ATTACHMENT A: Project Modification Request (PMR) Form

The purpose of this PMR form is to initiate the Project modification process and provide the SCWP with information necessary to evaluate the Project modification request.

Regional Program	☒Infrastructure Program Project ☐Scientific Studies Program ☐Technical Resources Program
Project/Study Name	Los Angeles Pierce College Stormwater Capture & Use and Biofiltration Project
Project/Study Lead	Los Angeles Community College District
Watershed Area(s)	Upper Los Angeles River Watershed
Current Project Phase	Design
Estimated Completion Date of Funded Activity	12/31/26
Approved Stormwater Investment Plan Fiscal Year	2021-2022
Transfer Agreement ID (e.g., 2020RPULAR52)	2021RPULAR03

Has the Transfer Agreement or most recent Addendum been executed (i.e., signed by the project lead and the District)? ☒ Yes ☐ No

What type(s) of modification request?

☐ like-for-like modifications

☒ functionally equivalent BMP modifications

☐ modifications to Project or Study components that were not material to the WASC, ROC, or Board's decision to include the Project or Study in the SIP

☐ reallocation of annual funding projections in the SIP, provided that the total amount of Regional Program funding for the Project or Study remains unchanged

☐ change in primary or secondary objective

☐ change in Project benefits

☐ change in methodology (e.g., infiltration instead of diversion to sanitary sewer)

☐ decrease in BMP capacity

☐ change in Project or Study location

☐ change in capture area where benefits claimed are diminished or where there is a change in the municipalities that are receiving benefits

☐ updated engineering analysis resulting in a reduction of benefits

☐ increase in community support

☐ reduction or withdrawal of community support

☐ change in amount or status of leveraged funding

☒ any modification resulting in an increase of the total amount of Regional Program funding for the Project or Study

☐ any modification resulting in a decrease of the estimated total amount of Regional Program funding for the Project or Study

☐ other, please describe:

Impact on scope or benefits?

☐ Improved

☐ Diminished

☒ Neither

☐ Not Sure

Description of the proposed modification(s), a comparison to the previously approved Project, and the reason(s) why the modification(s) is/are being proposed. Attach additional pages, as needed.

The Los Angeles Pierce College Northeast Stormwater Capture and Biofiltration Project is being modified based on information developed in the design phase of the project. The project originally proposed to implement stormwater capture and use of captured stormwater onsite for irrigation of LAPC athletic fields. This approach was used as it was deemed not feasible to infiltrate stormwater onsite due to poor soils and to provide a benefit of using captured stormwater to irrigate the LAPC athletic fields using subsurface irrigation. During design it was identified that there is not enough demand for the captured stormwater to be used quickly enough for irrigation of the LAPC athletic fields due to the efficient technology of subsurface irrigation coupled with the large volume of stormwater to be captured by the project. Alternatives were investigated to retain the captured stormwater for the project. A new technology, the Exlterra Groundwater Energy Passive System (GEPS), was evaluated and additional geotechnical information was obtained. Based on the evaluation and the additional geotechnical information it was deemed feasible to use the Exlterra GEPS to infiltrate the full design volume (the 85th percentile storm) identified for the drainage area of the project, which was the volume originally submitted as part of the Safe Clean Water application. The soils at LAPC are not conducive to convention infiltration systems, which is why originally infiltration was ruled out as a retention method, however the Exlterra GEPS is a relatively new, but proven technology to infiltrate water in poor soil conditions. In an effort to keep some stormwater capture and use with subsurface irrigation as part of the project, a hybrid approach was evaluated, however it was deemed that a hybrid approach would result in very little stormwater, approximately 10% of the design volume, would be used for subsurface irrigation. This small amount coupled with the higher cost of subsurface irrigation, it was deemed that this hybrid approach would not be feasible. It should be noted that the project received no Water Supply points in the final scoring for the project from the SCW Scoring Committee. The biofiltration portions of the project in Parking Lot 5 remain the same as what was submitted with the original SCW application. Additionally, the cost of the project have significantly increased. The Exlterra GEPS is actually significantly less expensive than the subsurface irrigation system, however the costs of most of the materials and labor for the project have increased since the pandemic and so the cost to complete the project have increased significantly. The project has also seen delays in design due to primarily changes in the proposed project systems. In summary the LAPC Northeast Stormwater Capture and Biofiltration Project is being proposed to be modified from a stormwater capture and use project to stormwater capture and infiltration project. The water quality benefits remain the same as the original SCW application for the project.

Exlterra GEPS information attached to this form.

If applicable, list previously approved funding allocations/disbursements and revised funding request:

Note, if some or all of a previously Funded Activity cannot be completed as a result of the proposed modification, please include a description and indicate the amount of unused funds. Any unused funds should be reallocated and accounted for in your revised funding request. Attach additional pages, as needed.

SIP Fiscal Year	Approved Funding Allocations	Increase/ Decrease Requested	Revised Funding Request	Description/Phase/Status *If applicable, include description of unused funds*
21/22	$476,698			Design
23/24	$4,766,978			Construction
25/26		+$3,800,000		Construction
TOTAL	$5,243,676	$3,800,000	$9,043,676	

A: Approved Total Funding Allocations	$5,243,676
B: Revised Estimate of Total Funding from Regional Program	$9,043,676
Regional Program Funds Received to date	$476,698
Regional Program Expenditures to date	
Difference between B and A	$3,800,000
Percent change between B and A	172%

Would the additional funding request be the only option that would allow the project to be implemented? Please describe.	☒ YES
Due to significant increase of materials for the project, the project will only be able to be implemented if additional funds can be secured from Safe Clean Water. LACCD will be putting in additional funding for the project. The new total capital cost for the project is $19,244,715 which is an additional $9,710,760 of capital cost to complete the project. LACCD is planning to contribute an additional $5,910,760 (61% of the additional cost) and is looking to SCW for additional $3,800,000 (39% of the additional cost).	
Would delaying funding allocations impact the project's ability to be implemented? Please describe.	☒ YES
A delay of funding allocations will impact the project's ability to be implemented. LACCD is able to contribute an additional $5,910,760 for the project but no other funding is available from LACCD and so any delay in funding allocation for the project will impact the ability of the project to proceed.	
Would funding only a portion of the additional funding request impact the project's ability to be implemented? Please describe.	☒ YES
The project has already gone through value engineering to remove any unnecessary elements and so unless the full amount of additional funding requested can be secured the project cannot be implemented.	
Has the Recipient considered other funding sources? Please describe. Include type of funding, status, and amount.	☒ YES
The project has investigated other grant funding sources including the Caltrans Cooperative Partnership Program, the California Resources Agency Urban Greening Program, US Bureau of Reclamation Cooperative Watershed Program, and the US Bureau of Reclamation Environmental Water Resource Projects. Unfortunately these funding options did not exactly fit the proposed project or the grant funding has already been exhausted.	

If applicable, a description of difference in SCWP Anticipated Total Funding Request. As a reminder, annual funding is at the discretion of the WASC, ROC, and ultimately the Board of Supervisors. Attach additional pages, as needed.

The new total capital cost for the project is $19,244,715 which is an additional $9,710,760 of capital cost to complete the project. This is due to increase in materials costs for the project. The original cost estimate for the project was developed in 2020 during the pandemic. Unfortunately all materials costs have increased significantly since 2020. LACCD is planning to contribute an additional $5,910,760 (61% of the additional cost) and is looking to SCW for additional $3,800,000 (39% of the additional cost).

Brief description of Supporting Documentation provided. Please include any documentation needed to support benefits claimed by the modified Project or Study and confirm compliance with the Feasibility Study Guidelines.

