



LOS ANGELES SECTION, REGION 9

San Bernardino & Riverside Counties Branch

FOUNDED 1953

Outstanding Project Awards

OUTSTANDING PRIVATE SECTOR CIVIL ENGINEERING PROJECT (Please select the category or categories below that are applicable to your project)

Project Name: East Valley Water District Administration Building & Corporate Yard Design Build Project

Project Address or Location: 31111 Greenspot Road, Highland, California 92346

Project Owner Name or Company: East Valley Water District

Contact Person: John Mura, General Manager/CEO

Address: 31111 Greenspot Road, Highland, California 92346

Phone: (909) 885-4900 e-mail: john@eastvalley.org

On a separate sheet of paper, please describe the project, including any special features, innovations, and challenges. Consider all phases of the project, including planning, design, construction, and operation maintenance. Include information on the environmental impacts and public benefits of the project, a color photograph of the project and any articles from trade journals or newspapers about the project.

OUTSTANDING PUBLIC SECTOR CIVIL ENGINEERING PROJECT (Please select the category or categories below that are applicable to your project)

Project Name:

Project Address or Location:

Project Owner Name or Company:

Contact Person:

Address:

Phone: e-mail:

On a separate sheet of paper, please describe the project, including any special features, innovations, and challenges. Consider all phases of the project, including planning, design, construction, and operation maintenance. Include information on the environmental impacts and public benefits of the project, a color photograph of the project and any articles from trade journals or newspapers about the project.

Award Category for ASCE Region 9 Consideration (please check (✓) all that apply)

Table with 2 columns: checkbox, category (Airports & Ports Project, Architectural Engineering Project, Bikeways & Trails Project, Bridge Project, Community Improvement Project, Construction Project, Energy Project)

Table with 2 columns: checkbox, category (Environmental Engineering Project, Flood Management Project, Geotechnical Project, Historical Renovation Project, Parks & Recreation Project, Roadway & Highway Project, Small Project)

Table with 2 columns: checkbox, category (Structural Engineering Project, Sustainable Engineering Project, Transportation Project, Urban or Land Development Project, Water Project, Water/Wastewater Treatment Project)

(The following must be completed with each nomination)

THIS NOMINATION HAS BEEN SUBMITTED BY:

Name: Douglas B. Sawyer

Title: Senior Vice President & Area Manager

Employer: Parsons Brinckerhoff

Address: 451 East Vanderbilt Way, Suite 200, San Bernardino, CA 92408

Phone: (909) 888-1106 e-mail: SawyerD@pbworld.com

All nomination forms and supporting documents are the property of the San Bernardino & Riverside Counties Branch and may be used at the Branch's discretion. Submittals will not be returned.

Please complete one form for each nomination.

**PARSONS  
BRINCKERHOFF**

April 30, 2014

# ASCE AWARD SUBMITTAL

*San Bernardino & Riverside Counties Branch*

*East Valley Water District*

## **ADMINISTRATION BUILDING & CORPORATE YARD** *Design Build Project*

*Outstanding Private Sector Civil Engineering Project Category*



East Valley Water District Administration Building & Corporate Yard Design Build Project

## Project Description

As a result of East Valley Water District's (District) growing population and master plan for future growth, the District sought to provide a New Headquarters combining all District functions into one location serving the needs of its customers for the next 50 years. This facility was envisioned to provide efficient and effective services while elevating the level of service for all customers and the community.

The new 34,440 square foot headquarters and corporate yard campus serves as a valuable community resource. The design incorporates a strong civic front, welcoming visitors and customers upon their approach to the headquarters. A comprehensive way-finding system guides visitors through visual displays provide rich historical context for the District.

## Special Features

In combination with landscaping and prominent water features, a harmony of materials and textures ideally marry the building with the local environment. Derived from the craftsman style era, the use of wood, stone, metal, and glass celebrate the worth of skilled labor, a prominent characteristic of the District. Interiors evoke that same American Craftsman styling with a rustic feel, blending elements such as recycled metal and glass with natural materials like wood, stone and leather, to create a warm, inviting space. The incorporation of earth tones and rich detailed materials bring the outdoors into the working environment.

The inviting lobby and reception area for visitors and customers also serves as an impromptu assembly area for before, during and after board meetings. The boardroom provides an outdoor overflow space with a trellised patio overlooking the adjoining demonstration gardens and views to surrounding orange groves.

Other spaces include a staff lounge that converts into an emergency operations center, wellness center and collaboration areas with connection to the outdoors. Special attention was paid to incorporating ample daylighting. Oversized windows and skylights harvest natural light and views for their positive effect on all employees and customers. Every room and circulation space has access to natural light, directly or borrowed.

## Project Phases (Planning, Design, Construction, Operation/ Maintenance)

The Design Build team led in-depth visioning sessions that incorporated input from a variety of stakeholder groups including board members, district administrators, representatives from each department, and support staff. These sessions, along with focus groups, one on one interviews, site tours and on-site design charettes helped determine specific facility needs and an understanding of a functioning administration Headquarters for a 60-year-old water district. Key findings from this input encouraged the team to:

1. Design a facility that considers the historic context of:
  - 7 Oaks Dam and Bridge, the original North Folk Ditch stone wall construction, orange groves with original irrigation trench and the surrounding San Bernardino Mountains.

*Nestled at the base of the San Bernardino National Forest, the new District headquarters takes its influence from the natural landscape. Buildings are oriented to take full advantage of the surrounding vistas while rustic materials and a warm, earthy color palette reflect the natural setting.*

## Innovations

- Saved owner \$120,000 in City development impact fees
- Used innovative water quality and construction techniques, including pervious concrete

## Challenges

- Project was completed two months ahead of schedule
- Fifteen month start to finish schedule, including entitlements, environmental processing, design, permitting, construction and move-in operations.

