



Engineering & Operations Committee

# La Verne Warehouse Facilities

Item 7-3

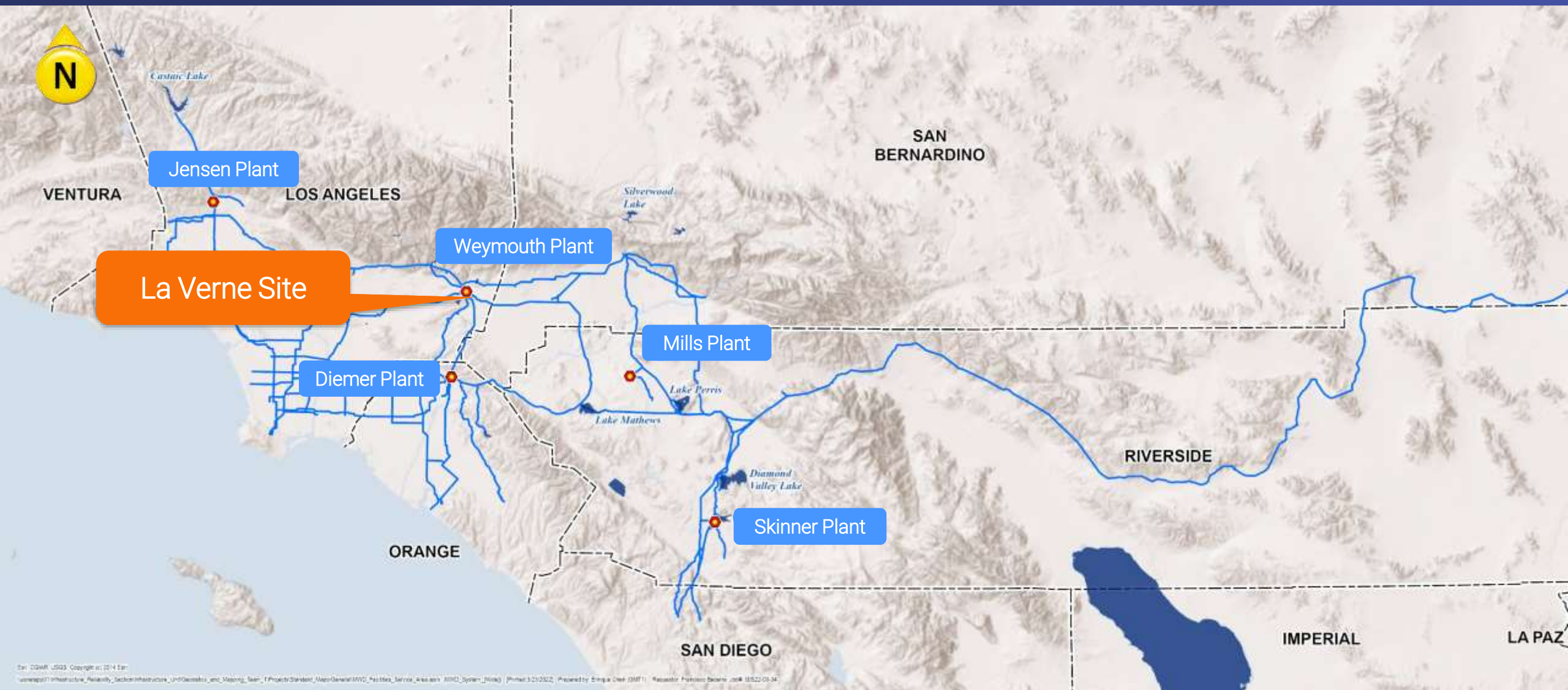
October 10, 2022

## La Verne Warehouse Facilities

### Current Action

- Authorize an agreement with MWA Architects in an amount not to exceed \$990,000 for preliminary design of new warehouse facilities at Metropolitan's La Verne site