No additional benefits are provided for the project but the project is in compliance with the SCW Feasibility Study Guidelines.

Contact information of persons who should be included in correspondence with the SCWP regarding this Project or Study. Attach additional pages, as needed.

Name	Title	Email Address
Don McLarty	Planning & Support Services Manager	don.mclarty@build-laccd.org
Mary Ann Breckell	LACCD Special Projects	BreckeMA@email.laccd.edu
Daniel Apt	LACCD Stormwater Consultant	dapt@olaunu.com

I certify the information and supporting documentation provided is accurate and true.	☒ YES
I certify the modified Project complies with all requirements described in the Feasibility Study Guidelines.	☒ YES
I understand this is a request and it is under the WASC's discretion to consider requested modifications.	☒ YES

Name Daniel Apt

Organization Olaunu (LACCD Stormwater Consultant)

Signature 

Date 10/31/24

FOR SCWP STAFF USE ONLY

Proposed Modifications to Projects or Studies:

	Status	Date
Scope/benefits of the modified Project or Study is **consistent** with the Project or Study included in the current fiscal year's SIP and proposed modifications were **approved** by the SCWP.	☐ YES	
Scope/benefits of the modified Project or Study **requires reapproval in the SIP**. **If yes, select all that apply**:	☐ YES	
Budget/schedule modifications would impact future SIP funding allocations. **If yes, select all that apply**:	☐ YES	
PMR was received **after** October 31 of a fiscal year and the PMR will be considered for approval during the preparation of **subsequent** SIP for the fiscal year after the next	☐ YES	-
Project or Study **abandoned** the proposed modifications	☐ YES	
Projector or Study was **withdrawn** from consideration by the WASC and shall issue repayment of unspent funds	☐ YES	
Proposed **scope/benefit** modifications were **recommended for approval** in the SIP	☐ YES ☐ NO ☐ N/A	
Modifications to the Project or Study's **funding allocations** were **recommended for approval** as identified in the SIP	☐ YES ☐ PARTIAL ☐ NO	

Proposed Modifications to Project Concepts:

	Status	Date
Proposed modifications were deemed **consistent** with the Project concept that was approved by the WASC, ROC and Board for inclusion in the SIP and can be addressed within the existing budget. SCWP staff will proceed to incorporate the proposed modification into the Feasibility Study immediately.	☐ YES	
Proposed modifications were deemed significant enough to result in a **significantly different** Project concept from the one approved by the WASC, ROC and Board for inclusion in the SIP. **If yes, select one:**	☐ YES	
SCWP staff to **discontinue** work on the Feasibility Study, return unused funds to be programmed in the SIP for the next fiscal year, and advise the proponent to submit the modified Project concept during the Call for Projects for a future fiscal year.	☐ YES	-
SCWP staff to **abandon** the proposed modifications and proceed with the Project concept included in the SIP.	☐ YES	-

WORLD INNOVATION

RAINWATER AND UNDERGROUND WATER MANAGEMENT

GEPS®

GROUNDWATER ENERGY PASSIVE SYSTEM

EXLTERRA


EXLTERRA
EXCELLENCE FOR EARTH

EXLTERRA

A VISION OF EXCELLENCE FOR THE EARTH

Founded by a researcher and an entrepreneur who share a passion for Earth, EXLTERRA is a company at the forefront of environmental technology.

Since 2013, we have filed numerous patents, demonstrated the value of our solutions and pushed the boundaries of innovation on three continents.

Every aspect of EXLTERRA's technology focuses on efficiency and sustainability; it stems from a deep understanding of nature's molecular working and surpasses traditional techniques.

Our solutions include rainwater and underground water management (EXLTERRA GEPS), nutrient regeneration of the soil (EXLTERRA NEPS), and soil chemical and radioactive decontamination (EXLTERRA NSPS).

We also build ground-breaking, ultralight inverted drills to install EXLTERRA products on the most fragile grounds, like a golf turf for example.

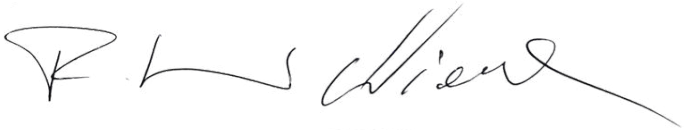
At EXLTERRA, we are obsessed with challenging every principle, every idea and every detail systematically to make sure we come up with simpler, more practical and more efficient products for you.

Scientist Andrew Niemczyk, Chief Technology Officer of EXLTERRA, and entrepreneur Frank Muller, Chief Executive Officer, in the Chernobyl Exclusion Zone in 2021 during the assessment of an EXLTERRA NSPS installation to decontaminate irradiated soil.

"Our mission is to understand and to use the forces of nature to improve the environment."

FRANK MULLER
CEO

ANDREW NIEMCZYK
CTO



MADE IN USA

WHY EXLTERRA GEPS?

A NEW SYSTEM THAT OUTPERFORMS TRADITIONAL DRAINAGE

The patented EXLTERRA GEPS technology revolutionizes rainwater and groundwater management. Completely invisible, it is installed with no trace or heavy work.

EXLTERRA GEPS durably solves water infiltration problems caused by poorly permeable or compacted soils, and balances groundwater flow.

This new generation of environmental solution is suitable for any type of soil—even clayey—and requires no energy, no maintenance, and no connection to any drainage and other dew points.

SUSTAINABLE, ECOLOGICAL, EFFICIENT

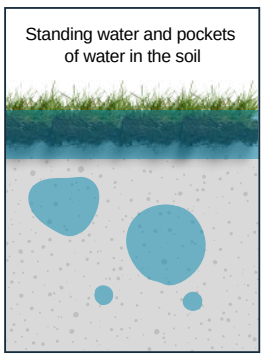
- > Superior to drainage in performance
- > Balances the natural cycle of water
- > No maintenance
- > No running costs
- > No energy consumption
- > Non-polluting ecological material
- > Totally invisible

HOW DOES IT WORK?

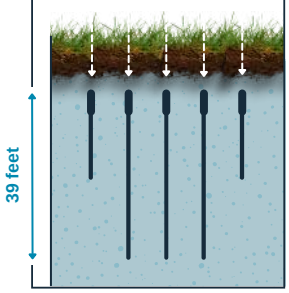
UNDERGROUND TUBULAR POLYS THAT INFILTRATE TEN TIMES MORE WATER

Waterlogging of land and lawns is preventable at last, and so is their drought. The new EXLTERRA GEPS extruded polys form an autonomous, dynamic and efficient underground network that naturally homogenizes the distribution of water in the soil.

WITHOUT GEPS



WITH GEPS



1) OPTIMIZED INFILTRATION

10x

During heavy rainfall, soil set with the EXLTERRA GEPS system will absorb water up to ten times faster than with a traditional drainage.

