



- **Board of Directors**  
***Engineering, Operations, and Technology Committee***

5/12/2026 Board Meeting

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8-2

## Subject

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Adopt CEQA determination that the proposed action was previously addressed in the certified 2024 F.E. Weymouth Water Treatment Plant and La Verne Site Improvements Program Environmental Impact Report; award a \$26,679,800 contract to PCN3 Inc. for seismic upgrades to the Weymouth Administration and Control Building; authorize an agreement with Arcadis U.S. Inc. in an amount not-to-exceed \$1.3 million for technical support during construction, and an agreement with Fugro USA Land Inc. in an amount not-to-exceed \$750,000 for geotechnical engineering support during construction

## Executive Summary

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The Administration and Control Building at the F.E. Weymouth Water Treatment Plant (Weymouth plant) was placed into service in 1941 and supports critical functions required to deliver treated water to the region. A key component of Metropolitan's seismic resiliency strategy includes seismic evaluation and upgrade of its facilities. Seismic analyses of the Administration and Control Building have concluded that the building needs to be strengthened to maintain functional operability and meet modern standards for life safety after a major earthquake. The planned upgrades include structural strengthening in accordance with current seismic standards for essential facilities, as well as accessibility and fire/life-safety improvements. Design of upgrades to the Administration and Control Building is complete, and staff recommends moving forward with construction.

This action awards a \$26,679,800 construction contract to PCN3 Inc. for seismic upgrades to the Weymouth Administration and Control Building and authorizes two new agreements: (1) a not-to-exceed \$1.3 million agreement with Arcadis U.S. Inc. (Arcadis) to provide technical support during construction, and (2) a not-to-exceed \$750,000 agreement with Fugro USA Land Inc. (Fugro) for geotechnical engineering support during construction. This contract will be covered by Metropolitan's Project Labor Agreement (PLA). See **Attachment 1** for the Allocation of Funds, **Attachment 2** for the Abstract of Bids, **Attachment 3** for the Subcontractors for the Low Bidder, **Attachment 4** for the Subconsultants, and **Attachment 5** for the Location Map.

## Proposed Action(s)/Recommendation(s) and Options

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### Staff Recommendation: Option #1

#### Option #1

- Adopt CEQA determination that the proposed action was previously addressed in the certified 2024 F.E. Weymouth Water Treatment Plant and La Verne Site Improvements Program Environmental Impact Report.
- Award a \$26,679,800 construction contract to PCN3 Inc. for seismic upgrades to the Weymouth Administration and Control Building.
- Authorize an agreement with Arcadis U.S. Inc. for an amount not-to-exceed \$1.3 million for technical support during construction.

- d. Authorize an agreement with Fugro USA Land Inc. in an amount not-to-exceed \$750,000 for geotechnical engineering support during construction.

**Fiscal Impact:** \$38.8 million in capital funds. Approximately \$2 million will be incurred in the current biennium and has been previously authorized. The remaining capital expenditures will be funded from future Capital Investment Plan budgets.

**Business Analysis:** This option will sustain reliable operations and enhance worker safety at the Weymouth plant.

### **Option #2**

Do not proceed with this project.

**Fiscal Impact:** None

**Business Analysis:** This option would forgo opportunities to improve seismic resiliency and fire/life safety standards for an essential facility and would increase the risk of a service disruption in the event of a major seismic event. Staff would continue to assess potential initiatives to minimize disruption to plant operations.

### **Alternatives Considered**

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Staff considered proceeding with seismic upgrades on the administration side of the building while deferring upgrades to the control side to a subsequent phase. This alternative would prioritize the administration side, which is more vulnerable to a major seismic event due to foundation deficiencies and could potentially alleviate some temporary staff relocation efforts. However, limiting initial upgrades to the administration side would not minimize disruptions, as the contractor requires access throughout the building to install micropiles for foundation strengthening. The selected alternative is to proceed with comprehensive, concurrent upgrades to both the administration and control sides. This strategy includes relocating staff, and the control room and laboratory functions to specialized trailers, which enhances safety, minimizes impacts on plant operations, and optimizes the construction timeline.

