



- Board of Directors
Real Property and Asset Management Committee

7/13/2021 Board Meeting

7-6

Subject

Authorize an increase of \$3 million to an agreement with Roesling Nakamura Terada Architects for a new not-to-exceed amount of \$5 million for preliminary design and architectural services in support of the District Housing and Property Improvement Program; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

Metropolitan maintains employee housing, kitchens, and short-term lodging facilities at the Colorado River Aqueduct (CRA) pumping plant villages. These facilities have exceeded their design life, are showing signs of deterioration, and require replacement. Staff recommends an increase of \$3 million for a new not-to-exceed amount of \$5 million to an agreement with Roesling Nakamura Terada (RNT) Architects for preliminary design and architectural services in support of the District Housing and Property Improvements Program.

Details

Background

The CRA is a 242-mile-long conveyance system that transports water from the Colorado River to Lake Mathews in Riverside County. The CRA includes five pumping plants located in remote, isolated areas of the California desert. The aqueduct system was constructed in the late 1930s and was placed into service in 1941. Since the CRA's inception, Metropolitan has provided lodging or housing to employees involved in the construction, operation, and maintenance of the aqueduct system. Due to the remoteness of the pumping plants, the provision of housing ensures that staff can respond to emergency events in a timely manner.

Houses, kitchens, and short-term lodging were initially constructed at the CRA pumping plants in the early 1940s. Expansion of the CRA's capacity in the 1950s led to the construction of additional houses. Metropolitan has performed routine maintenance on each of these facilities since they were built, but following decades of continuous use and exposure to the harsh desert environment, these facilities have deteriorated and need replacement.

In addition, multiple enhancement features are planned across Metropolitan's CRA pumping plants' villages that will improve employee retention, attract future employees, and help create a vibrant, healthy, and sustainable community. Enhancements to these villages include perimeter trails, shade structures, welcoming and sustainable landscape, and family-friendly community centers.

In 2019, Metropolitan's Board authorized the District Housing and Property Improvement Program (Program) across four of Metropolitan CRA pumping plants; no improvements are planned for Intake Pumping Plant because housing is not provided at this site due to the Gene village proximity. The Program consists of: (1) Housing Improvements; (2) Village Enhancements; and (3) Kitchen and Lodging Facilities Improvements. Metropolitan staff has completed the master planning study phase for these projects, and the Program is ready to advance into the preliminary design phase. Additionally, in May 2021, the Board awarded agreements for geotechnical investigations and environmental documentation in support of the District Housing and Property Improvement Program.

In accordance with the April 2020 action on the biennial budget for Fiscal Years 2020/21 and 2021/22, the General Manager will authorize staff to proceed with preliminary design of improvements to Metropolitan housing and property, pending board authorization as described below. Based on the current Capital Investment Plan (CIP) expenditure forecast, funds for the work to be performed pursuant to this action during the current biennium are available within the Appropriation for Fiscal Years 2020/21 and 2021/22 (Appropriation No. 15517). This project has been reviewed in accordance with Metropolitan's CIP prioritization criteria and was approved by Metropolitan's CIP Evaluation Team to be included in the District Housing and Property Improvement Program.

District Housing and Property Improvements Program – Preliminary Design

The preliminary design effort will focus on the replacement of 75 CRA houses, the kitchens, and short-term lodging facilities at Eagle and Iron Mountain pumping plants' villages, and enhancements. Preliminary design activities will include site development, including earthwork and site drainage, utility layout, walking trails, shade structures, community parks, jurisdictional permitting, and development of construction cost estimates. As part of the preliminary design efforts, state mandated energy efficient and cost-effective housing requirements, known as Title 24, will be developed. Preliminary design will be conducted by both Metropolitan staff and consultants. The consultants' work includes preparing preliminary design reports for each village, conceptual drawings, which will form the basis for the contract drawings, establishing design criteria, engineering calculations, and construction cost estimates. These activities will build upon the recently completed concept-level work for this Program. The work in this phase of the Program will be closely coordinated with the ongoing CIP projects to rehabilitate the existing underground utilities in each of the villages, which include potable water and sanitary sewer systems. Metropolitan staff will also initiate the permitting process with Riverside and San Bernardino Counties.

The value engineering process will be used to review the proposed design, construction sequencing to ensure an optimum design, contracting options and minimize relocation of employee staff and their families during construction. Value engineering will be performed by a specialty firm under an agreement planned to be executed under the General Manager's Administrative Code authority to award contracts of \$250,000 or less.

A total of \$5 million is required for this work. Allocated funds include \$3 million for preliminary design and architectural support by RNT Architects, as described below; and \$250,000 for value engineering. Allocated funds for Metropolitan staff activities include \$435,000 for technical oversight to support the preliminary design and value engineering activities; \$815,000 for permitting, agreement administration, and project management. Allocated funds also include \$500,000 for remaining budget.

The total cost for the District Housing and Property Improvement Program will be re-evaluated during preliminary design and is currently estimated to range from \$140 million to \$150 million. **Attachment 1** provides the allocation of the required funds. Staff will return to the Board at a later date to award a consulting agreement for final design services.

Engineering & Architectural Design Services (Roesling Nakamura Terada Architects) – Amendment to Agreement

RNT Architects will provide preliminary design and architecture support services under an existing board-authorized agreement for the Desert Housing and Property Improvements Program. RNT Architects was originally prequalified to provide architecture and engineering support services via Request for Qualifications No. 1198, and previously conducted master planning and property assessments for all desert houses.