+

2) OPTIMIZED HYDRATION

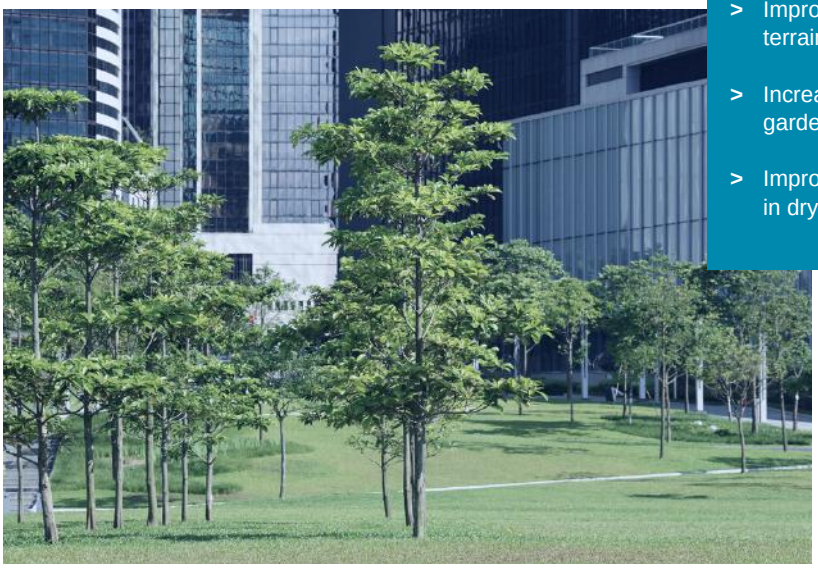
During dry periods, EXLTERRA GEPS extruded poly sections react conversely to push deeper soil moisture back to the surface.


PATENTED

CONTROLLING RAINWATER

MAXIMIZATION OF THE INFILTRATION RATE

The new EXLTERRA GEPS underground technology will effectively eliminate damage caused by heavy rainfall to civil works (roads, airport runways, etc.), sports and recreation grounds, as well as public and private gardens, parks and green spaces.



GOODBYE FLOODS AND YELLOW GRASS

- Elimination of flooded and hydro-saturated areas after heavy rainfall.
- Improved user comfort with firmer and less muddy terrain.
- Increased practicability of sports and leisure fields, gardens and green spaces.
- Improvement of greenery and the quality of lawns in dry periods.

> *"The good thing with EXLTERRA GEPS is that it works effectively in both directions: as a drainage in winter and as a system that pushesmoisture to the surface in hot weather, rehydrating soil and turf."*
>
> *Garry Delday, Maintenance Manager at Warwick School, England.*

> *"Since GEPS was installed, we have no more standing water. No traditional drainage system has allowed such a result. In addition, the soil now always has a good moisture level, even in dry periods."*
>
> *Guillaume Sajus, greenkeeper of the Golf-Club Domaine Impérial, Switzerland.*

CONTROLLING UNDERGROUND WATER

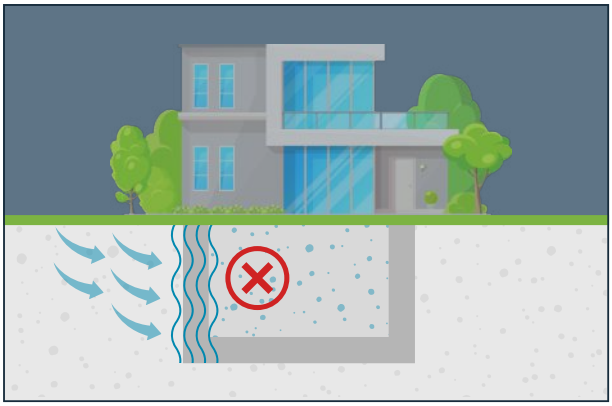
DIVERSION OF THE INVISIBLE FLOW

YOUR PROTECTIVE SHIELD

- The immediate and durable solution for wet foundations liable to flooding.
- No structural work required, no need to touch the foundations.
- No maintenance and no running costs.

EXLTERRA GEPS reduces hydrostatic pressure against building foundations and underground infrastructures. The pressure exerted by pockets of water, subterranean flows and the beating of groundwater tables which butt against foundations are dodged by homogenizing humidity throughout the soil.

FOUNDATIONS WITHOUT EXLTERRA GEPS

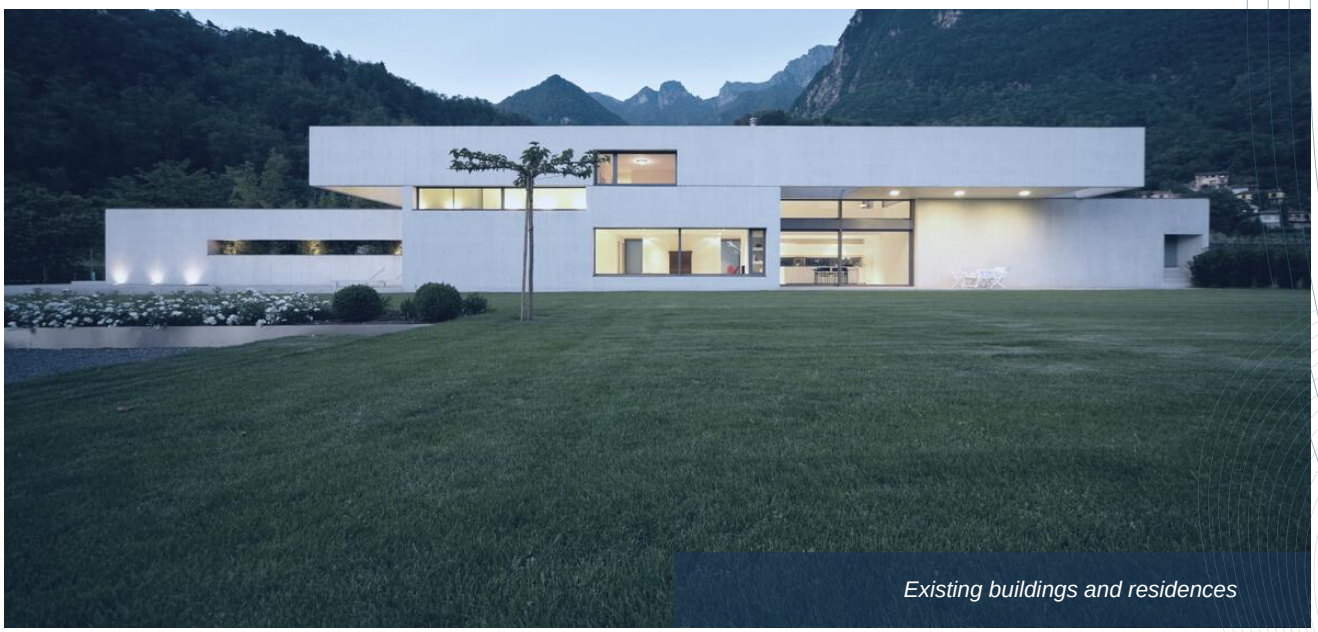


FOUNDATIONS WITH EXLTERRA GEPS

> *The EXLTERRA employees did a professional job and the installation left no mark in our garden.*
>
> *After six months we are happy to confirm that the EXLTERRA GEPS system has proven its worth for our house.*
>
> *We were even able to shut down backup pumps, which have since been removed, and despite pretty heavy showers in the spring, we had no humidity in our house.*
>
> *MS, residential owner in Switzerland*

EXLTERRA GEPS: WHO IS IT FOR?

