

San Gorgonio Pass Water Agency

DATE: May 19, 2025

TO: Board of Directors

FROM: Lance Eckhart, General Manager

BY: Emmett Campbell, Senior Water Resources Planner

SUBJECT: Authorize the General Manager to Execute a Professional Services Agreement with Land Engineering Consultants, Inc. for Construction Management Services In Connection with the County Line Road Recharge Basin and Turnout Project

RECOMMENDATION

Authorize the General Manager to execute a Professional Services Agreement (“Agreement”) with Land Engineering Consultants, Inc. (“LEC”) for construction management services related to the County Line Rd Recharge Basin and Turnout Project (“CLR Project”) for a not-to-exceed amount of \$369,500, subject to review and approval of the final draft agreement by Staff and Legal Counsel.

PREVIOUS CONSIDERATIONS

- No Previous Considerations

BACKGROUND AND ANALYSIS

As the CLR Project transitions into the construction phase, the San Gorgonio Pass Water Agency (“Pass Agency”) is assembling a team to provide construction management (“CM”) support. Staff solicited proposals from three qualified firms and received two responses, with the following cost proposals:

1. LEC - \$369,500.00
2. Webb - \$313,000.00

LEC currently serves as the design engineer for the CLR Project. In addition to their current role, LEC previously provided both design and construction management services for the South Mesa Water Company (“SMWC”) pipeline replacement project. Given that a substantial portion of the CLR Project involves pipeline rehabilitation of SMWC’s pipe, LEC’s in-depth knowledge of the existing pipeline infrastructure and project-specific complexities offers significant added value.

A copy of LEC’s proposal is enclosed. The proposal includes construction management services, inspection services, field engineering support, and preparation of as-built drawings. Additionally, the proposal incorporates geotechnical services provided by LOR Geotechnical (“LOR”), who has supported both the CLR and SMWC projects, ensuring continuity and leveraging their site-specific expertise. Labor compliance monitoring is

included through Alliant Consulting to ensure full compliance with ARPA funding requirements and prevailing wage obligations. LEC does not apply a direct markup on services provided by subconsultants.

An additional benefit is LEC's close proximity to the project site, located less than a mile away, which will allow for responsive on-site support and a quick turnaround of field issues as they arise.

While LEC's proposal is not the lowest overall cost, it is important to note that the \$313,000.00 proposal from Albert A. Webb Associates does not include labor compliance monitoring, which is a critical component for the project. The Webb proposal also does not include field engineering support, nor does it include as-built drawing preparation. If these services were removed from the LEC proposal, the cost would drop from \$369,500 to \$296,250.

Taking into account the factors set forth above, Staff believes it would be in the Pass Agency's best interest to award the contract to LEC even though it was not the overall lowest monetary proposal.

STRATEGIC PLAN NEXUS

CM supports the construction of the CLR Project and helps advance various aspects of the Agency's Strategic Plan, including:

Strategic Goal 1: Align with the current and future water landscape, supporting the region's long-term needs by diversifying the local supply portfolio and advancing water sustainability.

Objective 1 – Sustain infrastructure investment to provide a robust regional water distribution and storage system

Strategic Goal 2: Ensure a reliable delivery system that advances efficiency and resiliency.

Objective 1 – Develop additional recharge facilities to support conjunctive use.

Objective 2 – Investigate additional opportunities to increase water storage capabilities

FISCAL IMPACT

The General Fund Budget (the Green Bucket) for FY 2024-25 includes the line item 'County Line Recharge' (line #68) under Plans & Construction in the Consulting and Engineering Services section. The amount budgeted is \$1,250,000 and about \$135,000 has been expended through April 30, 2025.

The proposed professional services agreement with Land Engineering Consultants is for an amount not to exceed \$369,500. It is expected that the majority of the expenditures

will be received in FY 2025-26. This expense will be included in the same line for the new budget for FY25-26.

ACTION

Authorize the General Manager to execute a Professional Services Agreement with Land Engineering Consultants, Inc. for construction management services related to the County Line Rd Recharge Basin and Turnout Project for a not-to-exceed amount of \$369,500, subject to review and approval of the final draft agreement by Staff and Legal Counsel.

ATTACHMENTS

1. Proposal for Construction Management Support Services for the SGPWA County Line Rd Recharge Basin and Turnout Project.



