



- Board of Directors  
*Engineering and Operations Committee*

5/10/2022 Board Meeting

---

7-3

## Subject

---

Adopt the CEQA determination that the proposed action was previously addressed in the certified Program Environmental Impact Report and related CEQA actions and (1) award an \$18,930,000 contract to Woodcliff Corporation for improvements to the La Verne Shops; and (2) authorize an agreement with Richard Brady & Associates for a not-to-exceed amount of \$650,000

## Executive Summary

---

The La Verne Shops enable Metropolitan to refurbish critical equipment, fabricate pipe, and provide assistance to member agencies and the California Department of Water Resources (DWR). To maintain Metropolitan's ability to rapidly respond in the event of an emergency, Metropolitan initiated a multi-stage effort to upgrade the aging La Verne Shops. The primary construction to expand the La Verne Shops was completed in 2014. The final stage of the upgrades, which are the subject of this action, includes the installation of previously procured equipment, installation of new contractor-furnished equipment, refurbishment of existing equipment, and completion of building and utility improvements for several shop buildings. This action awards a contract to Woodcliff Corporation to complete planned improvements and authorizes an agreement with Richard Brady & Associates for technical support during construction.

## Details

---

### Background

Metropolitan has maintained a specialized machine shop since the late 1940s on the grounds of the Weymouth plant in La Verne. The shops were expanded in the 1960s when larger facilities were constructed, and they were expanded again in the 1980s to support a major rehabilitation of the pumps along the Colorado River Aqueduct. Currently, the La Verne Shops enable Metropolitan to refurbish major mechanical equipment and fabricate large-diameter pipe to support ongoing maintenance activities, capital projects, and urgent repairs. The shops also provide support both to DWR and to Metropolitan's member agencies on a reimbursable basis. While most of the work performed by the shops is planned, they can also provide urgent support on short notice.

The La Verne Shops have the capability to fabricate critical components of pumps, valves, and piping within a rapid time frame to respond to emergencies and shutdowns in Metropolitan's water treatment plants and water conveyance and distributions systems. Since the 1980s, Metropolitan has also had a reimbursable agreement with DWR to provide shop services that support maintenance activities along the State Water Project. These services have typically included machining, fabrication, welding, coating, disassembly, and reassembly of turbomachinery, repair of bearings, diving services, equipment transportation, and shop engineering services.

The La Verne Shops Improvements were initiated in 2002 to maintain Metropolitan's ability to rapidly respond in the event of an emergency. The work has been executed in multiple stages. This sequential approach was adopted to enable the construction and modernization work to be completed without impacting the shops' ability to execute planned work and respond to emergencies. The key elements of work are as follows:

- Stage 1 included the refurbishment and replacement of 12 pieces of equipment in the existing machine and fabrication shops and was completed in 2006.

- Stage 2 included replacement of the existing machine shop roof, retrofit of the existing fabrication shop building to meet current seismic codes, and upgrade of the bridge cranes in the fabrication and machine shops to improve safety and handling of materials and equipment. This work was completed in 2011.
- Stage 3 included expansion of the existing coating shop buildings and was completed in 2013.
- Stage 4 included integration of the fabrication and machine shop functions within a single larger building and was completed in 2014.
- Stage 5, which is the subject of this board action, includes all remaining work which will be executed under a single contract. This work includes building and utility upgrades, refurbishment of existing equipment, and installation of new equipment.

Procurement contracts for several large pieces of equipment were awarded in January and August 2018. These items have been fabricated, delivered, and are currently in storage. The contractor will install these previously procured items. The contractor will also provide services to refurbish some existing equipment in the shops. The new and refurbished shop equipment will replace existing equipment that no longer functions or is at the end of its service life. Staff recommends proceeding with the final stage of the overall project at this time.