### **Applicable Policy**

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

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

### **Related Board Action(s)/Future Action(s)**

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By Minute Item 51073, dated January 9, 2018, the Board authorized final design of seismic upgrades to several La Verne buildings, including the Administration and Control Building, Water Quality Laboratory and the Field Engineering Building.

By Minute Item 52971, dated September 13, 2022, the Board authorized an amendment to an existing agreement for final design services for the Weymouth Administration and Control Building seismic upgrade project.

By Minute Item 53590, dated April 9, 2024, the Board certified the Final Environmental Impact Report for the F.E. Weymouth Water Treatment Plant and La Verne Site Improvements Program.

By Minute Item 53598, dated April 9, 2024, the Board appropriated a total of \$636.48 million for projects identified in the Capital Investment Plan for Fiscal Years 2024/2025 and 2025/2026.

### **California Environmental Quality Act (CEQA)**

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#### **CEQA determination for Option #1:**

On April 9, 2024, the Board certified the F.E. Weymouth Water Treatment Plant and La Verne Site Improvements Program (Program Environmental Impact Report), Mitigation Monitoring and Reporting Program, associated CEQA environmental documentation (Findings, Statement of Overriding Considerations), made the necessary findings for the Administration and Control Building Seismic Upgrades Project, and approved the project itself. The present board action does not involve any changes to the approved project. Therefore, the environmental

documentation previously prepared and certified in connection with the project fully complies with CEQA, and no further environmental analysis or documentation is required. (Public Resources Code Section 21166; State CEQA Guidelines Section 15162.)

**CEQA determination for Option #2:**

None required

**Details and Background**

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**Background**

The Weymouth plant was placed into service in 1941 with an initial capacity of 100 million gallons per day (mgd) and was expanded twice to its current capacity of 520 mgd. The plant delivers a blend of waters from the Colorado River Aqueduct and the State Water Project to Metropolitan's Central Pool portion of the distribution system, and to an exclusive service area. The Weymouth plant is located in the city of La Verne, approximately 1.5 miles from the Sierra Madre-Cucamonga Fault, which is capable of generating a 7.0 magnitude earthquake.

The Weymouth Administration and Control Building has been in service since 1941. The building is comprised of two separate reinforced concrete structures: a two-story, 112-foot-wide by 92-foot-long structure of approximately 15,200 square feet that houses offices, support spaces, restrooms, a demonstration room, and a water quality laboratory; and an adjacent, four-story, 94-foot-wide by 74-foot-long structure (typically referred to as the control side) of approximately 20,000 square feet that houses the plant control room, the plant's natural gas and chemical feed piping systems, lockers, conference rooms, and an equipment storage area. The plant's filter outlet channel passes underneath the building. Due to the critical functions that take place in both the administration and control portions of the building, the building has been classified as an essential facility to Metropolitan's operations.

The Administration and Control Building was originally designed and constructed in accordance with the governing building code requirements of the 1930s. Since then, industry knowledge of earthquakes and seismic design has greatly improved, leading to today's more stringent building codes. Structural evaluations conducted by staff under Metropolitan's seismic assessment program concluded that the building requires structural upgrades to withstand a major earthquake and retain its functionality as an essential facility. In January 2018, Metropolitan's Board authorized final design of seismic upgrades to the building. In September 2022, the Board authorized an amendment to an existing agreement to complete final design activities.