*Civil Engineering • Land Planning • Surveying • Public Works
Construction • Storm Water Management*

May 1, 2025

Mr. Emmett Campbell
Senior Water Resources Planner
San Geronio Pass Water Agency (SGPWA)
1210 Beaumont Avenue
Beaumont, CA 92223

RE: Proposal for Construction Management Support Services for the SGPWA County Line Road Recharge Basin & Turnout Project, consisting of Inspection and Rehabilitation of an Existing Pipeline, New Pipeline Installation in 4th Street, Recharge Basin Construction, and Minor Road and Frontage Improvements. The project is generally located in the City of Calimesa, California within 4th Street, Count Line Road, Buena Vista Court, and within the property owned by SGPWA which consists of an approximate 6.9 acre parcel identified as being within a portion of Blocks 199, 216, and 217 of Subdivision No. 9 of a Part of Yucaipa Valley, as shown in Book 9, page 3 of Maps, Records of Riverside County, California, located within Section 14, Township 2 South, Range 2 West, S.B.M., further identified as Assessor Parcel Number APN 411-150-027:

Mr. Campbell,

Land Engineering Consultants Inc. (LEC) is pleased to present this Construction Management (CM) Services proposal for the County Line Road Recharge Basin & Turnout Project. The following provides the company's history, project understanding and approach, key personnel, cost proposal basis, and cost proposal in support of SGPWA's project with its CEQA partners California Department of Water Resources (DWR), the City of Calimesa, and San Bernardino Valley Water District (San Bernardino Valley).

Company History:

Since the 1980's including the last eighteen (18) years here at LEC, our professionals, staff, and qualified sub-consultants have continuously provided planning, design, management and oversight of private and public sector customers throughout the southern California region, with multiple projects ranging from small to large scale in size, such as the 1,700 acre master planned community of East Highlands Ranch, the 1,002 acre master planned community of Chapman Heights in Yucaipa which included major infrastructure public works plans involving regional storm and flood control conduits, channels and drainage basins, waste water, potable and non-potable water to 30" in size with clients such as the City of Yucaipa, City of Banning, East Valley Water District, and with smaller local mutual water agencies such as South Mesa Water and Western Heights Water Company's. Project values ranged from \$50k to over \$10 million. With a combined 90 plus years of experience from the two on hands company principals themselves, LEC has positioned itself as a highly respected local leader in providing professional planning, design, value engineering, project oversight and construction support to many developments within the local jurisdictions governing the project.

Project Understanding & Approach:

LEC is keenly aware of the project, currently acting in the capacity as project planner and design engineer of record, together working in concert with the design and planning teams at SGPWA and San Bernardino Valley for the Turnout. LEC's goals for the project are threefold. First by putting together our team of experienced professionals and sub-consultants necessary to carry out the management and oversight of the project. Second, our goal will be to emphasize the importance of maintaining strict adherence to the plans, specifications, budgets, reports, and studies during the course of the work. Third, utilize friendly software products such as Smartsheet and Microsoft for maintaining the schedule, providing a shared user link environment for accessing daily logs and their supporting docs and pictures, weekly, monthly and periodic reports in support of verifying project progress. LEC will work in concert with the client to coordinate, negotiate and assist in resolving project challenges or disputes, provide conflict resolution support, and ensure the contractor and consultants maintain a safe work environment and respect the project neighbors. A key advantage in utilizing the services of LEC is its ability to efficiently conduct the project work plan due to our office being located one-half mile from the project site. In addition to this benefit, LEC has current knowledge of the work area from its recent work within the project limits where it provided survey, entitlement, planning, design engineering, and project oversight for the \$10 million publicly funded waterline replacement project for South Mesa Water Company, making LEC well positioned to efficiently carry out its duties in support of completing a successful project for the client.

Key Personnel:

In order to act in the most responsible cost effective manner for SGPWA and its partners, LEC proposes to assign One (1) Professional Engineer to provide project oversight, One (1) On-site - In Office Construction Manager Overseer, and One (1) In Office Administration member. The project team members are identified below:

- Professional Engineer:

Steven H. Ritchey, P.E., P.L.S, President – Mr. Ritchey received his Bachelor of Science degree in Civil Engineering from Cal Poly Pomona in 1989, and licensed as a professional engineer in the State of California in 1993 (RCE 51129), and subsequently licensing as a professional surveyor in 1996 (PLS 7288). Steve's work in the civil engineering, survey and project management roles has been continuous for 38 years, and his knowledge as the professional design engineer of record will allow LEC to provide skilled management and oversight services to SGPWA and its partners. Steve will provide principal level management, oversight of the project team, and confer as necessary to ensure the project team is delivering service to the client.

