

- **Diamond Valley Recreation
Program Monthly Report for the month ending January 2006**

Summary

This report provides a narrative update on active projects for the Diamond Valley Recreation (DVR) Program for the month ending January 31, 2006.

Attachments

Summary Financial Report for month ending January 31, 2006.

Detailed Report

Searl Parkway Improvements

Phase II

The Searl Parkway Phase II project is a continuation of the Searl Parkway Phase I improvements. Searl Parkway Improvements Phase II will extend the roadway and utilities further southward into the future east recreation area and provide access and service for the Valley-Wide Recreation facility. The length of the improvement is approximately 4500 feet and includes: underground utilities such as gas, phone, cable, power, sewer, water, reclaimed water, and a storm drain system; and, road improvements on the street section such as curb, gutter, road paving, striping, signage, sidewalks, lighting, and a median. Bids for the project were opened on 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 Summer 2006 grand opening. This first phase landscaping project was advertised in December, and bids were opened 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 of the landscaping project is planned to advertise under a second contract, to be awarded after completion of the Searl Parkway Phase II road improvements.



Figures 1 and 2: Area in front of the “Centers” where Landscaping Phase I work will be installed.

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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. Protection of the sewer line is required to prevent exposure and possible rupture of the line, and subsequent sewage spill into the Salt Creek Channel. Metropolitan hired a consultant to investigate and recommend economically viable solutions for the protection of the sewer line at the Salt Creek Channel Crossing. In February, Metropolitan's consultant plans to 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 protection of the sewer line requires approval by Eastern Municipal Water District. Staff plans to present the recommended solution to the Asset and Real Property and Recreation committees in March 2006.

East Marina Utilities

Utilities for the East Marina are currently being provided by trucking in water, trucking out sewage, by operating an electrical generator to provide power, and using non-land line (low reliability) service for telephone communications. One objective of the East Marina Utilities project is to upgrade or enhance the Metropolitan facilities at Diamond Valley Lake East Marina by providing permanent utility hook-ups. A second and more important objective is to provide increased opportunities and options for future development at the East Marina. The study phase for the East Marina utilities project is currently underway. Metropolitan's consultant will present recommendations for the alignment and installation of the marina utilities, as well as provide order of magnitude cost estimates for the project.

East Recreation Lake Technical Assessment

A technical assessment study is underway to establish design parameters for the 269-acre East Recreation Lake area, including the 80-acre recreation lake. The consultant's report will be finalized by March 2006 and includes eight elements: 1) Preliminary East Recreation Lake Design Development Plan; 2) Preliminary Swim Lagoon Design Development Plan; 3) East Recreation Groundwater Model; 4) East Recreation Lake Site Plan; 5) Existing and Proposed Infrastructure; 6) Proposed 18-inch Lake Fill Line; 7) Construction Cost Estimate; and, 8) Jurisdictional / Agency Requirements. Staff plans to present findings from the technical assessment study to the Board in April 2006.

Trails Program

Metropolitan's objective is to develop a trail system with local agencies, including Riverside County and the City of Hemet, and the apparent RFP No. 760 Developer. 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 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

The current plan for future upgrades of the Lakeview Trail is contingent upon receipt of State grant funding. Metropolitan applied for this funding last fall and anticipates notification of grant funding in early February 2006. If the State does approve the grant funding, then staff will return to the Board for approval to utilize the grant funds.

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DVL-to-Lake Skinner Trails

Metropolitan is continuing to study alternative trail alignments for the DVL-to-Lake Skinner Trail. However, Metropolitan and other stakeholders are moving ahead with trail studies and planning in order to provide input into the RFP 760 negotiations.

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) and continue discussions with the two remaining candidates, Lewis-Shea-Parsons-Ledo International and Lennar-Rancon LLC. The timeline objective for the negotiations is to have an exclusive negotiating agreement 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 had 60 days from the receipt of notification to contact Metropolitan and express their interest in purchasing this property at fair market value. Metropolitan received no responses from the notified agencies.

Remaining Residential Properties

Metropolitan has disposed of ten of the original eleven pieces of surplus DVL "east-side residential property." As of the end of January, the last remaining property is still on the market. As with previous surplus property sold, the proceeds from this property sale will be allocated to the DVL recreation program following Board approval.

