



# Diamond Valley Lake East Marina Potable Water & Sewer Utilities Project

Real Property & Asset Management Committee

Item 7-8

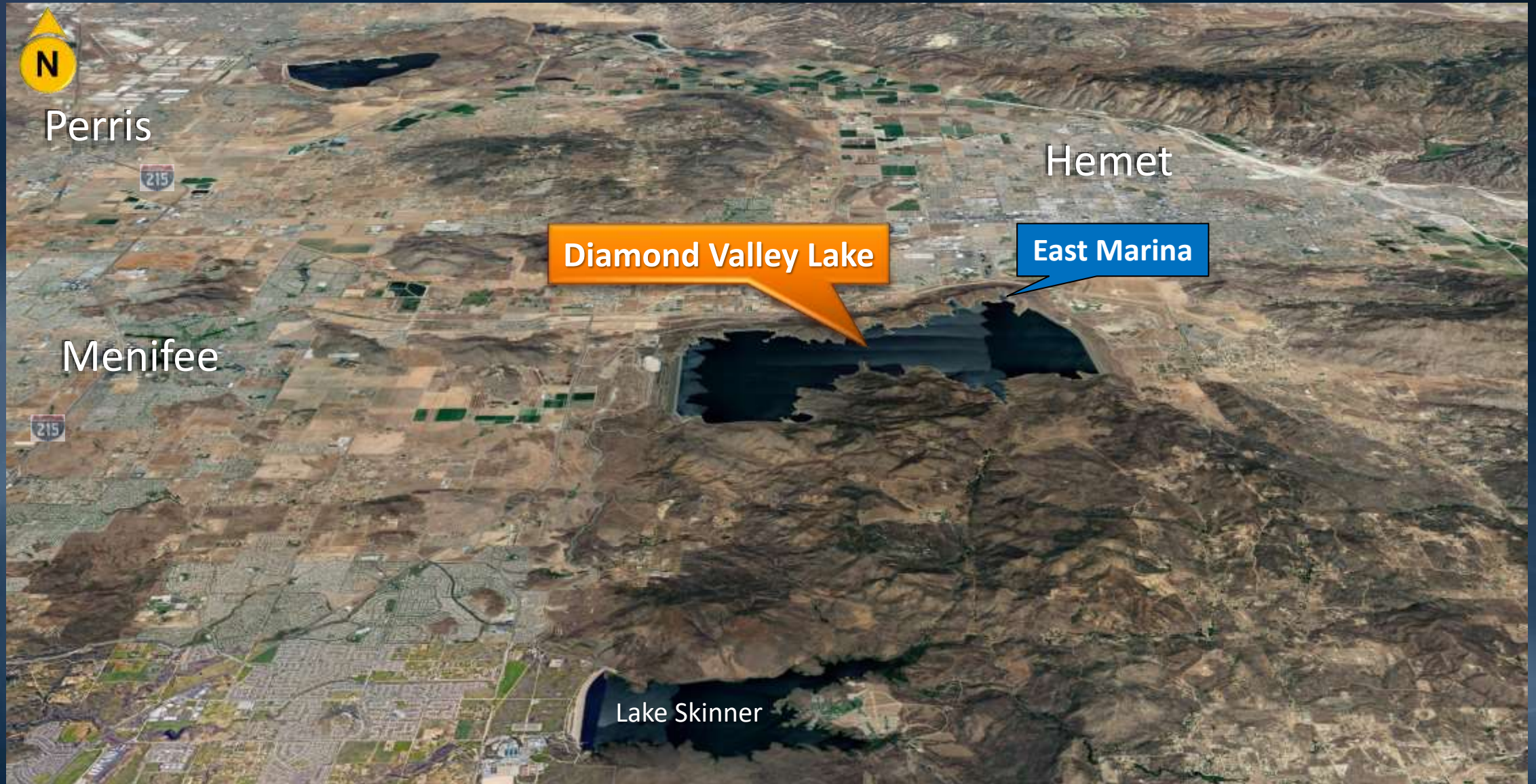
March 8, 2022