- Construction Manager / Oversight / Inspector:

Ryan M. Ritchey, Senior Project Manager / Construction Manager / Oversight / Inspector – Mr. Ritchey received his Bachelor of Science degree in Civil Engineering from Cal Poly Pomona in 2023 graduating with Magna cum laude honors, and has been employed in the civil engineering and survey industry since 2011, most recently with LEC since April 2020, where LEC has benefited from Ryan's abilities providing planning, design and construction oversight services recently on the \$10 million South Mesa Water Company - County Line Road Water Pipeline Replacement Project, where Ryan dealt directly with the soils engineer, pipeline contractors, and negotiated the work with the local city

municipalities. Ryan has successfully passed the state required principals of engineering exam and is scheduled to complete his licensure as a professional engineer this fall. Ryan will be onsite each day in charge of the construction management and inspection services, providing various levels of time spent at the project site as the work and responsibilities dictate to ensure monitoring of the project is recorded, coordination with the project sub-consultants and contractors is performed, and will oversee and maintain the project schedule. Ryan will provide reviews and recommendations to resolve project challenges or disputes, and will provide continuous communication with the client, sub-consultants and contractors. Ryan will prepare the daily logs, weekly and monthly reports, and will attend daily tailgate meetings with the contractor and project team, as well as scheduled meetings with the client to confirm the scopes of work and anticipated schedules are in line with the project goals.

- Office Management & Administrative Support:

Daniel J. Haskins, Chief Financial Officer, Principal, Contract Administrator – Mr. Haskins has worked continuously in the civil engineering design, survey, and management arena for 50 years, and since 1997 has been in the responsible role of civil design manager overseeing planning, design and field survey teams, and as senior project manager and construction oversight for both private and public agency clients, from small to large scale projects within the San Bernardino and Riverside County areas, with responsibilities ranging from initial planning and physical surveying in the field, to construction oversight, inspection, and contract close out support. Since LEC's incorporation in 2007, Mr. Haskins' duties have included Chief Financial Officer, Corporate Secretary, Contract Administrator, Project Design and Construction Manager, and Office Administration. Dan's specific project duties will include contract and office administration, QA/QC reviews of project team documents to ensure the project remains within budget and on schedule.

Carol L. Haskins, Office Manager / Secretary – Carol has been employed since 2007 as an on call services staff member contributing to the various administrative needs of the company. Carol's 15 plus years of previous employment experience, and prior to LEC's employment was in the upper management levels of the Loma Linda University Medical System, allowed her to gain the experience in the contract administrative role by her hands on day to day hospital operations work, as the administrative assistant to the hospital CFO. Carol is called upon to assist LEC when additional support for project administration work becomes needed and her role in this project will be utilized to ensure the work is completed efficiently and in a timely manner.

- Sub-Consultant: (LOR Geotechnical)

During construction, LEC will ensure that LOR and the Contractor(s) coordinate the work schedule daily for compaction and testing, including any special inspection work should it become required. LOR will provide inspection and recommendations during the grading operation including but not limited to clear and grub, remedial excavations, keying and benching, excavations and fill embankments, compaction testing of required lifts and finished sub grades for all required work of the plans, and provide materials testing and prepare reports for compaction suitable for review and approval by the client, design engineer of record, and by the local jurisdictions such as the City of Calimesa, Yucaipa, South Mesa Water Company, and the several public utility companies serving in the area. It shall be the responsibility of the contractor to report to LEC its proposed daily and weekly work plan in support of maintaining the work schedule.

- Sub-Consultant: (Alliant Consulting – Labor Compliance)

Alliant will oversee labor compliance to ensure project consultants, sub-consultants, contractors, sub-contractors and other project trades strictly adhere to required labor compliance rules and regulations, and will provide daily, weekly and monthly project reporting to the client, LEC, and funding source(s).

Cost Proposal Basis:

SGPWA has requested daily cost rates for the project. LEC proposes rates based upon the various scopes of work which require varying time levels of daily management and oversight. The rate periods proposed are identified as Daily (8-Hours), Half Daily (4-Hours), and One-Quarter Daily (2-Hour) cost rates. Being mindful of the use of public funds, the variable rate cost structure is proposed to ensure the project has the appropriate level of support for the various scopes of work, effectively and efficiently providing the appropriate levels of management, oversight and inspection for the project.