# Distribution System

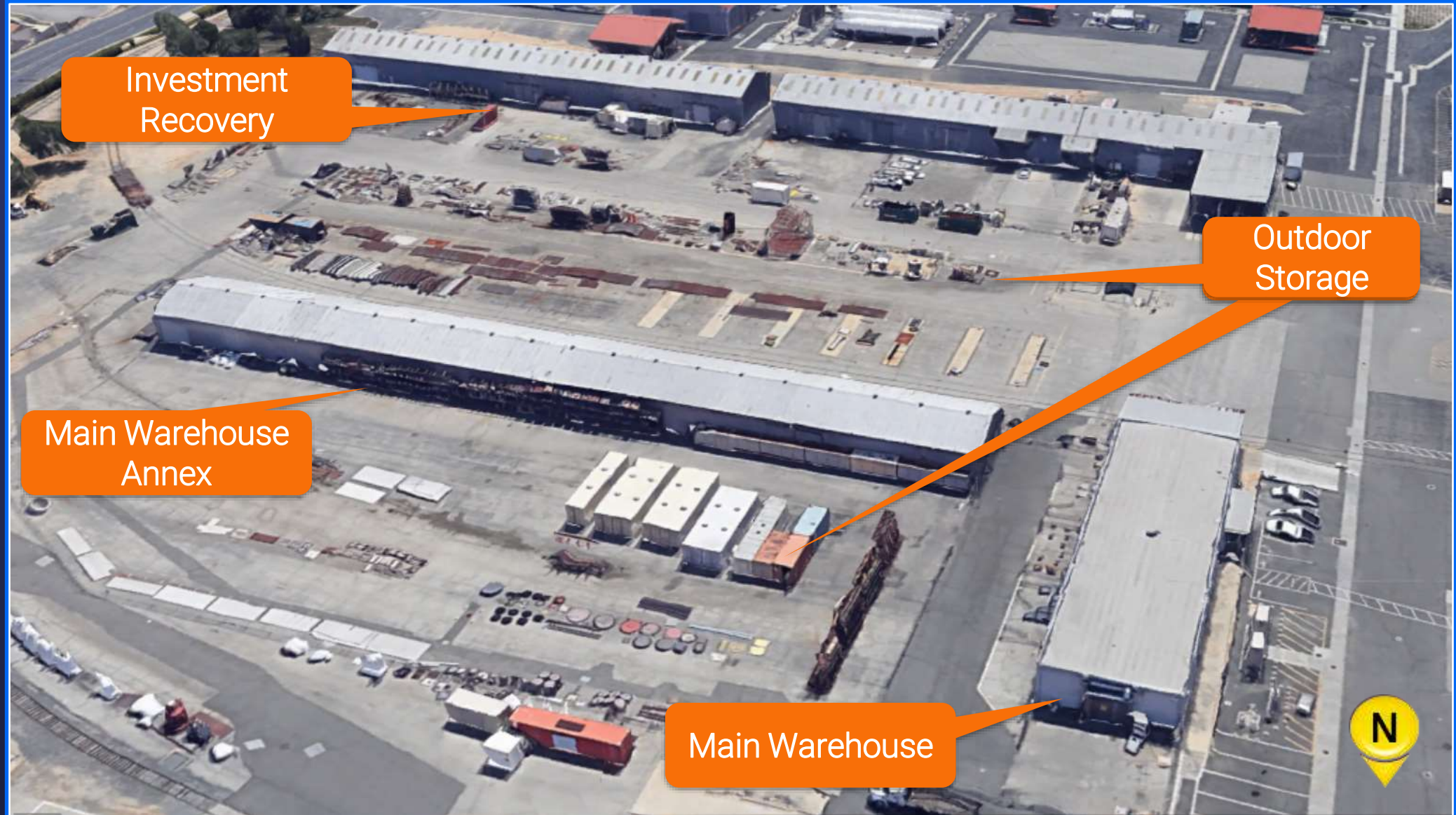


# La Verne Site

## La Verne Warehouse Facilities



# Background



# La Verne Warehouse Facilities

## Background

- Recent seismic study
  - Buildings unable to withstand 7.0 magnitude earthquake
  - 1.5 miles from Sierra Madre–Cucamonga Fault
- Space planning findings
  - More economical to replace than retrofit main warehouse bldgs.
  - More insulated storage needed
  - More space needed to maneuver forklift



Main Warehouse Building



Main Warehouse Annex

## La Verne Warehouse Facilities

### Planned Scope of Improvements

- Replace both warehouse buildings with a single building
  - Increase size from 26,000 sf to approximately 55,000 sf of insulated & conditioned space
- Refurbish investment recovery storage buildings
  - New roof & siding
  - Seismic upgrades
- Provide canopies for outdoor storage areas
  - Approx. 30,000 sf

## La Verne Warehouse Facilities

### MWA Architects Agreement

- Competitively selected under RFP 1297
- Scope of Work
  - Prepare design criteria & preliminary design drawings
    - Alternative layouts, sustainability features, & site planning
    - Three-dimensional building model
  - Participate in value engineering workshops
  - Develop an engineer's estimate & preliminary code analysis
  - Conduct architectural, structural, mechanical, electrical, plumbing, & sustainability design services
- NTE amount: \$990,000
- SBE participation level: 25%