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 the La Verne Shops Improvements contract, pending board award of the contract described below. Based on the current CIP expenditure forecast, funds for the work to be performed pursuant to this action during the current biennium are available within the Capital Investment Plan Appropriation for Fiscal Years 2020/21 and 2021/22 (Appropriation No. 15517). Funds required for work to be performed pursuant to the subject contract after fiscal year 2021/22 are budgeted within the Capital Investment Plan appropriation for Fiscal Years 2022/23 and 2023/24.

#### **La Verne Shops Building Completion (Stage 5) – Construction**

The scope of construction includes conducting building and utility improvements, refurbishment of existing equipment, and installation of new equipment. The building and utility improvements consist of a new electrical circuit and unit power center for an uninterruptible power supply, gas lines, waterline extensions, compressors and air lines, new shop heaters, and safety upgrades to roof ladders and walkways. An existing medium-sized floor mill and blast booth will be refurbished. The work will also include installation of the following new Metropolitan-furnished equipment: water jet cutting system, vertical milling center, hydraulic shear, press brake, and horizontal band saw. Metropolitan forces will provide electrical tie-in support and integration to Metropolitan's supervisory control and data acquisition system.

A total of \$24.7 million is required for this work. In addition to the amount of the contract described below, other funds to be allocated include \$2,143,000 for construction management and inspection; \$195,000 for Metropolitan force construction, as described above; \$650,000 for technical support during construction by Richard Brady & Associates under a new agreement, as described below; \$800,000 for in-house submittal review, technical support during construction, and preparation of record drawings for Metropolitan-furnished equipment by Metropolitan staff; \$460,000 for contract administration and project management; and \$1,522,000 for remaining budget.

**Attachment 1** provides the allocation of the required funds. The total estimated cost of the La Verne Shops Improvement, Stage 5, including the amount allocated to date and funds allocated for the work described in this action, is approximately \$27.9 million. Approximately \$3.2 million has been expended on the La Verne Shops Improvement, Stage 5 to date. The total estimated cost to complete the La Verne Shops Improvements (all five stages) is \$75 million.

#### ***Award of Construction Contract (Woodcliff Corporation)***

Specification No. 1873A for the La Verne Shops Building Completion was advertised for bids on December 3, 2021. As shown in **Attachment 2**, seven bids were received and opened on March 15, 2022. The low bid from Woodcliff Corporation in the amount of \$18,930,000 complies with the requirements of the specifications. The other bids ranged from approximately \$19.3 to \$21.9 million, while the engineer's estimate for this project was \$21.9 million. For this contract, Metropolitan established a Small Business Enterprise

participation level of at least 15 percent of the bid amount. Woodcliff Corporation has committed to meet this level of participation. The subcontractors for this contract are listed in **Attachment 3**.

This action awards an \$18,930,000 contract to Woodcliff Corporation for the La Verne Shops Improvements -Stage 5. As described above, Metropolitan staff will perform construction management and inspection. Engineering Services' performance metric target range for inspection of projects with construction greater than \$3 million is 9 to 12 percent. For this project, the performance metric goal for construction management and inspection is 9.8 percent of the total construction cost. The total cost of construction for this project is \$22,025,000, which includes the cost of the contract (\$18,930,000), Metropolitan-furnished equipment (\$2,900,000), and Metropolitan force construction (\$195,000).

### **Alternatives Considered**

During design, staff examined several alternatives for the La Verne Shops Improvements. Construction of a new shop building was considered. Sufficient space was not available at the Weymouth facility for a new shop building, and construction of a new off-site shop building was not cost-effective. Outsourcing of the shops' services was also considered. However, the shops play a vital role in Metropolitan's emergency response capabilities. Outsourcing of these capabilities was deemed not to be a viable alternative because it would have compromised Metropolitan's ability to rapidly respond in the event of an emergency. Expansion of the existing shops' buildings, refurbishment of selected equipment, and procurement of some new equipment was determined to be the most cost-effective alternative while still maintaining Metropolitan's ability to respond during emergencies.