EXISTING BUILDINGS AND NEW CONSTRUCTIONS

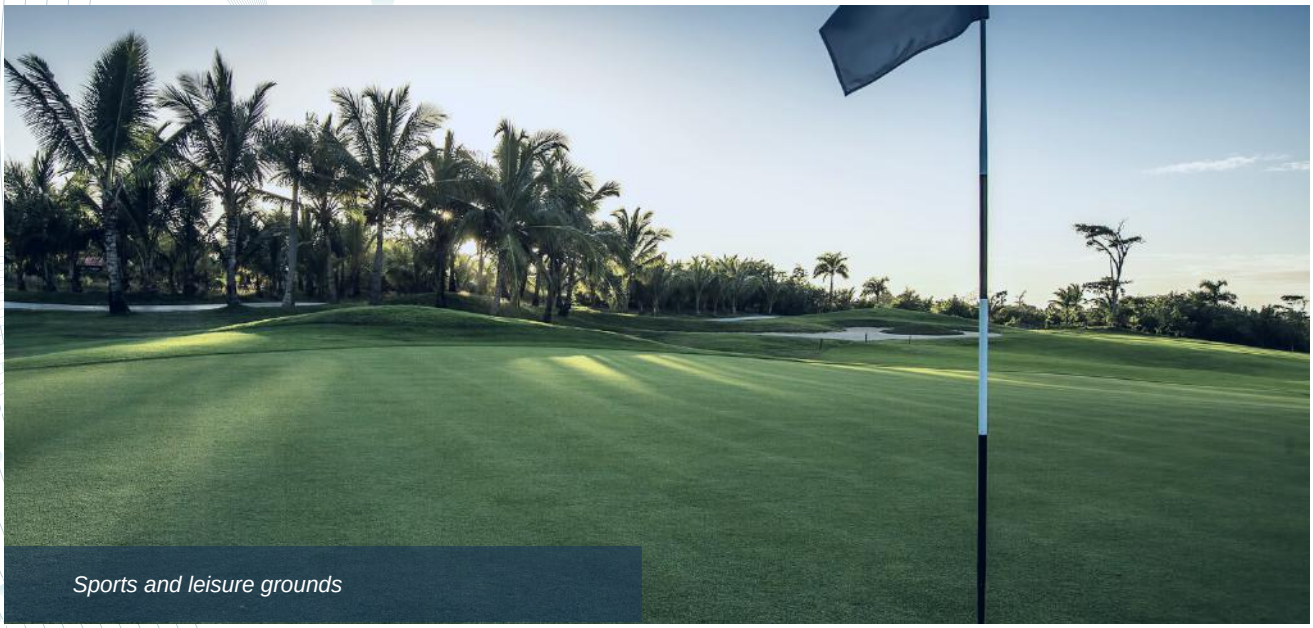


Existing buildings and residences

Residential or industrial constructions

EXLTERRA GEPS: WHO IS IT FOR?

PUBLIC INFRASTRUCTURE AND ENGINEERING OFFICES



Sports and leisure grounds

Civil engineering works

INSTALLING EXLTERRA GEPS AT HOME

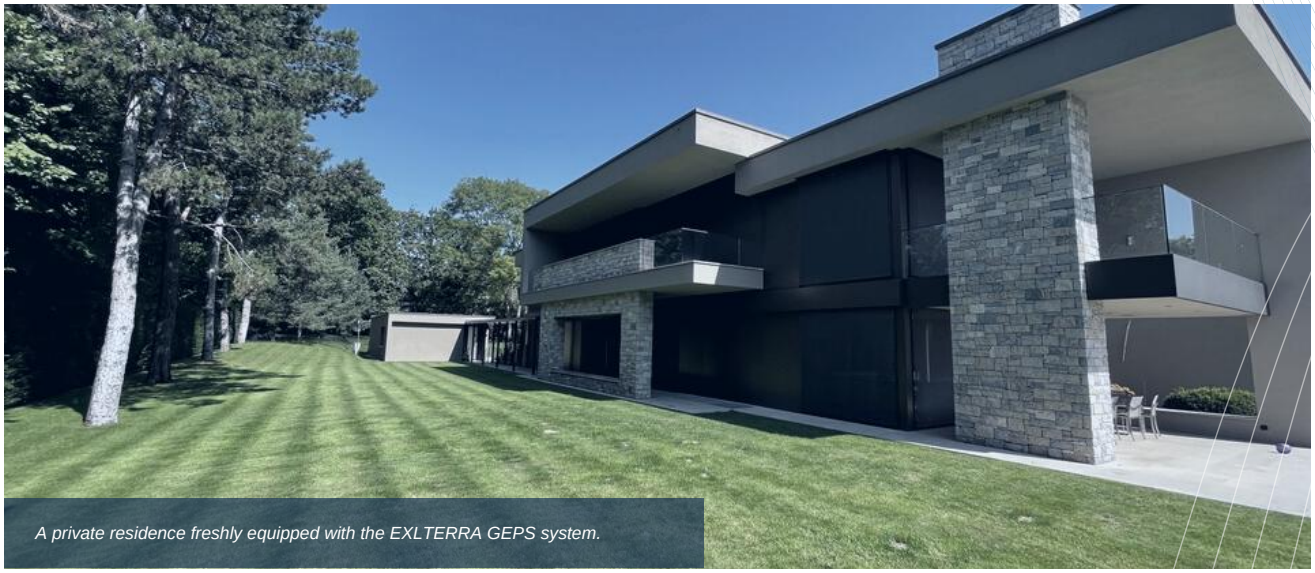
EVERY CHALLENGE HAS ITS SOLUTION

1 PROBLEM

On-site interview with an EXLTERRA certified expert to analyze and understand your situation.

2 SOLUTION

Development of a custom installation plan by our design office, including obstacles and specific topographic elements.



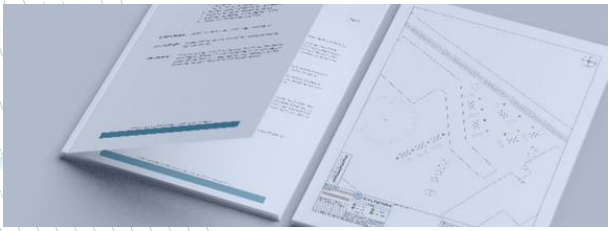
A private residence freshly equipped with the EXLTERRA GEPS system.

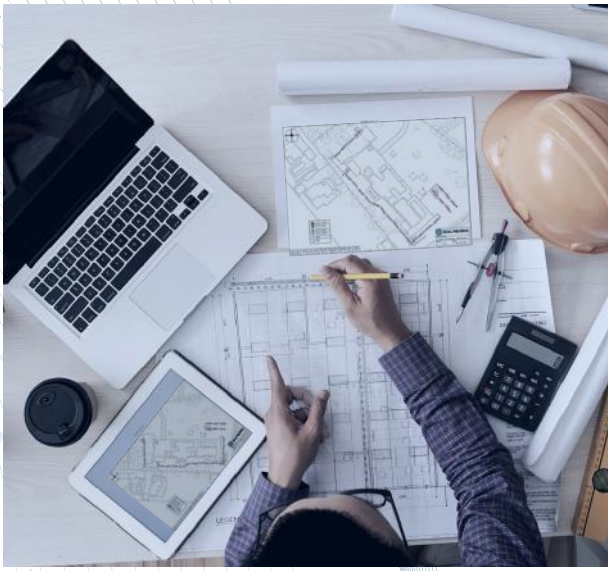
INSTALLING EXLTERRA GEPS AT HOME

A SWIFT, CUSTOM AND MARK-FREE INSTALLATION

3 PROPOSAL

Submission of a detailed offer by your EXLTERRA expert, also including the administrative and technical part of your installation.





4 INSTALLATION

100% INVISIBLE

EXLTERRA GEPS installation by approved professionals, using a drill rig specifically designed by EXLTERRA.

A tidy installation, invisible after just a few days.

CONTACT US

EXLTERRA, INC.
618 East 10 Mile Road
Hazel Park, MI 48030, USA
Tel: +1 (248) 268-2336
E-mail: info@exlterra.com

WWW.EXLTERRA.COM

SCAN THIS QR CODE TO READ AND
STORE THIS DOCUMENT DIGITALLY.

ATTACHMENT A: Project Modification Request (PMR) FORM

The purpose of this PMR form is to initiate the Project modification process and provide the District with information necessary to evaluate the Project modification request.

