

Report to Congress for Future Water Resources Development (WRRDA 7001) Submission Package

Proposal Name: City of Pico Rivera Community Impact Study

Submission Date: 08/28/2019

Proposal ID Number: ce81a085-4420-4012-b118-4c4b5e79d9f0

Purpose of Proposal: The City is requesting \$23 million during the Fiscal Year 2020 to provide an in-depth analysis of the impacts caused by the Whittier Narrows Dam Project which is proposed to prevent catastrophic flooding to 1 million people downstream of the Dam. The \$23 million requested by the City will study, provide project management and offer mitigation measures of the impacts caused by the main Dam construction project. The City anticipates that the cost of the impacts to be \$125.3 million dollars, however, this number will be refined as the City receives a detailed information from the Army Corps of Engineers. This estimated figure may be increased or decreased depending on the specific project scope. The impacts as described in the USACE's Environmental Impact Statement (EIS) include the construction of a 100-foot wide trench drain at the downstream toe of the Whittier Narrows Dam which will permanently remove this area from the City's lease agreement for Streamland Park and the Golf Course hence rendering these facilities inoperable. The EIS also identifies impacts to Rosemead Boulevard a main and only thoroughfare which leads north and south of the City. The EIS also identifies the removal of Sports Arena Drive which provides direct access to the Pico Rivera Sports Arena, a 60,000 seat arena providing a concert venue regionally. The City is requesting mitigation dollars to replace the recreational facilities which serve our minority community. The impacts that must be refined and addressed include: 1) Detailed report of the extent of impacts 2) Area map of potential effects 3) Construction schedule with phasing and sequencing 4) Information and requirements for a 408 permit, road improvements 5) Truck route plan, road closures and detours expected 6) Traffic Management plan for all streets impacted by the project and 7) Noise and Vibration impacts.

1. Administrative Details

Proposal Name: City of Pico Rivera Community Impact Study

by Agency: City of Pico Rivera

Locations: CA

POC Name:

POC Phone:

POC Email:

Date Submitted: 08/28/2019

Confirmation Number: ce81a085-4420-4012-b118-4c4b5e79d9f0

Supporting Documents

File Name	Date Uploaded
SKM-C454e19082716330.pdf	08/28/2019
Pico Rivera Dam Modification EIS Comment Letter 1.31.19.pdf	08/28/2019
SKM-C454e19082716330.pdf	08/28/2019

2. Provide the name of the primary sponsor and all non-Federal interests that have contributed or are expected to contribute toward the non-Federal share of the proposed feasibility study or modification.

Sponsor	Letter of Support
City of Pico Rivera(Primary)	The City of Pico Rivera seeks project authority for the impacted community and environmental resources in the City of Pico Rivera that serve the public interest. As referenced in the Army Corps of Engineers Dam Safety Modification Study’s Final Environmental Impact Statement in May 2019, Pico Rivera’s population will be severely impacted by the relocation and demolition of parks, a golf course, the sports arena, a campground and many roadways. It is our hope that we can work together to ensure these resources are either restored to their original condition or relocated. We look forward to continuing to work closely with you and exploring all options to keep our community as functional and vibrant as possible during and following the Whittier Narrows Dam Safety Project.

3. State if this proposal is for new feasibility study authority, a modification to an existing feasibility study authority, a modification to an existing USACE project authority, or a modification to an existing USACE Environmental Infrastructure Program authority. If it is a proposal for a modification to an existing study, project or program authority, provide the authorized water resources development feasibility study or project name.

[x] Modification to a USACE Project Authority : Whittier Narrows Dam Safety Modification Study

4. Clearly articulate the specific project purpose(s) of the proposed study or modification. Demonstrate that the proposal is related to USACE mission and authorities and specifically address why additional or new authorization is needed.