The planned upgrades include strengthening the foundation with micropiles, reinforcing shear walls, floors, piers and beams, and concrete repairs in the plant's filter outlet channel. These upgrades will require relocation of some existing mechanical and electrical equipment and minor architectural modifications, prompting the protection of and restoring some of the building's historic features. To take advantage of cost-saving opportunities, the plant's natural gas system, which passes immediately adjacent to the building, and serves all buildings and service shops throughout the La Verne site, will be upgraded in conjunction with the seismic upgrades work. To enhance overall safety, chemical feed lines will be relocated from the interior of the building into a new exterior trench. To enhance efficiency during construction and reduce operational impacts, a laboratory trailer will be installed adjacent to the building to serve as the interim plant's water-quality laboratory. Additional upgrades include repurposing the plant's former inlet channel into office spaces. In addition, some Weymouth staff will be relocated to temporary office trailers, and the plant's control room functions will be temporarily transferred to Metropolitan's demonstration-scale testing facility on the north side of the plant.

Final design of seismic upgrades for the Weymouth Administration and Control Building is now complete, and staff recommends awarding a construction contract.

**Weymouth Administration and Control Building Seismic Upgrades – Construction**

The scope of the construction contract includes installation of fifty 40-to-75 foot-long micropiles to supplement existing caisson footings; thickening of 400 lineal feet of existing concrete shear walls to improve their load-bearing capacity; reinforcement of slabs, column base plates and shear wall connections; repair of concrete walls in the plant's 12-foot by 15-foot filter outlet channel; reconfiguration of office spaces impacted by the upgrades;

protection and restoration of historic features, hazardous materials abatement, and fire protection alarm modifications; construction of a new 80-foot long chemical trench for chemical line relocation to accommodate basement shear wall infill; and upgrades to the plant's natural gas pipeline system including replacement of the plant's primary gas meter and associated piping.

Metropolitan force activities include installation of approximately 1,500 lineal feet of chemical feed and water sample lines, shutdown coordination, programming the Supervisory Control and Data Acquisition system, staff relocation, and temporary relocation of the plant's control room and laboratory functions at both the beginning and completion of construction.

A total of \$38.8 million is required to complete this work. In addition to the amount of the contract described below, \$1.3 million will be allocated for technical support during construction by Arcadis and \$750,000 for geotechnical engineering support for micropiles installation by Fugro as also described below. Allocated funds for Metropolitan staff include \$2.1 million for Metropolitan force work described above; \$2.85 million for construction management and inspection; \$1.18 million for submittal review, responding to requests for information, and preparation of record drawings; \$1.75 million for contract administration, environmental support, PLA administration, and project management; and \$2,010,200 for remaining budget. Other allocated funds include \$180,000 for environmental monitoring, which will be performed by a specialty firm under contract planned to be executed under the General Manager's Administrative Code authority as described below.

**Attachment 1** provides the allocation of the required funds.

#### ***Award of Construction Contract (PCN3 Inc.)***

Specifications No. 1937 for Weymouth Administration and Control Building Seismic Upgrades was advertised for bids on January 20, 2026. As shown in **Attachment 2**, five bids were received and opened on March 10, 2026. The bid from PCN3 Inc. in the amount of \$26,679,800 complies with the requirements of the specifications. The other bids ranged from approximately \$34.1 million to \$38.5 million, while the engineer's estimate for this project was \$31.85 million. Although lower than the engineer's estimate and other bids, the low bidder has confirmed the validity of its bid and attributes the low bid to its intent to self-perform much of the work. For this contract, Metropolitan established a Small Business Enterprise (SBE) participation level of at least 25 percent of the bid amount. PCN3 Inc. has committed to meet this level of participation. The subcontractors for this contract are listed in **Attachment 3**. This contract will be covered by Metropolitan's PLA.

This action awards a \$26,679,800 contract to PCN3 Inc. for seismic upgrades to the Weymouth Administration and Control Building. As mentioned above, Metropolitan staff will perform construction management and inspection. Engineering Services' performance metric target range for construction management and inspection of projects with construction costs greater than \$3 million is 9 to 12 percent. For this project, the performance metric goal for inspection is approximately 9.9 percent of the total construction cost (\$28,779,800), which includes the construction contract (\$26,679,800) and Metropolitan force construction (\$2,100,000).

