



● **Board of Directors**
Engineering and Operations Committee

1/9/2018 Board Meeting

7-1

Subject

Adopt CEQA determination and appropriate \$320,000; and authorize construction to replace the roofs on two buildings at the Eagle Rock Control Center (Appropriation No. 15480)

Executive Summary

This action authorizes construction to replace the deteriorating roofs on two buildings at the Eagle Rock Control Center. The existing roofs have been repaired several times and need to be replaced.

Timing and Urgency

The Eagle Rock Control Center consists of several structures that house important operational functions. After 22 years, the roofs on the Operations Control Center (OCC) and Incident Command Center (ICC) buildings are deteriorating and need to be replaced.

This project has been reviewed with Metropolitan's Capital Investment Plan (CIP) prioritization criteria and is included in the Distribution System Reliability Program. Funds for this action are available within Metropolitan's capital expenditure plan for fiscal year 2017/18.

Details

Background

The Eagle Rock OCC building was built in 1995, and the ICC building was constructed in 1941 and expanded in 1969. These buildings are important to the operations of Metropolitan's distribution system. Both buildings have experienced multiple roof leaks and repairs. Continued deterioration may lead to damage of electronic equipment within both buildings.

Eagle Rock Control Center Roof Replacement – Construction (\$320,000)

The planned work consists of the replacement of 7,900 square feet of roofing materials on two buildings, which includes removing the existing asphalt roofs, performing minor repairs to the substructure, and installing a new single-ply roofing system. The work also includes asbestos abatement and installation of foam retardant material. The latter material is required under the current building code as the buildings are located within a high fire hazard zone.

Specifications No. 1898A to replace roofs at the Eagle Rock Control Center was advertised for bids on September 29, 2017. As shown in **Attachment 2**, four bids were received and opened on November 8, 2017. The apparent low bidder was deemed to be non-responsive. The second low bid, from Bligh Pacific in the amount of \$194,517 complies with the requirements of the specifications. The two higher bids were \$224,179 and \$228,920, while the engineer's estimate was \$175,000. For this contract, Metropolitan established a Small Business Enterprise (SBE) participation level of at least 20 percent of the bid amount. Bligh Pacific has committed to achieve this level of participation. The subcontractor for this contract is listed in **Attachment 3**.

This action appropriates \$320,000 and authorizes construction to replace the deteriorated roofs on two buildings at the Eagle Rock Control Center. The roofing contract is planned to be awarded under the General Manager's Administrative Code authority to award contracts of \$250,000 or less. In addition to the \$194,517 amount of the contract, the requested funds include \$29,000 for design and bidding of the specifications; \$20,000 for construction inspection; \$15,000 for hazardous material abatement by a specialized firm; \$23,000 for contract administration, submittals review, and project management; and \$38,483 for remaining budget. The agreement for hazardous material abatement will be executed under the General Manager's Administrative Code authority to enter into agreements of \$250,000 or less.

Metropolitan staff will perform inspection of the construction. For this project, the anticipated cost of inspection is approximately 10 percent of the total construction cost. Engineering Services' goal for projects with construction less than \$3 million is 9 to 15 percent. The total cost of construction for this project is \$194,517.

This project is included within capital Appropriation No. 15480, the Conveyance and Distribution System Rehabilitation Appropriation – FY 2017/18 through FY 2019/20. This project was initiated under Appropriation No. 15476, Minor Capital Projects for Fiscal Year 2015/16. Upon approval of this action, the expenditures to date on this project will be transferred to Appropriation No. 15480. With the present action, the total funding for Appropriation No. 15480 will increase from \$50.73 million to \$51.05 million.

This project has been evaluated and recommended by Metropolitan's CIP Evaluation Team, and funds are available within the fiscal year 2017/18 capital expenditure plan. See **Attachment 1** for the Financial Statement, **Attachment 2** for the Abstract of Bids, **Attachment 3** for the listing of Subcontractor for Low Bidder, and **Attachment 4** for the Location Map.

Project Milestone

June 2018 – Completion of construction

Policy

Metropolitan Water District Administrative Code Section 5108: Appropriations

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

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The overall activities involve the minor alterations and replacement of existing public facilities with negligible or no expansion of use and no possibility of significantly impacting the physical environment. Accordingly, the proposed action qualifies under Class 1 and Class 2 Categorical Exemptions (Sections 15301 and 15302 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under two Categorical Exemptions (Class 1 and Class 2, Sections 15301 and 15302 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Adopt the CEQA determination that the proposed action is categorically exempt, and

- a. Appropriate \$320,000; and
- b. Authorize construction to replace the roofs on two buildings at the Eagle Rock Control Center.