The City is requesting \$23 million during the Fiscal Year 2020 to provide an in-depth analysis of the impacts caused by the Whittier Narrows Dam Project which is proposed to prevent catastrophic flooding to 1 million people downstream of the Dam. The \$23 million requested by the City will study, provide project management and offer mitigation measures of the impacts caused by the main Dam construction project. The City anticipates that the cost of the impacts to be \$125.3 million dollars, however, this number will be refined as the City receives a detailed information from the Army Corps of Engineers. This estimated figure may be increased or decreased depending on the specific project scope. The impacts as described in the USACE's Environmental Impact Statement (EIS) include the construction of a 100-foot wide trench drain at the downstream toe of the Whittier Narrows Dam which will permanently remove this area from the City's lease agreement for Streamland Park and the Golf Course hence rendering these facilities inoperable. The EIS also identifies impacts to Rosemead Boulevard a main and only thoroughfare which leads north and south of the City. The EIS also identifies the removal of Sports Arena Drive which provides direct access to the Pico Rivera Sports Arena, a 60,000 seat arena providing a concert venue regionally. The City is requesting mitigation dollars to replace the recreational facilities which serve our minority community. The impacts that must be refined and addressed include: 1) Detailed report of the extent of impacts 2) Area map of potential effects 3) Construction schedule with phasing and sequencing 4) Information and requirements for a 408 permit, road improvements 5) Truck route plan, road closures and detours expected 6) Traffic Management plan for all streets impacted by the project and 7) Noise and Vibration impacts.

5. To the extent practicable, provide an estimate of the total cost, and the Federal and non-Federal share of those costs, of the proposed study and, separately, an estimate of the cost of construction or modification.

	Federal	Non-Federal	Total
Study	\$23	\$0	\$23
Construction	\$125	\$0	\$125

Explanation (if necessary)

Streamland Park -13-acre community park with 4 baseball fields, 1 basketball court, children’s play equipment, and over 9 acres of passive recreation space -Home to Pico Boys Baseball League since 1956, serving over 500 little leaguers annually -Restoration cost due to impact: \$18.3 Million Pico Rivera Golf Course -Constructed in 1965 as a 9-hole public community golf course with club house and driving range -Home to 18 junior golf organizations, serving over 700 boys and girls and 5 senior golf clubs serving 130 senior citizens -Restoration cost due to impact: \$11.1 Million Pico Rivera Sports Arena -6,000 seat rodeo arena, largest equestrian stadium in the country dedicated to Mexican rodeos -Concert venue for numerous prominent Latin recording artists with wide international recognition -Restoration and redevelopment: \$7 Million Bicentennial Park -Constructed in 1978 as part of the Sports Arena project as a 37-acre campground for recreational vehicles to complement the equestrian facilities -Prime location for development of multi-use passive and active recreational facilities, as well as watershed and storm water management facilities -Restoration and redevelopment: \$8.3 Million Rosemead Boulevard The City of Pico Rivera shall require restoration for Rosemead Boulevard, noise and vibration impacts, traffic management and enhancement. Restoration cost: \$8.6 Million As means of forecasting, we are including two properties that require acquisition and redevelopment funds to offset the loss of permanent recreational areas: -Property 1: 9569 K ruse Road, Pico Rivera CA 90660 -Approximate acquisition and redevelopment cost: \$21.0 Million -Property 2: Carlson Site -Acquisition and redevelopment cost: \$28.0 Million The City will require the assistance of an engineering firm to assist the City with project management to enter into a Master agreement. -Total project management fee anticipated: \$23 Million

6. To the extent practicable, describe the anticipated monetary and nonmonetary benefits of the proposal including benefits to the protection of human life and property; improvement to transportation; the national economy; the environment; or the national security interests of the United States.

