



La Verne Water Quality Laboratory Building Improvements

Engineering and Operations Committee

Item 7-3

February 7, 2022

Current Action

- Authorize an agreement with La Cañada Design Group, Inc., in an amount not to exceed \$4,400,000 for preliminary design to upgrade Metropolitan's Water Quality Laboratory
- Authorize an agreement with Rincon Consultants, Inc., in an amount not to exceed \$550,000 for environmental support services

Distribution System

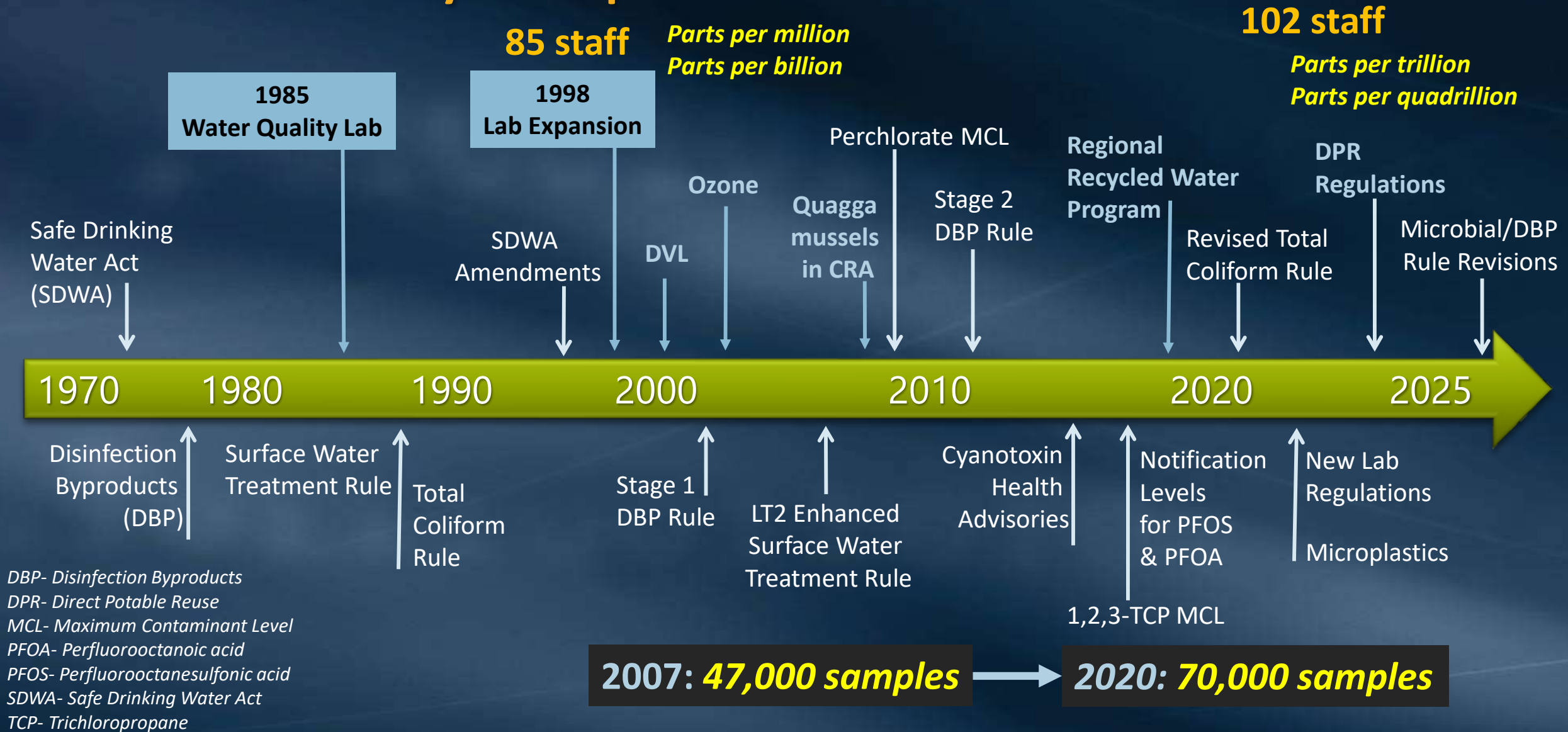


Water Quality Lab – An Essential Facility

- Compliance monitoring and testing
 - Bacteria, disinfection byproducts
 - Metals and minerals, organic chemicals
- General water quality monitoring
 - pH, temperature, TDS, alkalinity, taste & odor, color
- Distribution system integrity
 - Shutdowns and repairs/maintenance
 - Nitrification monitoring (nitrite, ammonia)
- Applied research
 - Treatment processes, emerging contaminants, analytical methods, alternative source waters