LEC will invoice at the applicable Daily Cost Rate shown below, based on the number of hours our team members provide services each day. LEC will provide back up with daily breakdowns of each team members work periods with each invoice presented to SGPWA.

Daily (8-Hour) Cost Rate:

Professional Engineer:	1.0 hour @ \$226 = \$226.00
Construction Manager & Oversight:	8 hours @ \$206 = \$1,648.00
Office Administration:	0.5 hour @ \$226 = \$113.00
Total 8-Hour Daily Cost Rate	\$1,987.00

Half Daily (4-Hour) Cost Rate:

Professional Engineer:	0.75 hours @ \$226 = \$169.50
Construction Manager & Oversight:	4 hours @ \$206 = \$824.00
Office Administration:	0.5 hours @ \$226 = \$113.00
Total 4-Hour Daily Cost Rate	\$1,106.50

Quarter Day (2-Hour) Cost Rate:

Professional Engineer:	0.5 hour @ \$226 = \$113.00
Construction Manager & Oversight:	2 hours @ \$206 = \$412.00
Office Administration:	0.5 hour @ \$226 = \$113.00
Total 2-Hour Daily Cost Rate	\$638.00

LEC Hourly Rate Schedule:

Professional Engineer	\$226.00
Senior Project Manager	\$226.00
Construction Manager / Oversight	\$206.00
Office Administration	\$100.00
Sub-Consultants	Actual Cost - No Mark Up
Reimbursables	Actual Cost - No Mark Up

Cost Proposal:

On-Site Construction Management / Oversight / Inspection Services:	\$136,000.00
Coordination with the Contractor and SGPWA:	\$9,000.00
Project Documentation & Reporting:	\$22,000.00
General Project Management:	\$31,000.00
Sub-Consultant Management:	\$9,000.00
Field Engineering / Design Support / As-Built Plans	\$13,000.00
Reimbursable Expenses (Printing, Plots, Copies):	\$2,000.00
Geotechnical Services - LOR Geotechnical Group, Inc, Riverside, CA:	\$89,250.00
<u>Labor Compliance - Alliant Consulting, San Diego, CA:</u>	<u>\$58,250.00</u>
Total:	\$369,500.00

Notes:

1. The services described above will be completed for the fees indicated, based on the anticipated numbers of days, half days, quarter days, hourly time, and sub-consultant estimates to complete the project. If additional services become required, revisions to the contract will be discussed and authorized by the client prior to proceeding with the work.
2. Invoicing to be presented monthly.
3. Payment Terms: Net 30 days
4. Insurance - General Liability (\$2M/\$4M Aggregate), Professional Liability (\$1M), and Automotive (\$1M) are included in the contract costs.
5. Specifically excluded from this proposal are items of work not specifically included with the project work identified above. In addition, other exclusions include but are not limited to Security Services, CEQA / Environmental Reports, Studies, Monitoring, Structural Engineering, Architecture, and Surveying.
6. The project "Turnout" and associated work is not included in this proposal.

Respectfully Submitted:


Land Engineering Consultants, Inc.
P.O. Box 541 (Mail)
650 Avenue K (Physical)
Calimesa, CA 92320