Regional Program	☑ Infrastructure Program Project ☐ Scientific Studies Program ☐ Technical Resources Program
Project/Study Name	Winery Canyon Channel and Descanso Gardens Stormwater Capture and Reuse Project
Project/Study Lead	Descanso Gardens Foundation
Watershed Area(s)	Upper LA River
Current Project Phase	Design
Approved Stormwater Investment Plan Fiscal Year	FY22-23
Transfer Agreement ID (e.g., 2020RPULAR52)	2022RPULAR05

Has Transfer Agreement or most recent Addendum been executed (i.e., signed by the project lead and the District)? ☐ Yes ☑ No

What type(s) of modification request?

☐ like-for-like modifications
☑ functionally equivalent BMP modifications
☐ modifications to Project or Study components that were not material to the WASC, ROC, or Board's decision to include the Project or Study in the SIP
☑ minor modifications to the budget or schedule of intermediate tasks where the total Funded Activity amount and Funded Activity completion date is unchanged
☐ change in primary or secondary objective
☐ change in Project benefits
☑ change in methodology (e.g., infiltration instead of diversion to sanitary sewer)
☐ decrease in BMP capacity
☐ change in Project or Study location
☐ change in capture area where benefits claimed are diminished or where there is a change in the municipalities that are receiving benefits
☐ updated engineering analysis resulting in a reduction of benefits claimed
☐ increase in Construction Cost or Life Cycle Cost greater than 10%
☐ increase or reallocation of annual funding distribution
☐ change in Funded Activity completion date
☐ other, please describe:

Impact on scope or benefits?

☐ Improved
☑ Neither
☐ Diminished
☐ Not Sure

Description of the proposed modification(s) and the reason(s) why the modification(s) is/are being proposed.

1) Project Scope Update:
Due to changes in project design and a new cistern location (approved through PMR 1 and PMR 2), ROW acquisition is no longer required for this project. Descanso Gardens respectfully requests to remove ROW acquisition from the project's Scope of Work.

2) Change in Methodology:
Recent site surveys showed clay soil at depth that will inhibit stormwater infiltration via vertical dry wells. Project designers propose the following like-for-like modifications to address soil condition:
- Replace dry wells in the Main Parking Lot with surface infiltration infrastructure (pre-cast porous pavement)
- Replace dry wells in the Auxiliary Parking Lot with a diversion of stormwater from the parking lot to the cistern

3) Minor Modifications in Schedule:
Descanso Gardens reviewed the interim task schedule in 2024-2026 to address updated permitting timeline associated with non-LA county agencies and like-for-like modifications that were previously approved by the Safe Clean Water Program. Please find attached the proposed schedule adjustments for interim tasks - the revised schedule will not affect the projected construction completion date.

If applicable, list previously approved funding allocations/disbursements and revised funding request:

Note, if some or all of a previously Funded Activity cannot be completed as a result of the proposed modification, please include a description and indicate the amount of unused funds. Any unused funds should be reallocated and accounted for in your revised funding request.

Fiscal Year	Approved Funding Allocations	Revised Funding Request	Description/Phase *If applicable, include description of unused funds*
Future Funding			
TOTAL			

A: SCWP Approved Total Funding Allocations	
B: Revised SCWP Anticipated Total Funding Request	
C: Difference between B and A	

If applicable, description of difference in SCWP Anticipated Total Funding Request. As a reminder, annual funding is at the discretion of the WASC, ROC, and ultimately the Board of Supervisors.

N/A

Brief description of Supporting Documentation provided.

Updated schedule of intermediate tasks in 2024-2026

I certify the information and supporting documentation provided is accurate and true.	☑ YES
I understand this is a request and it is under the WASC's discretion to consider requested modifications.	☑ YES

Name Juliann Rooke

Organization Descanso Gardens Foundation

Signature Juliann Rooke

Date 7/8/2024

FOR DISTRICT USE ONLY

Proposed Modifications to Projects or Studies:

	Status	Date
Modified Project or Study is **consistent** with the Project or Study included in the current fiscal year's SIP and proposed modifications were **approved** by the District.	☐ YES	
Modified Project or Study is **NOT consistent** with the Project or Study included in the current fiscal year's SIP. **If yes, select all that apply:**	☐ YES	
PMR was received **after** October 31 of a fiscal year and the PMR will be considered for approval during the preparation of **subsequent** SIP for the fiscal year after the next	☐ YES	-
For Infrastructure Program Projects, modified Project was sent to **Scoring Committee.** If yes, revised score:	☐ YES	
Project or Study **abandoned** the proposed modifications	☐ YES	
Projector or Study was **withdrawn** from consideration by the WASC and shall issue repayment of unspent funds	☐ YES	
Proposed modifications were **recommended for approval** in the SIP	☐ YES ☐ NO	

Proposed Modifications to Project Concepts:

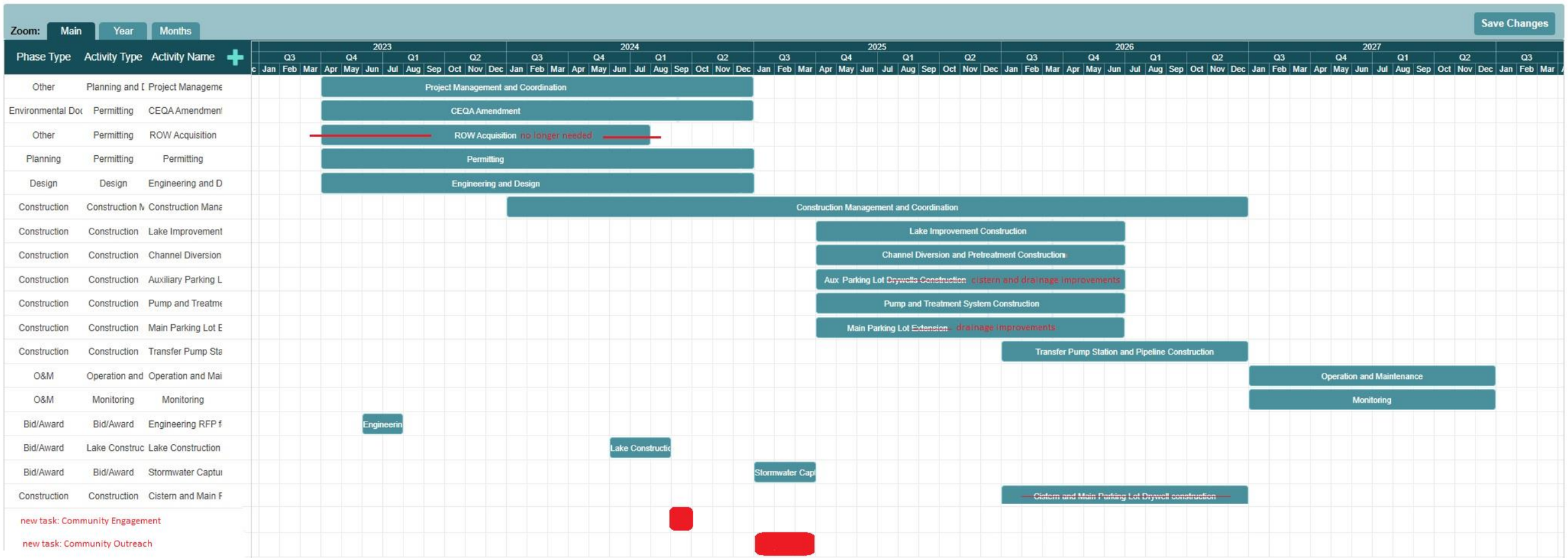
	Status	Date
Proposed modifications were deemed **consistent** with the Project concept that was approved by the WASC, ROC and Board for inclusion in the SIP and can be addressed within the existing budget. District will proceed to incorporate the proposed modification into the Feasibility Study immediately.	☐ YES	
Proposed modifications were deemed significant enough to result in a **significantly different** Project concept from the one approved by the WASC, ROC and Board for inclusion in the SIP. **If yes, select one:**	☐ YES	
District to **discontinue** work on the Feasibility Study, return unused funds to be programmed in the SIP for the next fiscal year, and advise the proponent to submit the modified Project concept during the Call for Projects for a future fiscal year.	☐ YES	-
District to **abandon** the proposed modifications and proceed with the Project concept included in the SIP.	☐ YES	-