# Distribution System Map





# General Area Map





# Site Map





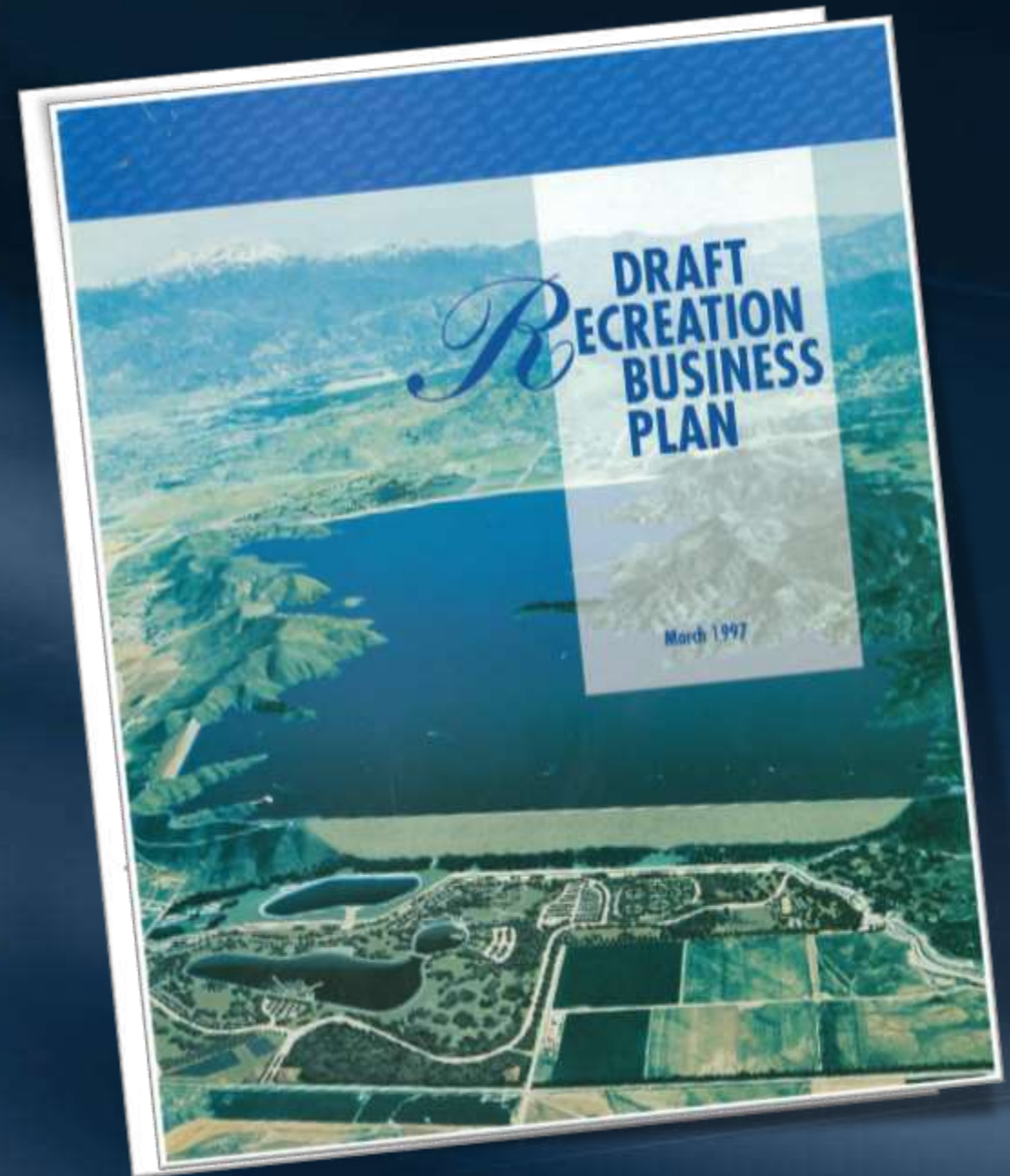
# DVL Marina Amenities

- Fishing
- Boating
- Hiking
- Biking
- Picnicking
- Boat Storage
- E-Bikes
- Tournaments
- Events