The Project provides flood risk management and recreation. The Dam serves an important life safety function through the flood risk management purpose, protecting an estimated population at risk of 1.25 million with a population density of 2,645 people per square mile. The total estimated flood damages prevented from Fiscal Year (FY) 1982 to FY 2009 are \$4.7 billion, with average annual benefits of \$169 million (FY 2009 dollars) provided by the Project. The recreation area as a whole, according to the USACE's EIS, has an estimated visitation of 2.1 million people per year. Given the substantial flood risk and recreation benefits provided by the Project, in addition to the significant life-safety benefits associated with the Project, continued Federal investment to address the Dam safety issues is warranted. The City's request refers exclusively to mitigation efforts to lessen significantly the adverse effects by the proposed actions. The City of Pico Rivera tracks visitation at Streamland Park and Pico Rivera Municipal Golf Course. The City, through its concessionaire also tracks attendance at the Sports Arena and estimates that between 35,000 and 40,000 people visit annually. Further, per the USACE's EIS, Pico Rivera's minority population is approximately 96 percent. There is notable presence of both minority and low-income populations in the four cities surrounding the dam, which brings up concerns for environmental justice in and around the basin, and specifically, for Pico Rivera, which is most heavily impacted. Pico Rivera has approximately 102 acres of developed park and recreation and results in approximately 1.3 acres of parkland per 1,000 residents. Comparatively, Los Angeles County averages 3.3 acres per 1,000 (Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, 2016). Recreational land lost by the Whittier Narrows Dam Safety Project would further extenuate adverse environmental justice impacts to the Pico Rivera community.

7. Does local support exist? If 'Yes', describe the local support for the proposal.

Yes

Local Support Description

Sports leagues, organizations and clubs are extremely concerned about the future of Streamland Park, Golf Course, and Sports Arena. Additionally, we have garnered support from the following elected offices: -Congresswoman Linda Sanchez -Congresswoman Grace Napolitano -Senator Diane Feinstein -State Senator Bob Archuleta

8. Does the primary sponsor named in (2.) above have the financial ability to provide for the required cost share?

No

Primary Sponsor Letter of Support

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City of Pico Rivera
OFFICE OF THE CITY MANAGER

6615 Passons Boulevard · Pico Rivera, California 90660

(562) 801-4961

Web: www.pico-rivera.org · e-mail: scarmona@pico-rivera.org

City Council

Brent A. Tercero

Mayor

Gustavo V. Camacho

Mayor Pro Tem

Raul Elias

Councilmember

Gregory Salcido

Councilmember

Steven Carmona

City Manager

August 27, 2019

Col. Aaron Barta, District Commander
U.S. Army Corps of Engineers
915 Wilshire Boulevard
Los Angeles, CA 90017

Dear Colonel Barta:

I am writing to express my support of the Section 7001 proposal to modify the Whittier Narrows Dam Safety Modification Study. We are seeking project authority for the impacted community and environmental resources in the City of Pico Rivera that serve the public interest.

As referenced in the Army Corps of Engineers Dam Safety Modification Study's Final Environmental Impact Statement in May 2019, Pico Rivera's population will be severely impacted by the relocation and demolition of parks, a golf course, the sports arena, a campground and many roadways. It is our hope that we can work together to ensure these resources are either restored to their original condition or relocated.

We look forward to continuing to work closely with you and exploring all options to keep our community as functional and vibrant as possible during and following the Whittier Narrows Dam Safety Project.

Please find enclosed the Section 7001 application. If you have any questions, please don't hesitate to reach me directly at (562) 801-4405.

Best regards,

Steve Carmona
City Manager

cc: Lt. Colonel Scotty Autin, Deputy Commander
David Van Dorpe, Deputy Engineer

Additional Proposal Information

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Pico Rivera Dam Modification EIS Comment Letter 1.31.19.pdf



City of Pico Rivera

OFFICE OF THE CITY COUNCIL

6615 Passons Boulevard · Pico Rivera, California 90660 · (562) 801-4371
web: www.pico-rivera.org

BRENT A. TERCERO
Mayor

January 31, 2019

Mr. Eduardo T. De Mesa
Chief, Planning Division
U.S. Army Corps of Engineers, Los Angeles District
ATTN: Ms. Deborah Lamb (CESPL-PDR-L)
915 Wilshire Boulevard, Suite 930
Los Angeles, CA 90017

**RE: WHITTIER NARROWS DAM MODIFICATION STUDY
ENVIRONMENTAL IMPACTS STATEMENT
CITY OF PICO RIVERA COMMENT LETTER**

Thank you for the opportunity to review and comment on the Draft Whittier Narrows Dam Safety Modification Study Environmental Impact Statement (EIS). The Draft EIS evaluates the significance of environmental impacts resulting from the actions to improve the safety of Whittier Narrows Dam from very rare flood events. The City of Pico Rivera (Pico Rivera) will be significantly and adversely affected by the proposed actions. The U.S. Army Corps of Engineers (USACE) has determined that Risk Management Plan 5 (RMP 5), Protected Overtopping with Seepage Control outweigh the adverse environmental impacts or the risks of doing nothing.