#### **Engineering Services (Arcadis U.S. Inc.) – New Agreement**

Arcadis is recommended to provide technical support during construction of the building upgrades. Arcadis was prequalified through Request for Qualifications No. 1404 and was selected for this project based on the firm's expertise in the architectural, mechanical, electrical, and plumbing disciplines. Arcadis (formerly IBI Group) performed final design activities for this project, including preparation of architectural, mechanical, and electrical design drawings and specifications. Arcadis will review contractor submittals and requests for information, assist with change orders, and prepare record drawings.

This action authorizes an agreement with Arcadis for a not-to-exceed amount of \$1.3 million to provide engineering support during construction of seismic upgrades to the Weymouth Administration and Control Building. Metropolitan has established an SBE participation level of 25 percent. Arcadis has agreed to meet this level of participation. The planned subconsultants for this work are listed in **Attachment 4**.

### **Geotechnical Engineering Services (Fugro USA Land Inc.) – New Agreement**

Fugro is recommended to provide geotechnical engineering services, including support for micropiles installation during construction of seismic upgrades to the Weymouth Administration and Control Building. Fugro was prequalified through Request for Qualifications No. 1316 and was selected for this project due to its structural and geotechnical expertise. Fugro provided geotechnical engineering services during the project's final design phase. Fugro will perform geotechnical engineering tasks, including construction monitoring of micropiles activities, analysis of micropiles test results, and verification of micropiles placement based on field data.

This action authorizes an agreement with Fugro USA Land Inc. for a not-to-exceed amount of \$750,000 to provide geotechnical engineering services during construction of seismic upgrades to the Weymouth Administration and Control Building. No subconsultants are planned under the new agreement.

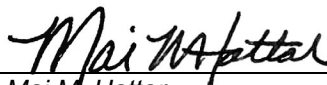
### **Environmental Support During Construction (Rincon Consultants Inc.) – No Action Required**

Rincon Consultants Inc. will provide environmental support services during construction. Rincon was prequalified through Request for Qualification No. 1402 and was selected for this project based on the firm's extensive experience with CEQA compliance and environmental construction monitoring. Planned activities include construction monitoring, documenting the project mitigation monitoring and reporting program, and developing the required documentation for the Historic American Engineering Record program.

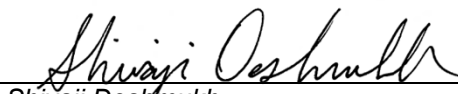
A new agreement with Rincon Consultants Inc. will be executed under the General Manager's Administrative Code authority to award contracts of \$250,000 or less. The estimated cost for these services is \$180,000. For this agreement, Metropolitan established an SBE participation level of 25 percent. Rincon Consultants has agreed to meet this level of participation.

### ***Project Milestone***

October 2028 – Completion of construction

  
 \_\_\_\_\_  
 Mai M. Hattar  
 Chief Engineer  
 Engineering Services

4/23/2026  
Date

  
 \_\_\_\_\_  
 Shivaji Deshmukh  
 General Manager

4/23/2026  
Date

**Attachment 1 – Allocation of Funds**

**Attachment 2 – Abstract of Bids**

**Attachment 3 – Listing of Subcontractors**

**Attachment 4 – Listing of Subconsultants**

**Attachment 5 – Location Map**

Ref# es12708740

**Allocation of Funds for Weymouth Administration and Control Building Seismic Upgrades**

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	<b>Current Board Action (May 2026)</b>
Labor	
Studies & Investigations	\$ -
Final Design	-
Owner Costs (Program mgmt., envir. monitoring)	1,750,000
Submittals Review & Record Drwgs.	1,180,000
Construction Inspection & Support	2,850,000
Metropolitan Force Construction	1,070,000
Materials & Supplies	1,030,000
Incidental Expenses	-
Professional/Technical Services	-
Arcadis, U.S. Inc.	1,300,000
Fugro USA Land Inc.	750,000
Rincon Consultants Inc.	180,000
Right-of-Way	-
Equipment Use	-
Contracts	-
PCN3 Inc.	26,679,800
Remaining Budget	2,010,200
<b>Total</b>	<b>\$ 38,800,000</b>

The total amount expended to date for seismic upgrades to the Weymouth plant’s Administration and Control Building is approximately \$7.4 million. The total estimated cost to complete this project, including the amount appropriated to date and funds allocated for the work described in this action, is \$46.2 million.