# Recreation Planning

- 1992 - Recreation Working Group
  - Comprised of stakeholders
  - Held public workshops
- 1997 - Recreation Plan adopted
  - Business Planning Framework
- Guiding Principles
  - MWD builds core recreation infrastructure
  - Private sector builds revenue-generating amenities





# Marina Development

- Two Phases
- Phase 1 projects to provide basic access
- Phase 2 projects would:
  - Complete core facilities
  - Attract private investment
  - Expand amenities



# Current Water & Sewer Utilities

- Potable Water
  - Brought to the marina by truck
  - Stored in two 3,000-gallon water tanks
  - Provides water to restroom facility
  - Standby water for fire protection
- Sewage held in containment tank
  - Removed by pumping service





# Recreation Development Funding

- 2004 – Board Directive
  - Consolidate all recreation & reservoir construction expenses into DVL recreation appropriation 15334
  - Funding from unspent budgeted funds remaining in the consolidated appropriation
  - Funding from proceeds of the sale of DVL surplus properties
    - DVL properties were sold in 2021



# Potential Amenities & Facilities

- RV & tent camping facilities
- Recreational lodging
- Food & beverage services
- Expanded restroom facilities
- Special event hosting
- Retail shops
- Amenities requiring potable & fire protection water





# MOI Committee

- 2017 – Memorandum of Intent (MOI)
- Goal of implementing recreation improvements at DVL
- Committee Meetings include representatives of:
  - California's 28th State Senate District
  - Riverside County's 3rd Supervisor District

Metropolitan



Riverside Co. Parks



Valley-Wide Park



City of Hemet



EMWD





# Summary & Benefits

- Completes core marina recreation infrastructure
- Attract private investment & development
- Increase financial self-sustainability of the DVL Marina
- Generate good will with the local community, civic partners and state and regional elected officials
- Increase visitors to the DVL Marina

An aerial photograph of a large reservoir, likely Lake Mead, with a dam in the foreground. The water is a deep blue, and the surrounding landscape is arid with brown hills and mountains. The sky is clear and blue. The text "Current Action" is overlaid in the center of the image.

# Current Action



# Current Action

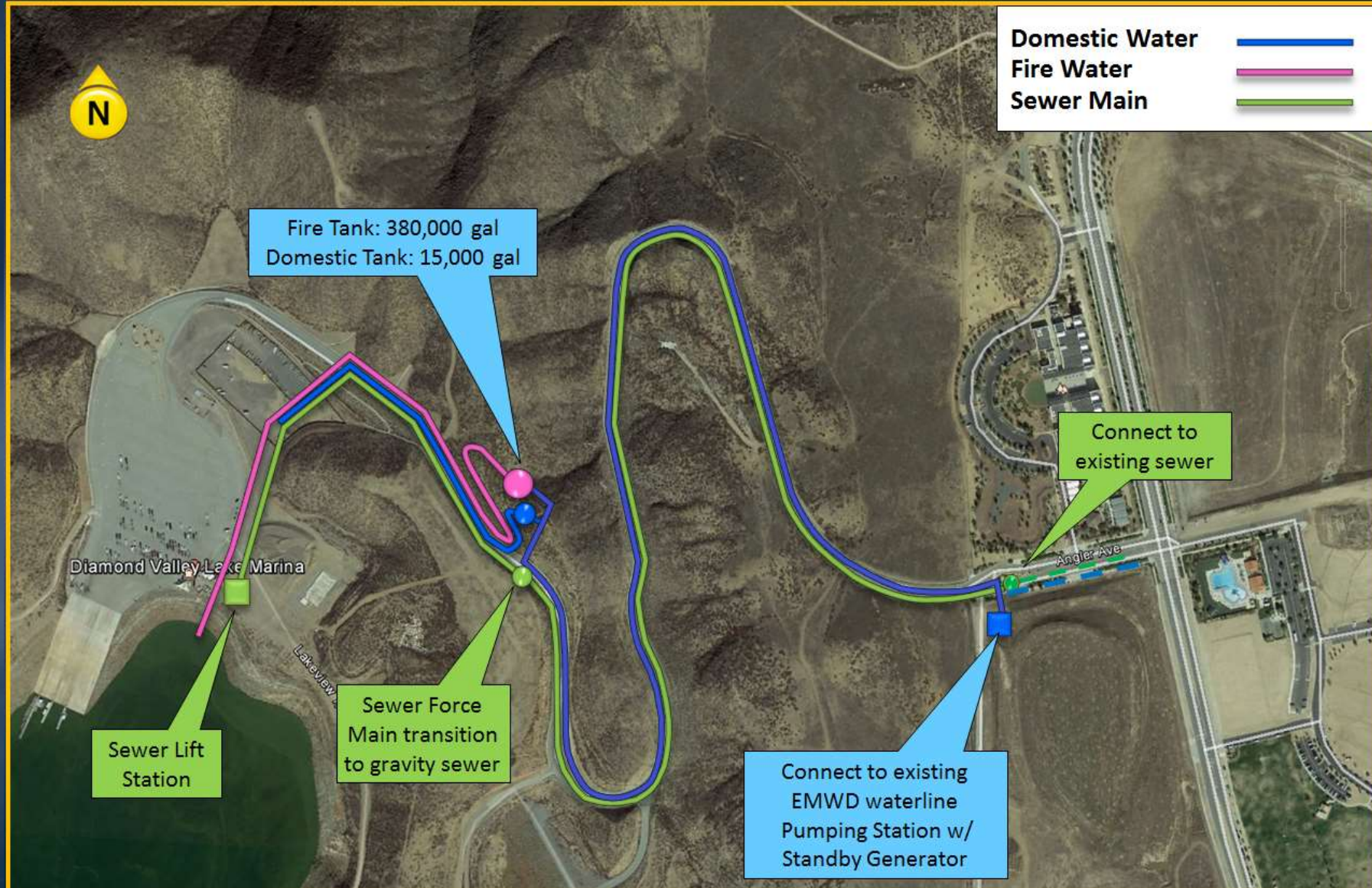
- Authorize an agreement with Kennedy Jenks Consultants in an amount not to exceed \$1.5 million for design of on-site utility systems to serve the Diamond Valley Lake East Marina