Alternatives to the use of City facilities for staging and the raising of the roads should be vetted appropriately to eliminate cost of replacement and mitigation. The City is concerned with the recreational, economic, traffic, noise, and vibration impacts to the City. While USACE characterizes some of the adverse effects to be temporary, some of the impacts will occur permanently unless mitigated. Therefore, the timing of environmental commitments to reduce the significant impacts to residents in Pico Rivera is critically important.

The City Council and the City's lobbyist firm have been actively engaging Washington to mitigate impacts to City facilities. Throughout the past years, staff has met with state and congressional representatives to discuss the impacts to Streamland Park and the Golf Course. Staff will continue to seek support from representatives to mitigate all impacts including the closure of Sports Arena Drive which will impact future events at the Sports Arena.

USACE has been a great partner throughout the years and during this planning phase to ensure the safety of the Dam. However, the comment period is insufficient to properly and adequately address all of the City's concerns and determine the precise impacts to all facilities. The City also understands that the USACE has strict timelines in order to meet federal deadlines.

WHITTIER NARROWS DAM MODIFICATION STUDY
ENVIRONMENTAL IMPACT STATEMENT
CITY OF PICO RIVERA COMMENT LETTER
Page 2 of 4

As such, the City would like to negotiate a Master Agreement with USACE as soon as possible to work collaboratively with the planners, designers, and ultimately construction contractors to ensure that the environmental commitments are appropriately implemented.

The construction of a 100-foot wide trench drain at the downstream toe of the Whittier Narrows Dam will permanently remove this area from the City's lease agreement for Streamland Park and the Golf Course. The EIS also identifies impacts to the Sports Arena, Bicentennial Park, Rosemead Boulevard and Sports Arena Drive. The City of Pico Rivera requests a workplan that adequately addresses the following for each of the impacted areas:

1. Detailed report of the extent of impacts
2. APE (area of potential effect) Map
3. Construction schedule with phasing and sequencing for lay-down areas
4. Information and requirements for 408 permit, road improvements
5. Truck route plan, road closures and detours expected
6. Traffic Management plan for all streets impacted by the project
7. Noise and Vibration

Pico Rivera anticipates major impacts to Streamland Park, the Pico Rivera Golf Course and the Sports Arena and Sports Arena Drive. Inclusive, as described in page 5-129, the loss of the recreational areas during the construction phase will negatively impact existing parks within the City as there would be an increase in the use "...such that substantial physical deterioration of the facilities would occur or be accelerated". As the EIS indicates significant impacts to the mentioned areas, it is requested that Pico Rivera receive mitigation funding for replacement of the public areas as follows:

Streamland Park

- Public use since 1933, park developed in 1977
- 13-acre community park with 4 baseball fields, 1 basketball court, children's play equipment, and over 9 acres of passive recreation space
- Home to Pico Boys Baseball League since 1956, serving over 500 little leaguers annually
- USACE land, leased to the City of Pico Rivera
- Approximate restoration cost due to impact: **\$18.3 Million**

Pico Rivera Golf Course

- Constructed in 1965 as a 9-hole public community golf course with club house and driving range
- Home to 18 junior golf organizations, serving over 700 boys and girls
- Home to 5 senior golf clubs serving 130 senior citizens
- USACE land, leased to the City of Pico Rivera
- Approximate restoration cost due to impact: **\$11.1 Million**
 - Related construction impacts: construction staging and lay-down areas, trench drain, berms, retaining structures

- Related restoration features: soft costs, buildings and equipment, grading and golf course construction