Tenant Construction Activities

The following projects are directed and managed by Metropolitan 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 80 percent complete and scheduled to be open to the public in June 2006.

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 80 percent complete and scheduled to be open to the public in August 2006.

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DVR Program Budget

The Diamond Valley Recreation (DVR) budget consists of unspent funds from the construction of Diamond Valley Lake, proceeds from the disposition of surplus lands previously acquired for the DVL Project, and funds from public and private sources as approved by the Board in August 2004. As of the end of January 2006, the DVR program budget has increased by \$4.3 million, due to surplus land sales.

TABLE 1			
Capital Investment Plan			
Activities Summary for month ending January 31, 2006			
Activities	Approved Budget (As of Jan. 2006)	Expended (Through Jan. 2006)	Percent of Budget Expended (Through Jan. 2006)
PLANNING & SUPPORT	\$ 17,840,000	\$ 12,940,591	73%
IN-DESIGN & COST ESTIMATES	\$ 911,500	\$ 739,028	81%
IN-CONSTRUCTION PROJECTS	\$ 41,446,220	\$ 27,806,461	67%
COMPLETED PROJECTS	\$ 6,666,495	\$ 6,666,495	100%
REMAINING APPROVED FUNDS	\$ 1,284,203		
TOTAL	\$ 68,148,418	\$ 48,152,575	71%

AVAILABLE FUNDS	\$ 24,651,582	Use of funds is subject to Board approval
BUDGET	\$ 92,800,000	

SURPLUS PROPERTY SALES	\$ 4,320,089	Use of funds is subject to Board approval
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TABLE 2			
Capital Investment Plan			
Project Detail for month ending January 31, 2006			
PROJECTS	Approved Budgets (As of Jan. 2006)	Funds to Complete (Approval Req'd)	Estimated Costs (through FY 2008)
PLANNING & SUPPORT			
Program Management	\$ 13,325,000	\$ 0	\$ 13,325,000
ERA / NP Development	\$ 3,330,000	\$ 0	\$ 3,330,000
Surplus Property	\$ 510,000	\$ 0	\$ 510,000
Geotechnical Investigations	\$ 675,000	\$ 0	\$ 675,000
Subtotal	\$ 17,840,000	\$ 0	\$ 17,840,000
IN-DESIGN & COST ESTIMATES			
Salt Creek Channel Sewer Protection	\$ 0	\$ 750,000	\$ 750,000
East Marina Utilities Improvement	\$ 536,500	\$ 13,782,785	\$ 14,319,285
East Marina Dock Improvements	\$ 0	\$ 4,000,000	\$ 4,000,000
East Recreation Lake	\$ 375,000	\$ 3,125,000	\$ 3,500,000
Searl Pkwy Landscaping, Phase 2	\$ 0	\$ 3,278,000	\$ 3,278,000
DVL to Lake Skinner Trail	\$ 0	\$ 1,000,000	\$ 1,000,000
Subtotal	\$ 911,500	\$ 25,935,785	\$ 26,847,285
IN-CONSTRUCTION PROJECTS			
Searl Parkway Landscaping, Phase 1	\$ 2,746,700		\$ 2,746,700
Searl Parkway Improvement, Phase 2	\$ 8,375,000		\$ 8,375,000
Searl Parkway Improvement, Phase 1	\$ 14,366,000		\$ 14,366,000
East Marina Development / Boat Ramp	\$ 10,673,520		\$ 10,673,520
Valley Wide Rough Grading	\$ 4,664,000		\$ 4,664,000
Lake View Trail	\$ 580,000		\$ 580,000
Alternate Access Road	\$ 41,000		\$ 41,000
Subtotal	\$ 41,446,220	\$ 0	\$ 41,446,220
COMPLETED PROJECTS	\$ 6,666,495		\$ 6,666,495
REMAINING APPROVED FUNDS	\$ 1,284,203	(\$ 1,284,203)	\$ 0
TOTAL	\$ 68,148,418	\$ 24,651,582	\$ 92,800,000