### **Technical Support During Construction (Richard Brady & Associates) – New Agreement**

As the engineer of record for the design of the Stage 5 work activities, Richard Brady & Associates is recommended to provide technical support during construction. Richard Brady & Associates performed the design of the Stage 5 project under an existing board-authorized professional services agreement. Richard Brady & Associates was prequalified under Request for Qualifications No. 1215. The planned activities include review of submittals, responding to requests for information from the contractors, advising staff on technical issues as they arise, and producing record drawings for the following work: new electrical circuit and unit power center, gas lines, waterline extensions, compressors and air lines, new shop heaters, safety upgrades to roof ladders and walkways, and refurbishment of an existing medium-sized floor mill and blast booth.

This action authorizes an agreement with Richard Brady & Associates for a not-to-exceed amount of \$650,000 to provide technical support during construction of the improvements to the La Verne Shops. For this agreement, Metropolitan has established a Small Business Enterprise (SBE) participation level of 20 percent. Richard Brady & Associates has agreed to meet this level of participation. The planned subconsultants under this agreement are Aark Engineering, Fluor Corporation, GHD, Steven Andrews Engineering, Tobolski Watkins Engineering, P2S, and Platt/Whitelaw Architects.

### **Summary**

This action awards an \$18,930,000 contract to Woodcliff Corporation for the Stage 5 improvements to Metropolitan's La Verne shops. See **Attachment 1** for the Allocation of Funds. **Attachment 2** for the Abstract of Bids, **Attachment 3** for the listing of Subcontractors for Low Bidder, and **Attachment 4** for the Location Map. This action also authorizes an agreement with Richard Brady & Associates not to exceed \$650,000 for technical support during construction.

### **Project Milestone**

August 2024 – Complete construction of the improvements to the La Verne Shops

## Policy

---

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

By Minute Item 50321, dated Dec 08, 2015, the Board authorized design and procurement to complete the La Verne Shops Upgrades.

By Minute Item 51963, dated April 13, 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 environmental effects from the La Verne Shops Building Improvements were evaluated in the F. E. Weymouth Filtration Plant Ozonation Facilities and Site Improvements Program Final Environmental Impact Report (Final EIR), which was certified by the Board on April 12, 2005. The Board also approved the Findings of Fact (Findings), the Statement of Overriding Considerations (SOC), the Mitigation Monitoring and Reporting Program (MMRP), and the project itself. The current board action is solely based on authorizing award of construction for the La Verne Shops Building Completion Project, and not on any changes to the approved project itself. Hence, the previous environmental documentation acted on by the Board in conjunction with the proposed action fully complies with CEQA and the State CEQA Guidelines. Accordingly, no further CEQA documentation is necessary for the Board to act on the proposed action.

### CEQA determination for Option #2:

None required

## Board Options

---

### Option #1

Adopt the CEQA determination that the proposed action was previously addressed in the certified Program Environmental Impact Report and related CEQA actions, and

- a. Award \$18,930,000 contract to Woodcliff Corporation for the La Verne Shops Improvements, Stage 5.
- b. Authorize an agreement with Richard Brady & Associates for a not-to-exceed amount of \$650,000.

**Fiscal Impact:** Expenditure of \$24.7 million in capital funds. Approximately \$200,000 will be incurred in the current biennium and have been previously authorized. The remaining funds from this action are accounted for in the next biennial budget and were authorized in April 2022.

**Business Analysis:** This option will enhance Metropolitan's ability to perform urgent repairs and routine maintenance within Metropolitan's distribution system. This option will complete the long-term project to upgrade the La Verne Shops.

### Option #2

Do not proceed with the project at this time.

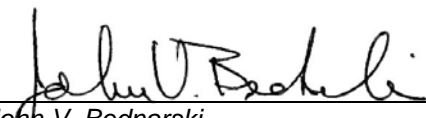
**Fiscal Impact:** None

**Business Analysis:** This option would forgo an opportunity to complete the upgrade of the La Verne Shops, and it would not improve Metropolitan's capability for equipment refurbishment and pipe fabrication services.