Pico Rivera Sports Arena

- 6,000 seat rodeo arena, largest equestrian stadium in the country dedicated to Mexican rodeos
- Concert venue for numerous prominent Latin recording artists with wide international recognition
- USACE land, leased to the City of Pico Rivera
 - Approximate restoration and redevelopment: **\$7 Million**

Bicentennial Park

- Constructed in 1978 as part of the Sports Arena project as a 37-acre campground for recreational vehicles to complement the equestrian facilities
- Campground was closed in 1998
- The Park is a prime location for development of multi-use passive and active recreational facilities, as well as watershed and storm water management facilities
- USACE land, leased to the City of Pico Rivera
 - Approximate restoration and redevelopment: **\$8.3 Million**

Rosemead Boulevard

In addition to the mentioned larger impacts, the City of Pico Rivera shall require restoration for Rosemead Boulevard, noise and vibration impacts, traffic management and enhancement. We anticipate initiating a PSR (project study report) to identify the impacts associated to this important road. The PSR will take into account all traffic, LOS conditions and sub-standard features. Once the Dam project has been completed, Rosemead Boulevard should be improved to current standard.

- Approximate restoration cost: **\$8.6 Million**

As means of forecasting, we are including two properties that require acquisition and redevelopment funds to offset the loss of permanent recreational area due to the construction of the trench drain and accelerated deterioration to other park facilities due to the closure of Streamland Park, Golf Course and impacts to the Sports Arena.

- Property 1: 9569 Kruse Road, Pico Rivera CA 90660 – Approximate acquisition and redevelopment cost: **\$21.0 Million** (potential recreation area)
- Property 2: Carlson Site, southwest quadrant of Beverly Boulevard and I-605 – Approximate acquisition and redevelopment cost: **\$28.0 Million** (potential recreation area)

As this is a highly complex project with many facets, the City will require the assistance of an engineering firm to assist the City with project management to enter into a Master agreement.

- The total project management fee anticipated for this is **\$23 Million**.

WHITTIER NARROWS DAM MODIFICATION STUDY
ENVIRONMENTAL IMPACT STATEMENT
CITY OF PICO RIVERA COMMENT LETTER
Page 4 of 4

The City is requesting a total mitigation cost of **\$125.3 Million**. Attached to this letter is a detailed breakdown of the funding mitigation request.

Pico Rivera is recognized by USACE as a minority and a statistically low-income community. That said, Environmental Commitment EJ-3 does not go far enough to actually minimize the harm of eliminating the adverse removal of recreational opportunity in an environmental justice community.

Pico Rivera would appreciate assurances that the environmental commitments are included in planning for procurement and management of the construction contractors. These include the environmental commitments listed in Earth Resources, Water Resources, Air Quality, Cultural Resources, Hazardous, Toxic, and Radioactive Wastes, Traffic and Transportation, Esthetics, Utilities, and Public Health and Safety. The Master Agreement would provide Pico Rivera the means to ensure that any changes proposed to city streets, including lane and road closures, have been designed and constructed to the City's standards. Pico Rivera would like to see Environmental Commitments TT-2 through TT-5 (*Traffic Safety Management Plan*) revised to include language ensuring that to the extent appropriate, local jurisdictions will be consulted to ensure that proposed changes are consistent with local standards.

We thank USACE for their continued support to the City and anticipate that future collaboration will achieve the safety of the community while also mitigating the project associated impacts. Should you have any questions and to schedule a meeting to discuss the Master Agreement, please call Julia Gonzalez, Deputy Director at (562) 801-4447.

Respectfully,



Brent A. Tercero
Mayor

Enclosure: Detailed Cost Breakdown (Exhibit 1-6)

Range of Magnitude Cost Estimate for
Pico Rivera USACE - Dam Restoration
Project

24-Jan-19

STREAMLAND PARK

EXHIBIT 1

Agreement - Program Costs	description/unit type	no.	qty	units	rate	sub-tot	Range
USACE construction repurpose							
Demolition			566,000	sf	2.5	\$1,415,000	
Clearing & Grubbing			420,000	sf	2	\$840,000	
Grading - Site Preparation				LS		\$55,000	
Temporary Roads - Construction				LS		\$220,000	
Total:						\$2,530,000	