Steven H. Ritchey, P.E., P.L.S.
Principal



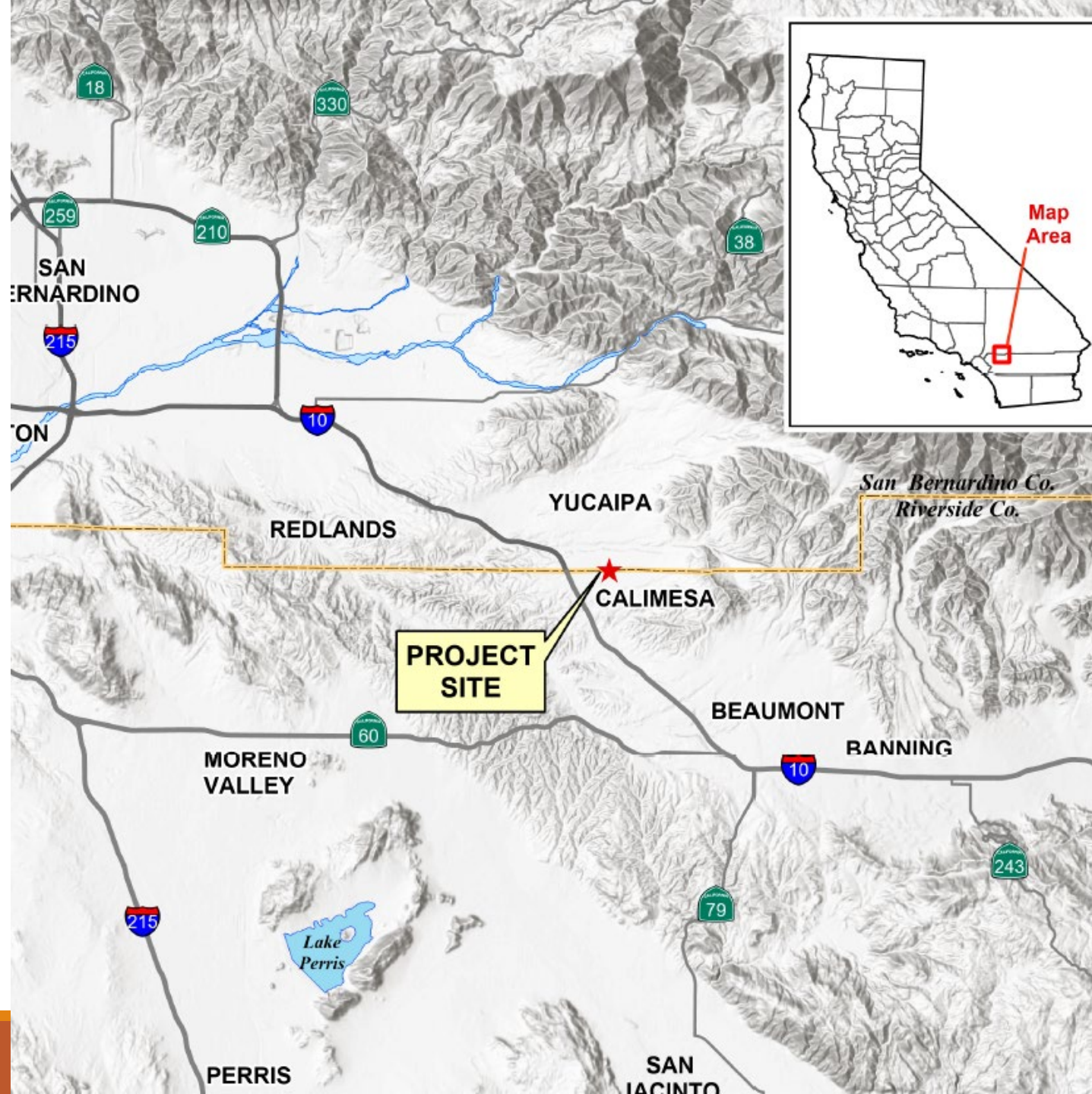
Daniel J. Haskins, C.F.O., Senior Project Manager
Principal



Land Engineering Consultants, Inc. Construction Management for the County Line Road Recharge Basin and Turnout Project

BOARD OF DIRECTORS

MAY 19, 2025





As the County Line Rd Project is moving into the construction phase, SGPWA is assembling a construction management team

To abide by the Agency procurement policy, staff solicited three proposals and received two responses:

- \$369,500 – Land Engineering Consultants, Inc. (“LEC”)
- \$313,000 – Albert A. Webb Associates (“Webb”)

Although LEC’s cost proposal was overall higher than Webb’s, it includes additional necessary services that provide more value to the Agency. Because of this, staff recommends moving forward with LEC.

LEC's proposal includes the following:

- On-Site Construction Management/Oversight
- Inspection Services
- Contractor Coordination
- Field Engineering and Design Support
- As-Built Plan Development
- Geotechnical Services – LOR Geotechnical
- Labor Compliance – Alliant Consulting

LEC does not mark-up sub-consultant services.

Recommendation

Authorize the General Manager to execute a Professional Services Agreement with Land Engineering Consultants, Inc. for construction management services related to the County Line Rd Recharge Basin and Turnout Project for a not-to-exceed amount of \$369,500, subject to review and approval of the final draft agreement by Staff and Legal Counsel.