## La Verne Warehouse Facilities

### Metropolitan Scope

- Environmental support for CEQA
- Plant coordination
- Project management, survey/mapping, & design review
- Technical oversight

### Other Work Performed through On-call Agreements

- Value engineering
- Geotechnical investigations

# Allocation of Funds

## La Verne Warehouse Facilities

### Metropolitan Labor

Program mgmt. & envir. support	\$ 250,000
--------------------------------	------------

Studies & investigations	209,000
--------------------------	---------

### Professional Services

MWA Architects	990,000
----------------	---------

Value engineering	60,000
-------------------	--------

Geotechnical engineering	140,000
--------------------------	---------

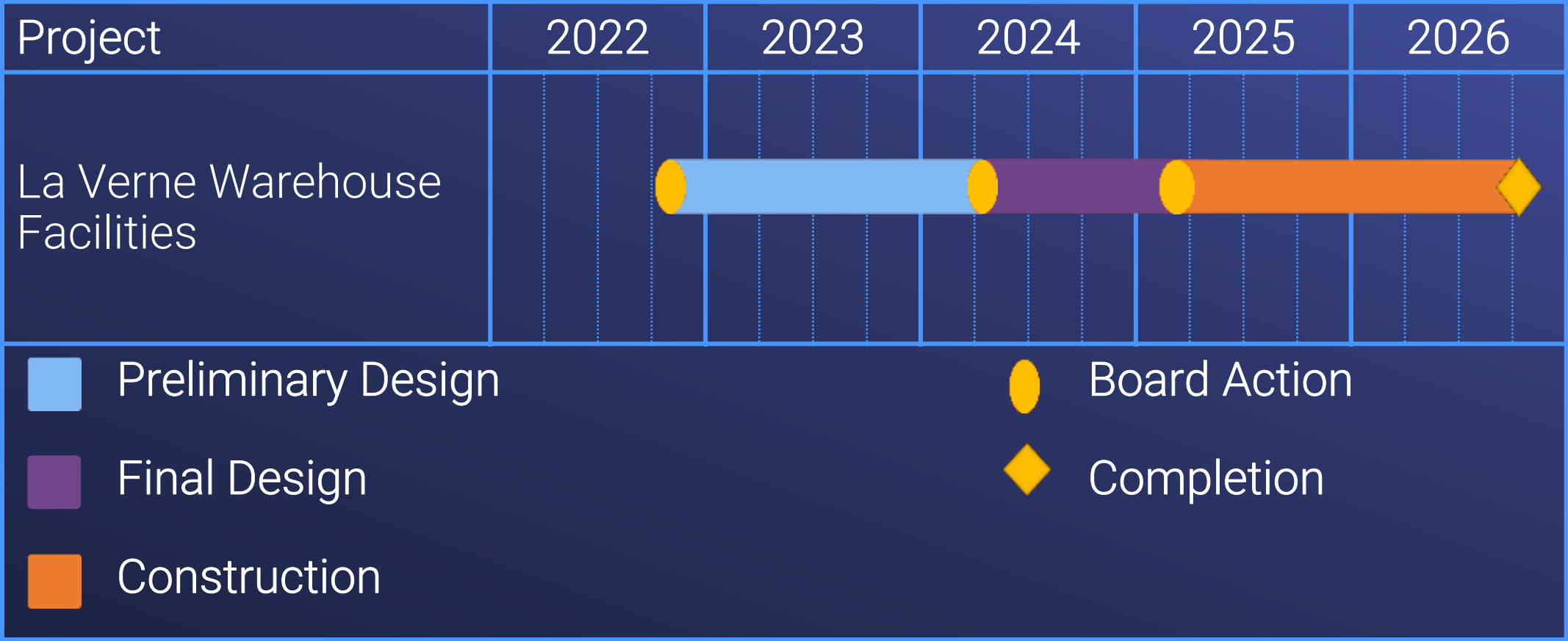
Remaining Budget	151,000
------------------	---------

---

Total	\$1,800,000
-------	-------------

Total project cost is anticipated to range from \$28M to \$31M.

# Project Schedule



# Board Options

- Option #1

Authorize an agreement with MWA Architects, in an amount not to exceed \$990,000, for preliminary design of La Verne warehouse facilities.

- Option #2

Do not authorize an agreement with MWA Architects.

# Staff Recommendation

- Option #1