**Staff Recommendation**

---

Option #1

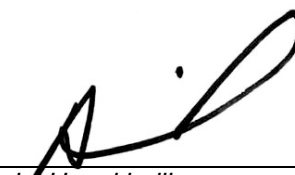


---

John V. Bednarski  
Manager/Chief Engineer  
Engineering Services

4/21/2022

Date



---

Adel Hagekhalil  
General Manager

4/25/2022

Date

**Attachment 1 – Allocation of Funds****Attachment 2 – Abstract of Bids****Attachment 3 – List of Subcontractors****Attachment 4 – Location Map**

Ref# es12686602

### **Allocation of Funds for the La Verne Shops Building Improvements**

---

	<b>Current Board Action (May 2022)</b>
Labor	
Studies & Investigations	\$ -
Final Design	-
Owner Costs (Program mgmt., envir. monitoring)	460,000
Submittals Review & Record Drwgs.	800,000
Construction Inspection & Support	2,143,000
Metropolitan Force Construction	195,000
Materials & Supplies	-
Incidental Expenses	-
Professional/Technical Services	
Richard Brady & Associates	650,000
Right-of-Way	-
Equipment Use	-
Contracts	-
Woodcliff Corporation	18,930,000
Remaining Budget	1,522,000
<b>Total</b>	<b>\$ 24,700,000</b>

The total amount expended to date on the La Verne Shops Improvements, Stage 5 is approximately \$3.2 million. The total estimated cost to complete the La Verne Shops Improvements, Stage 5 including the amount appropriated to date and funds for the work described in this action, is \$27.9 million.

**The Metropolitan Water District of Southern California**  
**Abstract of Bids Received on March 15, 2022 at 2:00 P.M.**  
**Specifications No. 1873A**  
**La Verne Shops Building Completion**

The work consists of upgrades to a unit substation for uninterruptible power supply, ductbank, cable, fiber optic cable; furnishing and installing maintenance shop equipment; installing Metropolitan-furnished equipment; rehabilitation of a blast booth; refurbishment of a vertical turning lathe; and asbestos and lead abatement.

Engineer's estimate: \$21,932,700

Bidder and Location	Total	SBE \$	SBE %	Met SBE <sup>1</sup>
<b>Woodcliff Corporation Los Angeles, CA</b>	<b>\$18,930,000</b>	<b>\$2,840,000</b>	<b>15%</b>	<b>Yes</b>
J.F. Shea Construction, Inc. Walnut, CA	\$19,253,000	-	-	-
Shimmick Construction Co., Inc. Irvine, CA	\$19,582,000	-	-	-
MMC, Inc. La Palma, CA	\$19,844,000	-	-	-
AMG & Associates, Inc. Santa Clarita, CA	\$20,892,000	-	-	-
Morillo Construction, Inc. Pasadena, CA	\$21,316,000	-	-	-
Environmental Construction, Inc. Woodland Hills, CA	\$21,911,078	-	-	-

<sup>1</sup> Small Business Enterprise (SBE) participation level established at 15% for this contract.

**The Metropolitan Water District of Southern California****Subcontractors for Low Bidder****Specifications No. 1873A  
La Verne Shops Building Completion**

Low bidder: Woodcliff Corporation

<b>Subcontractor and Location</b>
CABD Construction, Inc. Sun Valley, CA
Circle City Electric Riverside, CA
Condon Johnson & Associates Oakland, CA
Fives Machining Systems Hebron, CA
Integrated Demolition and Remediation, Inc. Anaheim, CA
PCI Corp Temecula, CA
San Luis Concrete Corp Muscoy, CA
Techno Coatings, Inc. Anaheim, CA
Walker Brothers Anaheim, CA
West-Tech Mechanical Montclair, CA