**The Metropolitan Water District of Southern California**

**Abstract of Bids Received on March 10, 2026, at 2:00 P.M.**

**Specifications No. 1937**

**Weymouth Administration and Control Building Seismic Upgrades**

The work includes strengthening of caisson footings with micropiles; reinforcement of concrete shear walls, slabs, column base plates, and shear wall connections; reconfiguration of office spaces; protection and restoration of historic features; hazardous materials abatement and fire protection alarm modifications; construction of a new chemical trench; concrete repairs in the 12-foot by 15-foot filter outlet channel; and upgrades to the plant’s natural gas pipeline system.

**Engineer’s estimate: \$31,850,000**

<b>Bidder and Location</b>	<b>Total</b>	<b>SBE \$</b>	<b>SBE %</b>	<b>Met SBE<sup>1</sup></b>
PCN3 Inc. Los Alamitos, CA	\$26,679,800	\$7,882,950	30%	Yes
Woodcliff Corporation Los Angeles, CA	\$34,077,532	-	-	-
Nationwide Contracting Services Inc. Huntington Beach, CA	\$34,893,890	-	-	-
S.J. Amoroso Construction Co. LLC Irvine, CA	\$36,637,000	-	-	-
Icon West Inc. Los Angeles, CA	\$38,476,000	-	-	-

<sup>1</sup> Small Business Enterprise (SBE) participation level established at 25 percent for this contract.

**The Metropolitan Water District of Southern California**  
**Subcontractors for Low Bidder**  
**Specifications No. 1937**  
**Weymouth Administration and Control Building Seismic Upgrades**

**Low bidder:** PCN3 Inc.

<b>Subcontractor</b>	<b>Service Category; Specialty</b>
Karcher Environmental Inc. Anaheim, CA	Abatement
Drill Tech Drilling & Shoring Inc. Antioch, CA	Micropiles
H2I Group Newbury Park, CA	Lab Equipment, Casework & Furnishings
Mulvihill Enterprises Inc. Anaheim, CA	Door, Frame, & Hardware
Kone, Inc. Costa Mesa, CA	Elevator
Reliable Floor Covering Inc. Westlake Village, CA	Flooring
CG Acoustics Inc. Canyon Lake, CA	Acoustical Ceilings
Johnson Controls Fire Protection Santa Fe Springs, CA	Fire Alarm
AME Builders Inc. Pomona, CA	Single Ply Membrane Roofing & Sheet Metal Flashing and Trim
DMS Drywall & Interior Systems Inc. Bakersfield, CA	Drywall & Framing
Martinez Steel, LLC Ontario, CA	Rebar
Olympic Air Tech Cerritos, CA	HVAC
TTS Engineering Stanton, CA	FRP & Cement Crack Repair
HCI Sprinkler Inc. Ontario, CA	Fire Sprinkler

**The Metropolitan Water District of Southern California**  
**Subconsultants for Agreement with Arcadis U.S. Inc.**

<b>Subconsultant and Location</b>	<b>Service Category; Specialty</b>
Historic Resources Group LLC Pasadena, CA	Historic Preservation
Lerch Bates Culver City, CA	Elevator Design Services
P2S Inc. Long Beach, CA	Mechanical, Electrical, Plumbing, Fire Protection Engineering
Silverlake Conservation LLC Los Angeles, CA	Historic Tile Restoration

# Distribution System

