

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

Summary

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

Attachments

Summary Financial Report for month ending May 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 Searl Parkway Phase I roadway and utilities further southward into the future East Recreation Area (ERA) and provide access and service for the Valley-Wide recreation facility. The length of the improvement is approximately 4,500 feet and includes: underground utilities such as gas, phone, cable, power, sewer, water, reclaimed water, and a storm drain system; and, road improvements such as curb, gutter, road paving, striping, signage, sidewalks, lighting, and a median. Construction is 10 percent complete and is scheduled for completion in January 2007.

Landscaping Phase I

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 Community Foundation in time for their Fall 2006 grand opening. The contractor has begun work on the project and is 64 percent complete. The project is scheduled for completion by October 2006, which includes a 90-day landscape maintenance period. The draft Landscape Maintenance Manual for Searl Parkway has been completed and is currently under review by staff.



Landscaping Phase II

The objective of the second phase landscaping project is to provide landscaping in the vicinity of the Searl Parkway Phase II project. The Landscaping Phase II – 75 percent design drawings have been completed and distributed for staff review. The Landscaping Phase II construction contract documents are planned to be complete in late 2006.

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Sewer Crossing Protection

Part of the Searl Parkway Phase I improvements included the installation of sewer line service for the ERA. The connection to the existing sewer trunk line is off-site and the alignment runs north from the Searl Parkway and Domenigoni intersection, through the North Property, and crosses the Salt Creek Channel. This connection is required to provide service for Metropolitan's existing and future tenants. Improvements to protect the sewer line from future storm erosion will be completed by District forces prior to the next rainy season.

East Marina Improvements

East Marina Utilities

Utilities for the East Marina are currently being provided by importing water, exporting out sewage, operating an electrical generator to provide power, and using non-land line service for telephone communications. The objective of the East Marina Utilities Project is to upgrade the existing facility by providing permanent utilities to the facility, thus enhancing recreational and economic opportunities. Due to uncertainties as to the final physical layout of the East Marina and its amenities, the utility design will not include a storm drain system. The utility corridors will include power, water, sewer, and communication lines. The consultant has provided a draft report for the best alternative utility line alignment to the East Marina and a preliminary cost estimate to construct the utility improvements. The draft report is currently under review. Staff presented a recommended alignment for the utility improvements and requested authorization to proceed with all work necessary prior to award of a construction contract at the May 2006 joint Asset & Real Property and Recreation committee meeting. Based on discussions at the committee meeting, staff has scheduled a value engineering session in July to evaluate the proposed utility alignment and identify methods for reducing costs. Staff will return the Board this fall for authorization to proceed with design work.

Marina Dock Facilities and Wave Attenuator

Two capital improvements projects are currently needed to protect existing facilities and equipment as well as increase the efficiency of the recreation operations at the East Marina. The first project is to develop plans for new boat docks, which are needed to protect and manage Metropolitan's fleet of 50 rental boats and pontoons. An additional 25 slips will be constructed to provide slips for public use. The next project is a second wave attenuator, which will provide protection for the existing ramp and the new boat docks. Staff is working with a consultant to develop an economical and flexible approach, to allow room for future growth at the Marina. Staff presented proposals for these two projects and requested authorization to proceed with all work necessary prior to award of construction contract at the May 2006 joint Asset & Real Property and Recreation committee meeting. The Recreation committee approved the two projects and referred the item to the June 2006 Board meeting.

Trails Program

Lakeview Trails

Due to the large number of requests for state grant funding that far exceeded funds available, the State of California Department of Parks and Recreation did not recommend the Lakeview Trails project for State funding. Staff will continue to pursue other options for grant funding.

Thanks to the combined efforts of Metropolitan staff, consultants and concessionaires, the loop trail near the marina is now open on a temporary basis. Over the next two months, the loop will provide a "nature walk" highlighted by the seasonal bloom of wild flowers.



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DVL-to-Lake Skinner Trails

A consultant, with an existing agreement, has been chosen to plan a potential trail alignment from the East Recreation Area up to the Lakeview Trail as part of the proposed DVL-to-Lake Skinner Trail. A kick-off meeting was held on May 17th to discuss the alignment. Staff will coordinate its efforts with the City of Hemet and County of Riverside's trail program.

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 Board approved the Exclusive Negotiating Agreement (ENA) with Shopoff/Centex at the March Board meeting. The first phase of negotiations under the ENA ended May 31, 2006. On June 22, 2006, Shopoff/Centex requested that it be released from its ENA obligations, given that the program did not achieve its investment goals. Staff will present options and recommendations for the DVL Recreation and Land Development Program at the July 25, 2006, Asset and Recreation Committee meeting.

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 & Park District

Valley-Wide Recreation & Park District is managing its own construction contract for its aquatic center and administration building. The tenant reports that their project is approximately 81 percent complete and is scheduled to be open to the public in June 2006.



The Center for Water Education and Western Center Community Foundation

The Center for Water Education and Western Center Community Foundation construction projects are independently managed and directed by their respective boards. Both projects are approximately 81 percent complete and scheduled to be open to the public in September 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 May 2006, the available funds for the DVR program increased by \$4,672,726, due to surplus land sales.

TABLE 1			
Capital Investment Plan			
Activities Summary for month ending May 31, 2006			
Activities	Approved Budget (As of May 2006)	Expended (Through May 2006)	Percent of Budget Expended (Through May 2006)
PLANNING & SUPPORT	\$ 17,840,000	\$ 13,501,070	76%
IN-DESIGN & COST ESTIMATES	\$ 911,500	\$ 824,046	90%
IN-CONSTRUCTION PROJECTS	\$ 41,525,220	\$ 29,093,319	70%
COMPLETED PROJECTS	\$ 6,666,495	\$ 6,665,055	100%
REMAINING APPROVED FUNDS	\$ 1,205,203		
TOTAL	\$ 68,148,418	\$ 50,084,930	73%

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

SURPLUS PROPERTY SALES	\$ 4,672,726	Use of funds is subject to Board approval
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TABLE 2

Capital Investment Plan

Project Detail for month ending May 31, 2006

PROJECTS	Approved Budgets (As of May 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
<i>Subtotal</i>	<i>\$ 17,840,000</i>	<i>\$ 0</i>	<i>\$ 17,840,000</i>
IN-DESIGN & COST ESTIMATES			
Salt Creek Channel Sewer Protection	\$ 0	\$ 3,000,000	\$ 3,000,000
East Marina Utilities Improvement	\$ 536,500	\$ 9,241,785	\$ 9,778,285
East Marina Lake Improvement	\$ 0	\$ 8,840,000	\$ 8,840,000
East Recreation Lake	\$ 375,000	\$ 3,125,000	\$ 3,500,000
Security and Wildlife Protection Fencing	\$ 0	\$ 650,000	\$ 650,000
DVL to Lake Skinner Trail	\$ 0	\$ 1,000,000	\$ 1,000,000
<i>Subtotal</i>	<i>\$ 911,500</i>	<i>\$ 25,856,785</i>	<i>\$ 26,768,285</i>
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	\$ 120,000		\$ 120,000
<i>Subtotal</i>	<i>\$ 41,525,220</i>	<i>\$ 0</i>	<i>\$ 41,525,220</i>
COMPLETED PROJECTS	\$ 6,666,495		\$ 6,666,495
REMAINING APPROVED FUNDS	\$ 1,205,203	(\$ 1,205,203)	\$ 0
TOTAL	\$ 68,148,418	\$ 24,651,582	\$ 92,800,000

Date of Report: May 31, 2006