Fiscal Impact: \$320,000 in capital funds under Appropriation No. 15480

Business Analysis: This option will protect Metropolitan’s assets and reduce the risk of costly urgent repairs.

Option #2

Do not proceed with the project at this time.

Fiscal Impact: Unknown

Business Analysis: Under this option, staff would continue to repair the existing roofs as needed, which may lead to higher repair costs and interior damage within the buildings.

Staff Recommendation

Option #1



12/14/2017

Gordon Johnson
Manager/Chief Engineer,
Engineering Services

Date



12/20/2017

Jeffrey Nightlinger
General Manager

Date

Attachment 1 – Financial Statement

Attachment 2 – Abstract of Bids

Attachment 3 – Subcontractor for Low Bidder

Attachment 4 – Location Map

Financial Statement for Conveyance and Distribution System Rehabilitation Appropriation – FY 2012/13 through FY 2017/18

A breakdown of Board Action No. 34 for Appropriation No. 15480¹ is as follows:

	Previous Total Appropriated Amount (Oct. 2017)	Current Board Action No. 34 (Jan. 2018)	New Total Appropriated Amount
Labor			
Studies & Investigations	\$ 3,347,504	\$ -	\$ 3,347,504
Final Design	8,742,915	29,000	8,771,915
Owner Costs (Contract admin. & project mgmt)	4,677,279	11,000	4,688,279
Submittals Review & Record Drwgs.	986,000	12,000	998,000
Construction Inspection & Support	2,911,000	20,000	2,931,000
Metropolitan Force Construction	4,579,000	-	4,579,000
Materials & Supplies	2,390,000	-	2,390,000
Incidental Expenses	162,000	-	162,000
Professional/Technical Services	2,620,000	-	2,620,000
Hazardous material abatement firm	-	15,000	15,000
Right-of-Way	330,000	-	330,000
Equipment Use	5,000	-	5,000
Contracts	17,352,611	194,517	17,547,128
Remaining Budget	2,626,691 ²	38,483	2,665,174
Total	\$ 50,730,000	\$ 320,000	\$ 51,050,000

Funding Request

Appropriation Name:	Conveyance and Distribution System Rehabilitation Appropriation – FY 2012/13 Through FY 2017/18		
Source of Funds:	Revenue Bonds, Replacement and Refurbishment or General Funds		
Appropriation No.:	15480	Board Action No.:	34
Requested Amount:	\$ 320,000	Budget Page No.:	214
Total Appropriated Amount:	\$ 51,050,000	Total Appropriation Estimate:	\$ 332,500,000

¹ The total amount expended to date to replace the roofs on two buildings at the Eagle Rock Control Center is approximately \$50,000. The total estimated cost to complete the project is \$320,000.

² Includes previous reallocation of \$680,000 from Remaining Budget to the Orange County Region Service Center project to obtain stormwater, fire, and building permits.

The Metropolitan Water District of Southern California
Abstract of Bids Received on November 8, 2017 at 2:00 P.M.
Specifications No. 1898A
Eagle Rock Control Center Roof Replacement

The work consists of replacing the roofs on two buildings at the Eagle Rock Control Center.

Engineer's estimate: \$175,000

Bidder and Location	Total	SBE \$	SBE %	Met SBE¹
Letner Roofing Co. ² Orange, CA	\$145,000	-	-	-
Bligh Pacific Santa Fe Springs, CA	\$194,517	\$56,590	30	Yes
Rite-Way Roof Corp. Fontana, CA	\$224,179	-	-	-
Best Contracting Services, Inc. Gardena, CA	\$228,920	-	-	-

¹ SBE (Small Business Enterprise) participation level was established at 20% for this contract.

² Non-responsive bid.

The Metropolitan Water District of Southern California

Subcontractor for Low Bidder

Specifications No. 1898A

Eagle Rock Control Center Roof Replacement

Low Bidder: Bligh Pacific

Subcontractor and Location
Klondike Roof Construction Service, Santa Fe Springs, CA

Distribution System