Descanso Gardens Foundation

Winery Canyon Channel Stormwater Capture and Re-Use Project

Updated Timeline

July 8, 2024



Descanso Gardens

PROJECT NAME: Winery Canyon Channel and Descanso Gardens Stormwater Capture and Reuse Project

TRANSFER AGREEMENT: 2022RPULAR05

October 31, 2024

Dear Mr. Cobian and Mr. Tran,

Please find enclosed a Project Modification Form on behalf of the Descanso Gardens Foundation for the Winery Canyon Channel and Descanso Gardens Stormwater Capture and Reuse Project.

As Descanso Gardens is nearing the completion of the design and permitting phase of the above project, the engineering team recently focused on revising the budget that was submitted to the Safe Clean Water Program in the Feasibility Study in 2021. Despite our value engineering efforts, the project's construction costs have significantly increased due to material and labor shortages, inflation, prevailing wage and labor rate escalation. The total project cost is currently estimated at $20,755,000, including design, planning, construction, and the first year of operation and maintenance.

To ensure timely and efficient implementation of the Winery Canyon Channel and Descanso Gardens Stormwater Capture and Reuse Project, the Descanso Gardens Foundation respectfully requests the Los Angeles County Flood Control District increases its support by $3 million in 2025. The project is shovel ready and scheduled to start construction in June 2025, or soon after all the necessary permits are obtained. The additional funding from the District will provide partial relief for construction cost escalation.

The Foundation is committed to implementing the project on time as per the grant agreement with the Los Angeles Conty Flood Control District. Descanso Gardens continues to fundraise for the Stormwater Capture and Reuse Project through private donations and foundations, as well as to allocate additional leveraged funding from its operating budget. In the last 12 months, Descanso Gardens secured $3,569,000 from the California Wildlife Conservation Board towards Lake Improvements and $749,877 from the Gardens' operating fund towards the additional costs of design and pre-construction planning of the project.

The enclosed Project Modification Request provides a detailed report on updated project construction costs and leveraged funding status. It includes the following documentation:

- An updated project budget, based on the project's 90% design
- A detailed justification of construction costs increase
- An overview of leveraged funding status

Descanso Gardens

If you have any questions about the PMR, the project, or the updated budget, please do not hesitate to contact Somer Sherwood-White, Chief Advancement Officer, at ssherwood@descansogardens.org.

Thank you in advance for your consideration.

Sincerely,

Juliann Rooke

CEO

ATTACHMENT A: Project Modification Request (PMR) Form

The purpose of this PMR form is to initiate the Project modification process and provide the SCWP with information necessary to evaluate the Project modification request.

Regional Program	☑Infrastructure Program Project ☐Scientific Studies Program ☐Technical Resources Program
Project/Study Name	Winery Canyon Channel and Descanso Gardens Stormwater Capture and Reuse Project
Project/Study Lead	Descanso Gardens Foundation
Watershed Area(s)	Upper LA River
Current Project Phase	Design and Permitting
Estimated Completion Date of Funded Activity	Funded activity ends in December 2027,funds lapse in June 2028
Approved Stormwater Investment Plan Fiscal Year	FY 22-23
Transfer Agreement ID (e.g., 2020RPULAR52)	2022RPULAR05

Has the Transfer Agreement or most recent Addendum been executed (i.e., signed by the project lead and the District)? ☑ Yes ☐ No

What type(s) of modification request?

☐ like-for-like modifications

☐ functionally equivalent BMP modifications

☐ modifications to Project or Study components that were not material to the WASC, ROC, or Board's decision to include the Project or Study in the SIP

☐ reallocation of annual funding projections in the SIP, provided that the total amount of Regional Program funding for the Project or Study remains unchanged

☐ change in primary or secondary objective

☐ change in Project benefits

☐ change in methodology (e.g., infiltration instead of diversion to sanitary sewer)

☐ decrease in BMP capacity

☐ change in Project or Study location

☐ change in capture area where benefits claimed are diminished or where there is a change in the municipalities that are receiving benefits

☐ updated engineering analysis resulting in a reduction of benefits

☐ increase in community support

☐ reduction or withdrawal of community support

☑ change in amount or status of leveraged funding

☐ any modification resulting in an increase of the total amount of Regional Program funding for the Project or Study

☐ any modification resulting in a decrease of the estimated total amount of Regional Program funding for the Project or Study

☑ other, please describe:

Increase in project construction cost

Impact on scope or benefits?

☐ Improved

☐ Diminished

☑ Neither

☐ Not Sure

Description of the proposed modification(s), a comparison to the previously approved Project, and the reason(s) why the modification(s) is/are being proposed. Attach additional pages, as needed.

With the project design reaching the 90% Design milestone, the consultant team's Construction Cost Estimate was thoroughly updated and compared with the Feasibility Study budget projection performed in 2021. Construction costs in southern California have risen steadily and, in some cases, dramatically over the last five years. Despite our value engineering efforts, the project is incurring the following additional costs:

- Design, permitting, and pre-construction management costs increased by $749,877 (check overreported number in 2023)
- Total project cost increased from $8,958,600 to $20,754,494 due to material and labor shortages, inflation, prevailing wage and labor rate escalation. The updated budget reflects like-for-like modifications approved in PMR 1 and PMR 2 and value engineering of the project.

Primary factors related to these cost increases include:

1) Impacts from the COVID-19 Pandemic spanned from early 2020 to mid-2023, causing material and labor shortages across the globe, significantly increasing labor rates and material costs. As explained below, this drove annual inflation rates to all-time highs.
2)Per the California Construction Cost Index (CCCI), inflation from July 2021 to April 2024 was 22.7%. This is a compounded annual rate of about 7% for that time period. In preparation of the Construction Cost Estimate for the Feasibility Study in 2021 the annual national average escalation rate of 3% was used. This factor is responsible for approximately $1M of the additional cost.
3) Due to the high inflation rates experienced, the Bureau of Engineering (BOE) prepared a report to address construction cost increases and suggested inflation rates for project budgeting. The below chart is BOE's suggested inflation rates to use for future estimates:

July 1, 2022-June 30, 2023: Annual rate of 15%
July 1, 2023-June 30, 2024: Annual rate of 8%
July 1, 2024-June 30, 2025: Annual rate of 7%
July 1, 2025-June 30, 2026: Annual rate of 6%
July 1, 2026-June 30, 2027: Annual rate of 5%

4) According to RS Means Data, the contractor's costs for general conditions should range from 5 to 15% of the total cost -- with 10% as the standard allowance when estimating project costs.
5) For the 2021 Feasibility Study, a 5% cost estimate was used. For the 90% Design Cost Estimate, we used 10% per industry standards.
6)in the 2021 Feasibility Study, a relatively low construction contingency value of 10% was used. For the 90% Design Cost Estimate, a contingency value of 15% is used to more accurately plan for unknown aspects of project design.