The planned activities for preliminary design and architecture support include: (1) preparation of preliminary design and architectural drawings that will include civil, structural, mechanical, and electrical plans for replacement of the houses, the kitchen and lodge buildings, and various village enhancements; (2) site drainage and earthwork calculations; (3) preparation of utility layouts and tie-ins within the new houses and buildings; (4) development of Title 24 requirements; and (5) development of construction cost estimates. The estimated cost for these services is \$3 million.

This action authorizes an increase of \$3 million to the existing agreement with RNT Architects for a new not-to-exceed total of \$5 million for preliminary design and architectural support of the housing, village enhancements and support buildings, and the kitchen and lodge buildings. For this agreement, Metropolitan has established a

Small Business Enterprise goal level of 25 percent. RNT Architects has agreed to meet this level of participation. The planned subconsultants for this work are Fuscoe Engineering, Inc., Spurlock Landscape Architects, KPFF Consulting Engineers, IMEG Corporation, Webb Foodservice Design, S.L. Leonard & Associates, Aquatic Design Group, Inc., and TOV Architectural Consulting.

Alternatives Considered

Multiple alternatives are being considered regarding the execution of the construction contracts for the various improvements. A large single construction contract may attract a larger, more-experienced pool of contractors; however, this will require additional time to prepare the first design package; thus, delaying the start of construction. Staff is considering issuing multiple construction contracts based on the geographical separation of the pumping plants. This approach will allow staff to learn lessons from previous contracts and take advantage of optimizing the construction sequence; thus, completing the improvements in a timely and cost-efficient manner. This alternative will also minimize disruptions to the residents and their families.

Additionally, staff is integrating other related desert village projects with the desert housing and property improvements. Related projects include water, sewer, industrial water piping, and asphalt paving replacement. Staff plans to execute these utility projects ahead of the housing improvement contracts so that the houses are ready for utility tie-ins as the housing construction contracts are completed. Staff will continue to investigate and develop additional alternatives as the design progresses.

Summary

This action authorizes an increase of \$3 million to the existing agreement with RNT Architects for a new not-to-exceed total of \$5 million for preliminary design and architectural support services for housing and property improvements at four CRA pumping plants.

This project has been evaluated and recommended by Metropolitan's CIP Evaluation Team, and funds are available within the fiscal year 2021/22 capital expenditure plan. See **Attachment 1** for the Allocation of Funds and **Attachment 2** for the Location Map.

Project Milestone

March 2022 – Completion of preliminary design of Metropolitan housing and property improvements

Policy

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

Metropolitan Water District Administrative Code Section 8121: General Authority of the General Manager to Enter Contracts

By Minute Item 52179, dated November 10, 2020, the Board authorized preparation of conceptual master plan and to conduct property assessments for District housing.

By Minute Item 52381, dated May 11, 2021, the Board authorized two new agreements for environmental documentation and geotechnical services in support of the District Housing and Property Improvements.

By Minute Item 51963, dated April 14, 2020 the Board appropriated a total of \$500 million for projects identified in the Capital Investment Plan for Fiscal Years 2020/21 and 2021/22.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action consists of basic data collection, research, experimental management, and resource evaluation activities, which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded. In addition, the activities may involve minor alterations in the condition of land, water, and/or vegetation which do not involve healthy, mature, scenic trees. Accordingly, the proposed

action qualifies for both Class 4 and Class 6 Categorical Exemptions (Section 15304 and 15306 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Authorize an increase of \$3 million to an agreement with Roesling Nakamura Terada Architects for a new not-to-exceed amount of \$5 million for preliminary design and architectural support services for the housing and property improvements at four CRA pumping plants.

Fiscal Impact: The current Capital Investment Plan expenditure forecast includes the \$5 million for the work to be performed pursuant to this action during the current biennium Appropriation for Fiscal Years 2020/21 and 2021/22. All costs will be incurred in the current fiscal year and have been previously authorized.

Business Analysis: This option will preserve Metropolitan assets and maintain an appropriate standard of living for staff stationed at Metropolitan's desert facilities.

Option #2

Do not proceed with the project at this time.

Fiscal Impact: None

Business Analysis: This option would forgo an opportunity to preserve Metropolitan assets at the desert facilities.

Staff Recommendation

Option # 1



Lilly L. Shraibati
Group Manager
Real Property Group
6/18/2021
Date



Jeffrey Lightlinger
General Manager
6/23/2021
Date

Attachment 1 – Allocation of Budgeted Funds

Attachment 2 – Location Map

Allocation of Funds for the District Housing and Property Improvement Program

	Current Board Action	
	(July 2021)	
Labor		
Studies & Investigations	\$	-
Final Design		-
Owner Costs (Program mgmt., Proj. controls, envir. doc., survey)		555,000
Submittals Review		435,000
Construction Inspection & Support		-
Metropolitan Force Construction		-
Materials & Supplies		-
Incidental Expenses (Permit Fees)		260,000
Professional/Technical Services		-
RNT Architects		3,000,000
Value Engineering		250,000
Right-of-Way		-
Equipment Use		-
Contracts		-
Remaining Budget		500,000
Total	\$	5,000,000

The total amount expended to date for the District Housing and Property Improvement Program is approximately \$2.4 million. The total estimated cost to complete this project, including the amount appropriated to date, funds allocated for the work described in this action, and future construction costs, is anticipated to range from \$140 million to \$150 million.

Location Map

