

- **Board of Directors**
Engineering and Capital Programs Committee

August 19, 2008 Board Meeting

8-8

Subject

Authorize agreements to complete land surveying for the CRA Real Property Recordation Program

Description

This action authorizes professional services agreements with ten firms to complete the land surveying efforts for the Colorado River Aqueduct (CRA) Real Property Recordation Program. The work involves field surveys and mapping of Metropolitan real property and facilities. This project is budgeted within Metropolitan's Capital Investment Plan (CIP). No funds are required in this action, as sufficient funds have previously been appropriated.

Background

When Metropolitan purchased real property from the federal government in the 1930s for the CRA facilities, there was no "deed" issued for the property that could be recorded within California. Under state law, Metropolitan would potentially be at risk of losing its property rights if the federal government were to make an error by granting overlapping property rights to another entity, and that entity were to record the deed in California. This issue was a key driver for initiating the CRA Real Property Recordation Program in 2003. Prior to kickoff of this program, most of the CRA property had not been surveyed in over 70 years and few visible boundary markers remained that delineated Metropolitan properties from adjacent federal, tribal, and private lands.

In October 2003, the Board authorized a comprehensive eight-year plan to perform the field survey work to accurately locate properties, set visible boundary markers, identify encroachments, and record precise boundary mapping with the local county agencies. The Board directed staff to prioritize the work to initially address the more critical areas (e.g., areas with encroachments or recurring problems, such as illegal dumping or trespassing) and authorized four-year professional services agreements to perform the initial work. Metropolitan entered into agreements with ten firms to perform the necessary field survey work, following a competitive selection process to obtain competitive pricing and to enhance Small Business Enterprise (SBE) opportunities.

The program is currently on budget and is approximately 55 percent complete overall. To date, \$13.4 million has been expended, while the estimated additional amount required to complete the program is \$11,265,000. This work is anticipated to be completed within three years. Through July 2008, 215 field surveys have been performed encompassing over 92,000 acres; more than 9,500 boundary markers have been set; and approximately 400 maps have been filed with Riverside and San Bernardino Counties. At this time, the initial group of land surveying agreements has expired and a second group of agreements is needed to complete the program in accordance with board direction.

Authorize Ten Land Surveying Agreements for the CRA Real Property Recordation Program (No Funds Required)

The use of multiple firms to perform surveying for the initial phase of this program has proven to be efficient and cost-effective. Staff recommends that a similar approach be followed for the remaining program work. Using multiple firms enables Metropolitan to tailor the work packages based on each firm's unique expertise, and increases competitiveness by enabling staff to solicit quotes from multiple consultants for each proposed task. No work is guaranteed to the consultants under these agreements and staff will only authorize tasks as needed.

Request for Qualifications (RFQ) 862 for land surveying and mapping services was issued in May 2008. A total of 24 firms submitted proposals, and the following ten firms are recommended to support the CRA Real Property

Recordation Program: Johnson-Frank & Associates; RBF Consulting; Psomas; Guida Surveying; David Evans & Associates; Rick Engineering Company; D. Woolley & Associates; Towill; Nolte Associates; and Coast Surveying. For each agreement, Metropolitan has established an SBE participation level of at least 10 percent. All firms have committed to meet this level of participation or greater.

The work to be performed via these agreements includes: (1) mapping and marking of Metropolitan property; (2) filing record-of-survey maps with the county agencies to establish constructive notice to third parties of Metropolitan's ownership; and (3) incorporating the more accurate mapping and related data into Metropolitan's Enterprise Geographic Information System. Staff will perform project management, agreement administration, environmental monitoring, internal document research, and field-survey work in selected areas.

This action authorizes ten professional services agreements to provide surveying and mapping services for the CRA Real Property Recordation Program. Each agreement will have a maximum duration of three years and will be limited to a maximum amount of \$2 million per agreement. No funds are required in this action, as sufficient funds have previously been appropriated.

This project has been evaluated and recommended by Metropolitan's CIP Evaluation Team, and funds have been included in the capital budget for fiscal year 2008/09. This project is consistent with Metropolitan's goals for stewardship by protecting its real property assets from encroachment by third parties.

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

Project Milestone

October 2011 – Completion of project

Policy

Metropolitan Water District Administrative Code Section 8121: Professional and Technical Consultants

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The overall project was previously determined by the Board to be exempt under the provisions of CEQA (Sections 15304 and 15306 of the State CEQA Guidelines) on October 14, 2003. With the current board action, there is no substantial change proposed to the project since the original Notice of Exemption was filed in 2003. Hence, the previous environmental documentation in conjunction with the project fully complies with CEQA and the State CEQA Guidelines. Accordingly, no further CEQA documentation is necessary for the Board to act with regards to the proposed action.

The CEQA determination is: Determine that the proposed action has been previously addressed in the 2003 NOE (Sections 15304 and 15306 of the State CEQA Guidelines) and that no further environmental analysis or documentation is required.

CEQA determination for Option #2:

None required

Board Options

Option #1

Adopt the CEQA determination and authorize ten professional services agreements, in an amount not to exceed \$2 million per agreement, with Johnson-Frank & Associates; RBF Consulting; Psomas; Guida Surveying; David Evans & Associates; Rick Engineering Company; D. Woolley & Associates; Towill; Nolte Associates; and Coast Surveying, for land surveying and mapping services.

Fiscal Impact: \$11,265,000 of previously appropriated and budgeted funds under Approp. 15413, to complete remaining program work.

Business Analysis: This project will better define Metropolitan property boundaries, set visible boundary markers, and record maps with county agencies to establish constructive notice of Metropolitan’s ownership to third parties.

Option #2

Do not authorize the land surveying agreements.

Fiscal Impact: Unknown

Business Analysis: The lack of well-defined property boundaries is likely to cause operational, environmental, or encroachment problems that will need to be addressed on a case-by-case basis. Given the magnitude of the work, there is insufficient Metropolitan staff to perform this work in addition to other ongoing critical work.

Staff Recommendation

Option #1



Roy L. Wolfe
Manager, Corporate Resources

7/29/2008
Date



Jeffrey Kightlinger
General Manager

8/4/2008
Date

Attachment 1 – Location Map

BLA #6222



Project: [Pmiser 08/2/0007] Photography Date: None Prepared by: Full Name (Right of Way Engineering Team) Checked by: Full Name - Job# GIS