If applicable, list previously approved funding allocations/disbursements and revised funding request:

Note, if some or all of a previously Funded Activity cannot be completed as a result of the proposed modification, please include a description and indicate the amount of unused funds. Any unused funds should be reallocated and accounted for in your revised funding request. Attach additional pages, as needed.

	SIP Fiscal Year	Approved Funding Allocations	Increase/ Decrease Requested	Revised Funding Request	Description/Phase/Status *If applicable, include description of unused funds*
	2023	$493,800			Planning and Engineering (nearing completion)
	2024	$588,076			Lake improvements construction (starting in 2025)
FY24-	2025	$1,663,068	~~$3,000,000~~	~~$4,663,068~~ $0	Stormwater Capture Construction (starting in 2025)
FY25-	2026	$3,913,656	$3,000,000	$6,913,656	Stormwater infiltration and parking lot construction
FY26-	2027	$190,000			First year of O&M and Monitoring
	TOTAL	$6,848,600	$3,000,000	$9,848,600	

A: Approved Total Funding Allocations	$6,848,600
B: Revised Estimate of Total Funding from Regional Program	$9,848,600
Regional Program Funds Received to date	$1,081,876
Regional Program Expenditures to date	$493,800
Difference between B and A	$3,000,000
Percent change between B and A	43%

Would the additional funding request be the only option that would allow the project to be implemented? Please describe.	☑ YES
To ensure timely and efficient implementation of this shovel-ready project, the Descanso Gardens Foundation respectfully requests the Los Angeles County Flood Control District increases its support of the Stormwater Capture and Reuse Project by $3 million in 2025. The additional funding in 2025 will allow Descanso Gardens to start project construction on time while continuing to actively fundraise for the remainder of construction costs in 2026 and 2027.	
Would delaying funding allocations impact the project's ability to be implemented? Please describe.	☑ YES
Delaying funding allocations may delay the completion date of the project as per the grant agreement with the Los Angeles County Flood Control District. Based on recent l abor and material cost escalation, the Foundation also anticipates further cost i ncreases if delaying project construction into 2026-2027.	
Would funding only a portion of the additional funding request impact the project's ability to be implemented? Please describe.	☐ YES
The additional funding ask of $3 million from the District will provide partial relief for construction cost escalation. Descanso Gardens is committed to the timely completion of the project and continues to fundraise through private donations and foundations.	
Has the Recipient considered other funding sources? Please describe. Include type of funding, status, and amount.	☑ YES
-The Descanso Gardens Foundation has secured additional State funding for the Lake Improvements component of the project: the California Wildlife Conservation Board has committed $3,569,869 towards the construction project. -In 2024, Descanso Gardens dedicated additional leveraged funding of $749,877 to cover the cost difference of design, permitting, and pre-construction management of the project. -If the District grants additional $3 million for this project, $4,287,017 will be left to raise. Potential funding sources include the Ahmanson Foundation, the Ralph Parsons Foundation, and the Rose Hills Foundation.	

If applicable, a description of difference in SCWP Anticipated Total Funding Request. As a reminder, annual funding is at the discretion of the WASC, ROC, and ultimately the Board of Supervisors. Attach additional pages, as needed.

The Descanso Gardens Foundation respectfully requests the Los Angeles County Flood Control District increases its support of the Stormwater Capture and Reuse Project by $3 million in 2025.

As described in the Project Modification description, construction costs have increased exponentially. The project's benefits and scope are remaining the same, and Descanso Gardens is committed to the timely completion of the project and continues to fundraise through private donations and foundations.

Brief description of Supporting Documentation provided. Please include any documentation needed to support benefits claimed by the modified Project or Study and confirm compliance with the Feasibility Study Guidelines.

Please find enclosed:

APPENDIX 1. An updated Stormwater Capture and Reuse Project budget that takes into account cost and labor escalation, inflation, and contingency, based on 90% design.

APPENDIX 2. Additional funding request and an overview of leveraged funding increase for this project.

Contact information of persons who should be included in correspondence with the SCWP regarding this Project or Study. Attach additional pages, as needed.

Name	Title	Email Address
Somer Sherwood-White	Chief Advancement Officer	ssherwood@descansogardens.org

I certify the information and supporting documentation provided is accurate and true.	☑ YES
I certify the modified Project complies with all requirements described in the Feasibility Study Guidelines.	☑ YES
I understand this is a request and it is under the WASC's discretion to consider requested modifications.	☑ YES

Name Juliann Rooke, CEO Organization Descanso Gardens Foundation

Signature Juliann Rooke Date 10.31.2024

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Proposed Modifications to Projects or Studies:

	Status	Date
Scope/benefits of the modified Project or Study is **consistent** with the Project or Study included in the current fiscal year's SIP and proposed modifications were **approved** by the SCWP.	☐ YES	
Scope/benefits of the modified Project or Study **requires reapproval in the SIP**. **If yes, select all that apply**:	☐ YES	
Budget/schedule modifications would impact future SIP funding allocations. **If yes, select all that apply**:	☐ YES	
PMR was received **after** October 31 of a fiscal year and the PMR will be considered for approval during the preparation of **subsequent** SIP for the fiscal year after the next	☐ YES	-
Project or Study **abandoned** the proposed modifications	☐ YES	
Projector or Study was **withdrawn** from consideration by the WASC and shall issue repayment of unspent funds	☐ YES	
Proposed **scope/benefit** modifications were **recommended for approval** in the SIP	☐ YES ☐ NO ☐ N/A	
Modifications to the Project or Study's **funding allocations** were **recommended for approval** as identified in the SIP	☐ YES ☐ PARTIAL ☐ NO	

Proposed Modifications to Project Concepts:

	Status	Date
Proposed modifications were deemed **consistent** with the Project concept that was approved by the WASC, ROC and Board for inclusion in the SIP and can be addressed within the existing budget. SCWP staff will proceed to incorporate the proposed modification into the Feasibility Study immediately.	☐ YES	
Proposed modifications were deemed significant enough to result in a **significantly different** Project concept from the one approved by the WASC, ROC and Board for inclusion in the SIP. **If yes, select one:**	☐ YES	
SCWP staff to **discontinue** work on the Feasibility Study, return unused funds to be programmed in the SIP for the next fiscal year, and advise the proponent to submit the modified Project concept during the Call for Projects for a future fiscal year.	☐ YES	-
SCWP staff to **abandon** the proposed modifications and proceed with the Project concept included in the SIP.	☐ YES	-

Descanso Gardens

APPENDIX 1. REVISED PROJECT BUDGET

PROGRAM DELIVERY COST ESTIMATE

Project Title	Winery Canyon Channel and Descanso Gardens Stormwater Capture and Re
Scope	Divert, capture, and treat stormwater runoff to achieve pollutant load reduction and for reuse within Descanso Gardens
Type of Cost Estimate	Class 5

