N/A
Riverside Construction Company Riverside, CA	\$ 7,140,206	N/A	N/A	N/A

* SBE (Small Business Enterprise) Participation set at 25 percent
N/A – Not Applicable