2. Combine all District functions into one location to improve efficiency by aiding communications between departments, promoting interaction and collaboration.
3. Create synergy and flexibility for the new headquarters to grow as the surrounding community expands.
4. Incorporate sustainability and energy efficiency throughout the facility
5. Design a facility to serve as a community resource and facilitate community outreach by:
  - Enhancing customer experience and making visitors feel welcomed
  - Providing educational exhibits and historic displays
  - Promoting citizen involvement and supporting community events and fellow Water Districts
  - Showcasing water conservation past and present with demonstration gardens that promote conservation technologies and feature local planting exhibits

## Environmental Impacts

The site is near the Santa Ana River and the surrounding land is owned by the San Bernardino Valley Water Conservation District (SBVWCD). SBVWCD maintains a series of large water recharge basins to the south and west of the project site. The District headquarters will contribute to the goals of water recharge in two ways. First, EVWD is working with the San Bernardino Valley Municipal Water District (SBVMWD) on the delivery of raw water from their 78" transmission main that runs along the north boundary of the District site. This raw water will supply a concrete-lined storage pond that will be used to irrigate the on-site landscaping and landscaping along the Greenspot Road frontage. Surplus raw water will continue to flow downstream to the west where it will be captured and infiltrated in a series of five natural on-site basins as part of the District's water recharge goals. Any overflow from the on-site basins will continue to the west into one of the main water recharge basins maintained by SBVWCD. It is estimated the water recharge from this source will reach 660 acre-feet annually.

Secondly, the on-site drainage system is designed to capture and infiltrate storm water runoff in both existing and new on-site retention basins. Four main basins will be able to capture and infiltrate the runoff from significant storm events and thus add to the total water recharge volume that the project will deliver. As described later, the volume of water captured will be up to the 5-year storm event.

Another required element of the project is to address storm water quality and storm water quantity. In order to meet the requirements of San Bernardino County's water quality management plan and NPDES MS4 permit, Parsons Brinckerhoff developed a storm water management strategy that incorporates site design, source control and treatment control best management practices (BMPs) for the treatment of water quality and the reduction of storm water volumes.

Three types of BMPs were integrated into the project. Pervious pavement, biofilters and infiltration basins. The project installed 14,500 square feet of concrete pervious pavement within parking stalls distributed throughout the site. We selected highly effective areas to reduce surface runoff and promote infiltration of storm water. Biofiltration was used as a disconnection BMP in the north Administration parking lot and the Operations yard parking lot to provide retention of storm water and treatment through an engineered soil media of sand and humic compost. These areas, known as porous landscape detention areas, filter and retain flows within the bioretention strata. Storm runoff that is not captured by the source control BMPs will end up draining into retention basins located south of the development where water will infiltrate into the subsurface soils.

## Public Benefits

In conjunction with the demonstration garden and water-wise planting and irrigation that is being used on the site, the District intends to use the site features for the education of school children and adults in the areas of water conservation, storm water management and efficient landscape planting and irrigation. The site can be used to show the history of water in the area, the citrus grove, water irrigation features, infiltration basins, irrigation water storage pond, and other features as part of educational guided tours. The photo at the right shows a water fountain that depicts the nearby Seven Oaks flood control dam.





*North Side of Administration Building - Main Entrance*



*Lobby Reception Area*



*Customer Service Counter*



*Water Feature and Board Room Patio*



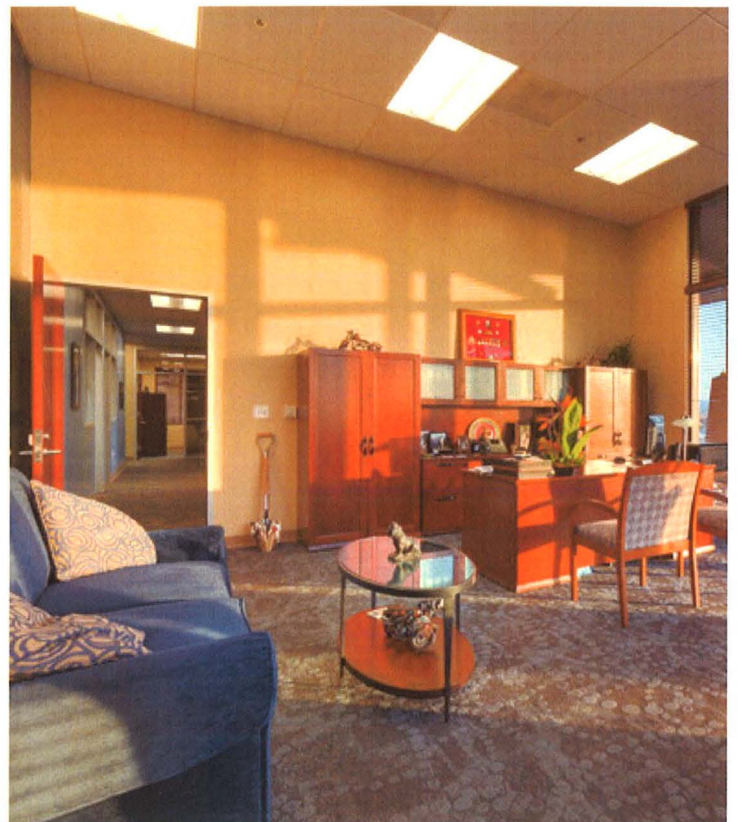
*South Side of Administration Building with Outdoor Seating*



*EVWD Board Room, with Strong IT Features*



*Standard Interior Work Areas*



*General Manager's Office*



*North Parking Area with Pervious Concrete Pavement*



*Architectural Treatments on Front of Administration Building*