New Park							
Basketball Court	2 courts		25,000	sf	7	\$175,000	
Open Areas	all inclusive		380,000	sf	9	\$3,420,000	
Soccer Fields	2 fields		187,000	sf	13	\$2,431,000	
Baseball Fields	4 fields		145,000	sf	10	\$1,450,000	
Supporting Facilities	all inclusive			LS		\$1,200,000	
Passive recreation	decorative-landscape		425,000	sf	8.5	\$3,612,500	
Play Areas	all inclusive		25000	sf	5	\$125,000	
Total:						\$12,413,500	

Sub-Total Sub-Contractor Costs						\$14,943,500	
Soft Costs							
Contractor Fee					10%	\$1,468,000	
Project Management Fee					4%	\$578,000	
Design Fee					7%	\$1,000,000	
Permits and Approvals					2%	\$289,000	
Sub-Total Hard plus Soft Costs						\$3,335,000	
TOTAL PROJECT COST - USD						\$18,278,500	

Range of Magnitude Cost Estimate for
Pico Rivera USACE - Dam Restoration
Project

EXHIBIT 2

24-Jan-19

Golf Course

Agreement - Program Costs							Range
description /unit	type	no.	qty	units	rate	sub-tot	
USACE construction repurpose							
Demolition			480,000	sf	2.5	\$1,200,000	
Clearing & Grubbing			245,000	sf	2	\$490,000	
Grading - Site Preparation				LS		\$55,000	
Temporary Roads - Construction				LS		\$220,000	
Total:						\$1,965,000	

New Golf Course							
Special Grading and Mobilization			250,000	sf	7	\$1,750,000	
Drainage			118,000	sf	9	\$1,062,000	
Rough/Finish Shaping			85,000	sf	13	\$1,105,000	
Bunker Construction			71,500	sf	10	\$715,000	
Bridges/Cart Paths				LS		\$658,000	
Support Facilities			65,000	sf	14	\$910,000	
Irrigation			55,000	sf	8.5	\$467,500	
Lakes/Water features/Maturation			110,000	sf	5	\$550,000	
Total:						\$7,217,500	

Sub-Total Sub-Contractor Costs						\$9,182,500	
Soft Costs							
Contractor Fee					10%	\$827,250	

Range of Magnitude Cost Estimate
Pico Rivera USACE - Dam
Restoration Project

EXHIBIT 3

24-Jan-19

Sports Arena

Agreement - Program Costs	description/unit type	no.	qty	units	rate	sub-tot	Range
Existing Arena Repurpose (Option 1 - Bring up to code compliance)							
Existing Façade Renovation	masonry façade & structure repair	18,000		sf	45	\$810,000	\$40 - \$50
Fabric Canopy & Event Deck	structure and fabric	31000		sf	75	\$2,325,000	\$60 - \$90
Plaza enclosures (ticketing, etc.)	enclosure & conditioning	6000		sf	95	\$570,000	\$80 - \$110
Plaza Toilets	enclosure & fixtures	3000		sf	160	\$480,000	\$150 - \$170
Elevator to event deck	1 hydraulic elevator	1	1	ea	100000	\$100,000	
Stairs to event deck	steel stairs structure	1	2	ea	20000	\$40,000	
Plaza Hardscape/Landscape	decorative paving/landscape	1	1	al	200000	\$200,000	
Singage & Branding	wayfinding & branding signage	1	1	al	70000	\$70,000	\$50,000 - \$90,000
MEP Services	electric, lights, water, sewer	1	1	al	220000	\$220,000	\$50,000 - \$90,000
Total:						\$4,595,000	\$4M - \$5M
Sub-Total Sub-Contractor Costs						\$5,000,000	
Soft Costs							
Contractor Fee					10%	\$500,000	
Project Management Fee					4%	\$200,000	
Design Fee					7%	\$350,000	
Permits and Approvals					2%	\$75,000	
Sub-Total Hard plus Soft Costs						\$6,125,000	
Design and Construction					15%	\$918,750	
TOTAL PROJECT COST - USD						\$7,043,750	\$7M