Description	Unit	Quantity	Unit Price	Item Total
STOMWATER CAPTURE				
Diversion and Treatment				**$ 564,780**
Clearing and Grubbing	LS	1	$ 31,000	$ 31,000
Temporary BMPs and Work Area Delineation	LS	1	$ 10,000	$ 10,000
Temporary Dry-Weather Diversion in Winery Canyon Channel	LS	1	$ 60,000	$ 60,000
Side Channel Diversion	LS	1	$ 15,000	$ 15,000
Trash Rack at Channel	LS	1	$ 2,528	$ 2,530
Automatic Gate (Obermeyer Gate)	LS	1	$ 133,750	$ 133,750
Isolation Gate valve with Motor Actuator	LS	1	$ 40,000	$ 40,000
4'x4' Valve Vault	LS	1	$ 24,000	$ 24,000
Pretreatment Unit (CDS)	EA	1	$ 163,000	$ 163,000
18" DIP Diversion Pipe	LF	171	$ 500	$ 85,500
Cistern				**$ 4,864,310**
Traffic Control	LS	1	$ 15,000	$ 15,000
Demo Existing Light Poles, Pull Boxes, and Electrical Conduits	LS	1	$ 50,000	$ 50,000
Cistern Materials and Installation	LS	1	$ 4,764,310	$ 4,764,310
Level Indicator, Hydrocarbon Sensor	LS	1	$ 35,000	$ 35,000
Main Lot Improvements				**$ 239,300**
Temporary BMPs and Work Area Delineation	LS	1	$ 20,000	$ 20,000
Demo Ex AC Pavement	SF	3,817	$ 15	$ 57,260
Demo Existing Gutter	SF	300	$ 32	$ 9,600
Demo Existing V-Gutter	LF	143	$ 60	$ 8,580
Demo Existing Curb	LF	188	$ 40	$ 7,520
Excavation for AC Pavement Subgrade	CY	88	$ 125	$ 11,000
Class II Base for AC Pavement	CY	88	$ 62	$ 5,460
V-Gutter	LF	143	$ 125	$ 17,880
AC Pavement Restoration	SF	3,817	$ 9	$ 34,360
Curb and Gutter	LF	188	$ 130	$ 24,440
Precast Porous Concrete Gutter	SF	800	$ 54	$ 43,200
Pumping and Treatment				**$ 1,618,144**
Pump Station	LS	1	$ 170,000	$ 170,000
Electrical Conduits	LS	1	$ 111,680	$ 111,680
Electrical Pull/Junction Boxes	LS	1	$ 20,000	$ 20,000
Electrical Equipment Pad with Canopy	LS	1	$ 25,000	$ 25,000
480V Electrical Service	LS	1	$ 85,000	$ 85,000
Electrical MCC/Wiring	LS	1	$ 100,000	$ 100,000
SCADA PLC/Panel	LS	1	$ 40,000	$ 40,000
4" DIP Force Main	LF	752	$ 607	$ 456,464
Irrigation Treatment Skid System	LS	1	$ 610,000	$ 610,000
Auxiliary Lot Improvements				**$ 307,643**
demo pavement over cistern	EA	1	$ 42,812	$ 42,812
total ACP cost	EA	1	$ 38,531	$ 38,531
AC Pavement (Top Course Only for 4" FM Trench Restoration)	SF	1,094	$ 4	$ 4,380
Catch Basin	EA	3	$ 10,000	$ 30,000
8" HDPE Pipe	LF	109	$ 210	$ 22,890
12" HDPE Pipe	LF	45	$ 470	$ 21,150
3' DIA MH Junction Structure	EA	1	$ 42,000	$ 42,000
V Gutter	LF	847	$ 125	$ 105,880

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Description	Unit	Quantity	Unit Price	Item Total
LAKE IMPROVEMENTS:				
Lake Improvements (Lining)				$ 1,955,377
Dredge Sediment (dredge, dewater, remove; assume 3 ft of existin	CY	1,000	$ 280	$ 279,500
Regrade at edges (gentle slopes to permit water storage in the top	LF	2,010	$ 103	$ 207,299
Remove Existing Liner	SF	76,500	$ 1	$ 70,380
Install New Liner (60 mil textured HDPE) - Changed to a soil liner	SF	46,000	$ 3	$ 126,422
Aeration System (0.5 hp shore based compressor in a cabinet and	LS	1	$ 29,536	$ 38,397
Circulation System (four 0.5 hp pumps)	LS	1	$ 659,854	$ 725,839
Active wetlands - Edge Improvements (includes 2ft gravel media,	LS	1	$ 72,183	$ 72,183
Wetland Shelves (approx. 60% of top 2ft of lake; plant with emerg	LF	910	$ 187	$ 169,711
Floating wetlands	SF	1,550	$ 57	$ 110,438
Sediment bays (lined with large rock where surface drainage ente	EA	4	$ 38,802	$ 155,207
Lake Improvements (Perimeter)				$ 5,470,147
Lake perimeter walk (wood boardwalk w/rail at lake edge, 8ft wid	SF	2,400	$ 748	$ 1,795,347
Bridge across center of lake (wood bridge 100ft long, 8ft wide)	LF	100	$ 17,830	$ 1,782,965
Lighting Type 1 and Type 2	LS	1	$ 363,000	$ 363,000
Landscaping (8ft plant buffer along boardwalk)	LS	1	$ 946,895	$ 946,895
Wood deck with railing and 40'x60' pier	LS	1	$ 581,940	$ 581,940
Subtotal 1 (Construction Capital without Contingencies)				$ 15,019,701
General Conditions & Requirements, Mobilization - 5% of Subtotal (1)				$ 750,985
Escalation - 4% (6 mo of 2024), 7% (FY24/25) per year of Subtotal (5), used compound amount factor: (1+				$ 1,201,228
Subtotal 2 (GPR and Escalation)				$ 16,971,914
Construction Contingency, used 10%				$ 1,697,191
Total Estimated Construction Cost (Excluding Construction Mgmt and Support)				$ 18,669,105
Permit Allowance and CEQA Amendments				$ 358,825
CEQA Amendments (included in "Permit Allowance and CEQA Amendments" above				$ -
Project Right of Way - no longer applicable to Project				$ -
Design Phase Cost				$ 864,539
Pre-construction management				$ 67,225
Construction Phase Cost (was 8% of Subtotal 1; now fixed at original budget amount)				$ 604,800
Post Construction Cost - First Year of O&M				$ 122,000
Post Construction Cost - First Year of Monitoring				$ 68,000
Total Estimated Construction Delivery Cost				$ 20,754,494

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APPENDIX 2. ADDITIONAL FUNDING REQUEST AND LEVERAGED FUNDING OVERVIEW

To ensure timely and efficient implementation of the Winery Canyon Channel and Descanso Gardens Stormwater Capture and Reuse Project, the Descanso Gardens Foundation respectfully requests the Los Angeles County Flood Control District increases its support by $3 million in 2025.

Please see below the overview of SCWP's committed funding and leveraged funding that Descanso Gardens secured to date. The Foundation is committed to continue fundraising through private donations and foundations to implement the project on time as per the grant agreement with the Los Angeles County Flood Control District.

TOTAL PROJECT COST:	**$20,754,494**
LEVERAGED FUNDING:	**$6,618,877**
Planning and Engineering:	
Current Commitment by Descanso Gardens	$300,000
Additional Leveraged Funding from Descanso Gardens New	**$749,877**
Lake Improvements Construction:	
Current Commitment by Descanso Gardens	$2,000,000
Additional Leveraged Funding from Wildlife Conservation Board New	**$3,569,000**
COMMITTED SAFE CLEAN WATER PROGRAM FUNDING:	**$6,848,600**
Planning and Engineering:	
Current Commitment by Safe Clean Water Program	$493,800
Lake Improvements Construction:	
Current Commitment by Safe Clean Water Program	$588,076
Stormwater Capture Construction:	
Current Commitment by Safe Clean Water Program	$5,576,724
First Year of Monitoring Operation and Maintenance:	
Current Commitment by Safe Clean Water Program	$190,000
ADDITIONAL FUNDING REQUEST TO SCWP:	$3,000,000
LEFT TO RAISE BY DESCANSO GARDENS:	**$4,287,017**