# Planned Work

- Installation of the following:
  - 6,000 LF. of potable & fire suppression water lines
  - 400,000 gallons of water storage capacity
  - Gravity & forced sewer lines
  - Sewer lift station
- Construction of new access road to water storage area

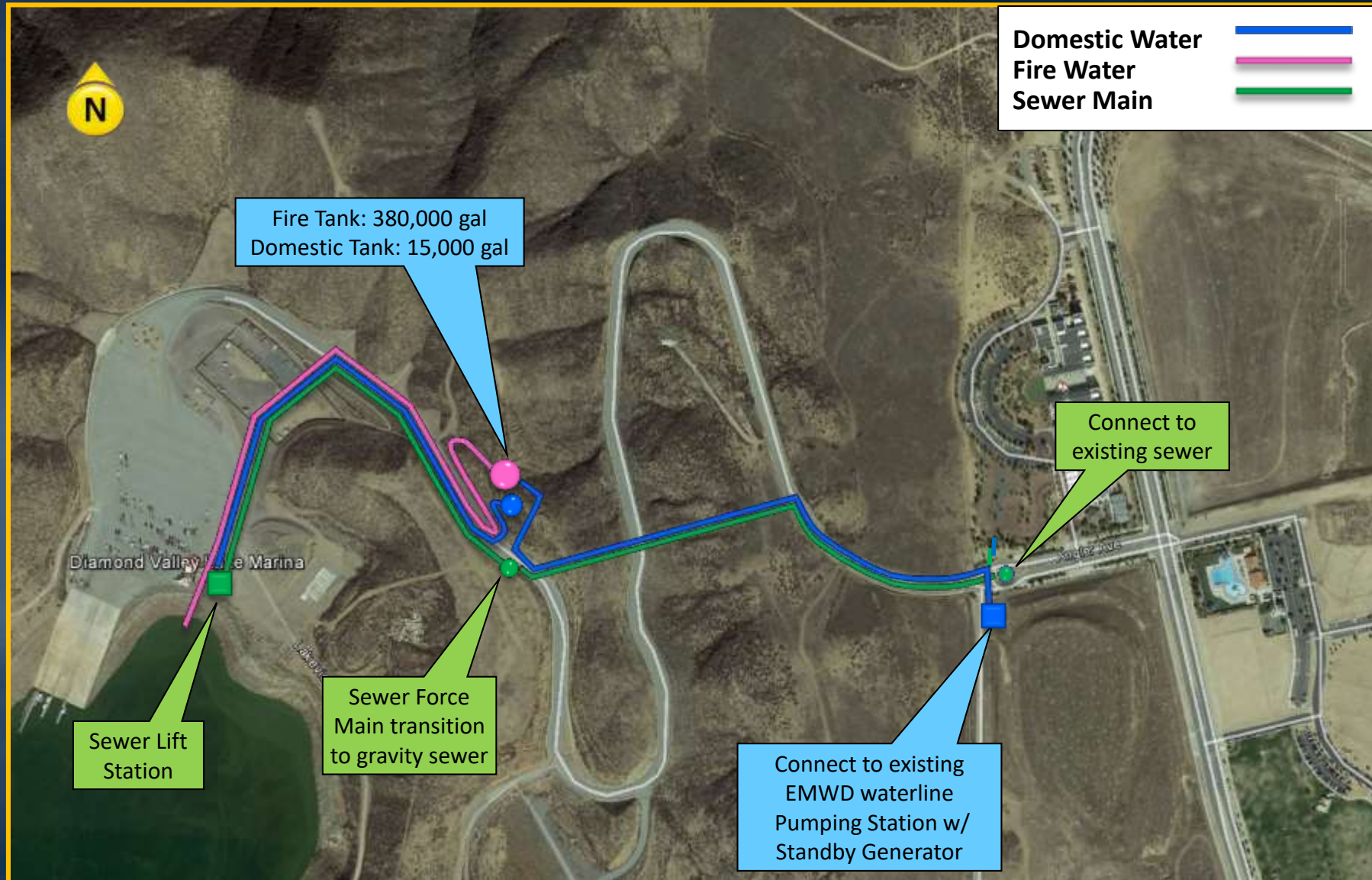


# Conceptual Plan 1





# Conceptual Plan 2





# Alternatives Considered

- Utilize Metropolitan staff
  - Assess current workload
  - Assess relative priority of projects
- Recommend utilizing a professional services agreement
  - Will allow for timely & efficient completion

# Consultant Background

- Recommend Kennedy Jenks Consultants
- Prequalified via Request for Qualification No. 1131
- Selected for previous utility design experience at DVL:
  - 2015 – Engineer of record for the east dam electrical upgrades
  - 2017 – Conducted water & sewer utility study
  - 2019 – Updated study with design alternatives
  - 2019 – Coordinated design elements with EMWD
- SBE participation level of 25%
- Not to exceed amount \$1.5 million



# Scope of Work – Kennedy Jenks

- Preliminary Design
  - Prepare preliminary design drawings
  - Draft Preliminary Design Report (PDR)
  - Prepare construction cost estimate
  - Participate in Value Engineering
- Final Design
  - Prepare plans & specifications
  - Prepare final construction cost estimate
  - Assist in bid & award phase

# Scope of Work – Metropolitan

- Preliminary Design

- Project management
- Coordinate on-call consultant for geotechnical investigation
- Begin environmental documentation & permitting
- Perform survey & mapping
- Lead value engineering process
- Review & approve Preliminary Design Report

- Final Design

- Review plans & specifications & final construction cost estimate
- Preparation of bid documents & award of construction contract



# Allocation of Budgeted Funds

## Labor

Studies & Investigation	\$ 246,000
Owner's Cost	330,000
Design review	534,000
Submittal Review	-
Materials & Supplies –Procurement	-
Met Force Construction	-
Equipment Use & Incidental Expense	-
Professional Services	
Kennedy Jenks (Design)	1,500,000
Value Engineering	150,000
Geotechnical	150,000
Remaining Budget	490,000
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Total	\$3,400,000

# Project Schedule





# Board Options

- Option #1
  - Authorize an agreement with Kennedy Jenks Consultants in an amount not to exceed \$1.5 million for design of on-site utility systems to serve the Diamond Valley Lake East Marina
- Option #2
  - Do not proceed with the project

# Staff Recommendation

- Option #1