Water Quality's Expanded Functions



Current Building Limitations



- Latest improvements to the lab completed in 1998
- Spaces fully utilized or beyond capacity
- Under-utilized and inefficient spaces
- Lab areas open to common areas
- Vulnerable to seismic events



Scenarios Evaluated



- #1 - Retrofit the Existing Lab
 - Maximizes existing footprint
 - Does not address additional space requirements for the near future
- #2 - Retrofit and Expansion of Existing Lab
 - Maximizes existing footprint
 - Addresses anticipated space requirements into the future
- #3 - Construct New Building
 - Most costly option
 - Utilizes critical site space for future projects

Project Approach

- Build a seismically resilient, state-of-the-art laboratory to meet requirements and challenges for the next 30 years
 - **Retrofit Existing Building**
 - Seismic retrofit to essential facility criteria
 - Functional space improvements and necessary utility upgrades
 - **Add Additional Space to Existing Building**
 - Up to 30,000 sq ft of new lab space
- **New Lab Equipment**
 - Coordinate existing CIP for new lab equipment with overall building construction schedule



Alternatives Considered

- Metropolitan staff to complete all preliminary design activities
 - Requires specialized engineering design for laboratories
 - Specialized expertise required for laboratory layout and space planning
 - Laboratory specific requirements for mechanical, electrical, and plumbing designs
 - Support needed for large-project LEED Gold Certification
- Selected option
 - Consultant and staff work as a hybrid team
 - Consultant provides laboratory specific expertise
 - Metropolitan staff to lead the structural and civil designs

New Agreement

La Cañada Design Group, Inc.

- Prequalified under RFQ No. 1182
 - **Scope of Work:**
 - Work with stakeholders to establish design criteria for lab layout and expansion footprint
 - Preliminary design for architectural, mechanical, electrical, and instrumentation and control
 - Integrate requirements for LEED Gold certification
 - Develop Class 3 construction cost estimate
 - Develop a move management plan addressing relocation logistics and temporary lab space planning
- SBE participation level: 100%
- NTE amount: \$4.4M

New Agreement

Rincon Consultants, Inc.

- Prequalified under RFQ No. 1265
 - **Scope of Work:**
 - Prepare the Program Environmental Impact Report (EIR) for the project and include other projects at Weymouth Plant
 - Prepare technical analysis and other studies to support the EIR including noise, traffic, hazards, cultural resources, biological resources, and tribal consultation
 - Prepare and support Metropolitan on related outreach activities
- SBE participation level: 25%
- NTE amount: \$550,000

Metropolitan Scope

- Preliminary design for structural and civil project elements
 - North and south wing seismic reinforcement
 - Structural design for building expansion
 - Site civil for all project elements
- Project management and design oversight
- Environmental support for CEQA
 - Address CEQA requirements for new projects at Weymouth

Allocation of Funds

Metropolitan Labor	
Preliminary Design	\$1,171,600
Program mgmt. & envir. support	861,840
Professional Services	
La Cañada Design Group, Inc.	4,400,000
Rincon Consultants, Inc.	550,000
Remaining Budget	296,560
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Total	\$7,280,000

Project Schedule



Board Options

- Option #1

- Authorize an agreement with La Cañada Design Group, Inc. for a not-to-exceed amount of \$4,400,000 to provide preliminary design to upgrade the functional capabilities of Metropolitan's Water Quality Laboratory at the La Verne site.
- Authorize an agreement with Rincon Consultants, Inc. for a not-to-exceed amount of \$550,000 to provide environmental support services for the planned facility upgrades at the La Verne site.

Board Options

- Option #2

- a. Do not authorize an agreement with La Cañada Design Group, Inc. for a not-to-exceed amount of \$4,400,000 to provide preliminary design to upgrade the functional capabilities of Metropolitan's Water Quality Laboratory at the La Verne site.
- b. Authorize an agreement with Rincon Consultants, Inc. for a not-to-exceed amount of \$550,000 to provide environmental support services for the planned facility upgrades at the La Verne site.

- Option #3

- Do not proceed with either agreement at this time.

Staff Recommendation

- Option #1