Range of Magnitude Cost Estimate for
Pico Rivera USACE - Dam Restoration
Project

EXHIBIT 4

24-Jan-19

Bicentennial Park

Agreement - Program Costs							Range
descr ption/ unit	type	no.	qty	units	rate	sub-tot	
USACE construction repurpose							
Demolition			220,000	sf	2.5	\$550,000	
Clearing & Grubbing			145,000	sf	2	\$290,000	
Grading - Site Preparation				LS		\$55,000	
Temporary Roads - Construction				LS		\$65,000	
Total:						\$960,000	

New Park							
Special Grading and Finish			645,000	sf	4	\$2,580,000	
Drainage			118,000	sf	9	\$1,062,000	
Rough Finish			85,000	sf	8	\$680,000	
Campground Prep			71,500	sf	9	\$643,500	
Passive Recreation				LS		\$289,000	
Irrigation			55,000	sf	8.5	\$467,500	
Support Facilities			45,000	sf	11	\$495,000	
Total:						\$6,217,000	

Sub-Total Sub-Contractor Costs						\$7,177,000	
Soft Costs							
Contractor Fee					5%	\$358,850	
Project Management Fee					3%	\$215,310	

Range of Magnitude Cost Estimate for
Pico Rivera USACE - Dam Restoration
Project

EXHIBIT 5

24-Jan-19

Beverly Boulevard, Carlson Site, Kruse
Site and Project Management

description/unit type	no.	qty	units	rate	sub-tot	Range
USACE construction repurpose						
Rosemead BLVD - restoration		12,000	lf	255	\$3,060,000	
Traffic Management/Mitigation		20,000	lf	125	\$2,500,000	
Temporary Roads		8,500	lf	125	\$1,062,500	
Staging			LS		\$250,000	
Noise & Vibration		20,000	lf	85	\$1,700,000	
				Total:	\$8,572,500	
Property Acquisition - Re-purpose						
9569 Kruse Rd - acquisition		658,000	sf	1	\$12,587,000	
re-purpose		628,000	sf	14	\$8,792,000	
Carlson Site - acquisition		830,000	sf	1	\$17,500,000	
re-purpose		745,000	sf	14	\$10,430,000	
				Total:	\$49,309,000	
Sub-Total Sub-Contractor Costs					\$57,881,500	
Soft Costs						
Contractor Fee				12%	\$6,945,780	

Range of Magnitude Cost Estimate for
Pico Rivera USACE - Dam Restoration
Project

24-Jan-19

Beverly Boulevard, Carlson Site, Kruse
Site and Project Management

EXHIBIT 5

Project Management Fee					10%	\$5,788,150	
Design Fee					7%	\$4,051,705	
Permits and Approvals					4%	\$2,315,260	
USACE - Pico Rivera MOU/Agreement						\$2,500,000	
Engineering Support						\$1,400,000	
Sub-Total Hard plus Soft Costs						\$23,000,895	
TOTAL PROJECT COST - USD						\$80,882,395	

TOTAL MITIGATION FUNDING REQUEST

EXHIBIT 6

FACILITY	COST
Streamland Park	\$ 18.3
Golf Course	\$ 11.1
Sports Arena	\$ 7.0
Bicentennial Park	\$ 8.3
Rosemead Boulevard	\$ 8.6
Property 1: Kruse Property 9569 Kruse Road	\$ 21.0
Property 2: Carlson Site (southwest quadrant of Beverly Boulevard and I-605)	\$ 28.0
City Project Management	\$ 23.0
	\$ 125.3 million

Additional Proposal Information

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August 27, 2019

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We look forward to continuing to work closely with you and exploring all options to keep our community as functional and vibrant as possible during and following the Whittier Narrows Dam Safety Project.

Please find enclosed the Section 7001 application. If you have any questions, please don't hesitate to reach me directly at (562) 801-4405.

Best regards,

Steve Carmona
City Manager

cc: Lt. Colonel Scotty Autin, Deputy Commander
David Van Dorpe, Deputy Engineer