County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

July 10, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

DEPARTMENT OF PUBLIC WORKS:
ANCHORAGE 47 DOCK REPLACEMENT PROJECT
APPROVE CAPITAL PROJECT, PROJECT BUDGET, AND
RELATED APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 88987
(FOURTH DISTRICT) (4 VOTES)

SUBJECT

Approval of the recommended actions will establish a Capital Project for the Anchorage 47 Dock Replacement Project, find the landside utilities repairs and upgrades included as part of the Project categorically exempt from the California Environmental Quality Act, and authorize the Director of Public Works, or her designee, to proceed with design of the Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the landside utilities repairs and upgrades included as part of the Anchorage 47 Dock Replacement Project are categorically exempt under the California Environmental Quality Act for the reasons stated in this letter and in the record of the Project.

2. Approve the Anchorage 47 Dock Replacement Project, Capital Project No. 88987, and approve the total Project budget of $12,250,000, funded by the proceeds from issuance of Tax-Exempt Commercial Paper and the Department of Beaches and Harbors' Anchorage 47 Marina Fund.

3. Approve the appropriation adjustment to transfer $500,000 from the Department of Beaches and Harbors' Operating Budget to the Capital Projects/Refurbishment Budget to fund the design costs for the Anchorage 47 Dock Replacement Project.

4. Instruct the Chief Executive Officer, in collaboration with the Treasurer and Tax Collector, to develop financial recommendations to fund the remaining cost for the Anchorage 47 Dock Replacement Project.

5. Authorize the Director of Public Works, or her designee, to proceed with design of the Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish a Capital Project for the Anchorage 47 Dock Replacement Project (Project), find the landside utilities repairs and upgrades included as part of the Project categorically exempt from the California Environmental Quality Act (CEQA), and authorize the Director of Public Works (Public Works), or her designee, to proceed with design of the Project.

On April 19, 2011, the Board approved the redevelopment plan for all County-owned and operated docks adjacent and proximate to Burton Chace Park, including the County operated docks at Parcel 47 constructed in 1973 and privately operated docks at a portion of Parcel 44 constructed in 1967, together known as Anchorage 47. On November 3, 2011, the California Coastal Commission approved the County's redevelopment plan. The Department of Beaches and Harbors (Beaches and Harbors) will return to the Board to exercise the option to buy back leased waterside portion of parcel 44 prior to the award of the construction contract for the proposed Project.

The proposed Project is currently comprised of 13 docks with 330 boat slips. The proposed Project will replace the existing aged and outdated dock system in Anchorage 47 with 11 reconfigured docks and will result in a net reduction of 77 boat slips (total 253 slips) in order to comply with the latest accessibility standards contained in the Americans with Disabilities Act for public marina facilities and the California Department of Boating and Waterways Design Guidelines. In addition, the proposed Project will repair and upgrade the landside utilities (water, fire protection, power, and sewer) to accommodate the reconfigured dock system. Construction of the new dock system will be conducted in three consecutive phases, with no more than one-third of the docks under construction at any one time, to minimize impact to the boaters.

Following completion of the construction, documents, and jurisdictional approvals tentatively scheduled for March 2013, we will return to the Board to recommend the adoption of plans and specifications, and authorization to advertise for construction bids. Construction of the proposed Project is scheduled to be completed by September 2014 using a qualified construction contractor through the County's competitive low-bid process.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by investing in public infrastructure that will enhance cultural and recreational opportunities for County residents and visitors by replacing the dock system at Anchorage 47 in Marina del Rey.

FISCAL IMPACT/FINANCING

The total Project cost, including plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, and County services, is currently estimated at $12,250,000. The Project Schedule and Budget Summary are detailed in Attachment A.

Approval of the attached appropriation adjustment (Attachment B) will transfer $500,000 from Beaches and Harbors' Operating Budget to the Fiscal Year 2012-13 Capital Projects/Refurbishment Budget under Capital Project No. 88987 to fund the design costs for the Project.

Once the final Project budget has been determined and prior to the award of the construction contract for the proposed Project, we will develop a financing plan with the Treasurer and Tax Collector for the balance of the proposed Project budget and return to the Board with recommendations.

Operating Budget Impact

Beaches and Harbors does not anticipate any one-time, start-up costs or an increase in ongoing maintenance and operational costs as a result of the Project.

The slip rental revenue is anticipated to remain stable during construction as impacted boaters will be relocated to other County-operated anchorages in the Marina rather than having their leases terminated. Revenue is expected to increase once the dock replacement is complete since the new docks will command higher rents and maintain a higher occupancy rate.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Construction of the proposed Project will require permits from the U.S. Army Corps of Engineers, California Coastal Commission, and the Los Angeles Regional Water Quality Control Board, which will be acquired by Beaches and Harbors with support from Public Works.

Pursuant to the Board's Civic Art Policy adopted on December 7, 2004, as amended on December 15, 2009, the proposed Project is exempt from the Civic Art Policy funding allocation requirement because the Project involves public infrastructure improvements.

ENVIRONMENTAL DOCUMENTATION

On April 19, 2011, the Board approved the redevelopment plan for the County-owned docks adjacent to Burton Chace Park, including Anchorage 47, and determined that the removal and replacement of the boat docks is categorically exempt from CEQA. The repair and upgrade of the landside utilities (water, fire protection, power, and sewer) for the proposed Project is also categorically exempt from CEQA, as it is within a class of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301(b), (d), and (l) of the State CEQA Guidelines, and Classes 1(c), (e), and (h), of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The landside utilities, repairs, and upgrades for the proposed Project involve negligible or no expansion of existing use. Additionally, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

Design of the proposed Project will be handled by Noble Consultants, Inc., through one of Beaches and Harbors' as-needed harbor engineering consultant services contracts.

Construction of the proposed Project will be completed by a qualified construction contractor through the County's competitive low-bid process.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Construction of the proposed Project will impact boaters whose rental slips are being replaced within the Project. However, the County owns and operates other public docks in Marina del Rey that will remain available, and impacted boaters will be relocated to these other docks during construction. Also, boaters who occupy slips in those portions of Anchorage 47, not subject to the construction, will continue to have access to their boat slips. In addition, construction of the new dock system will be conducted in three consecutive phases, with no more than one-third of the docks under construction at any one time, to minimize the impact to the boaters.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; Beaches and Harbors; and Public Works, Project Management Division I.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
DKM:AC:zu

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Beaches and Harbors
Public Works

ATTACHMENT A
July 10, 2012

DEPARTMENT OF PUBLIC WORKS: ANCHORAGE 47 DOCK REPLACEMENT PROJECT APPROVE CAPITAL PROJECT, PROJECT BUDGET, AND RELATED APPROPRIATION ADJUSTMENT CAPITAL PROJECT NO. 88987

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	01/31/2013
Jurisdictional Approvals	03/28/2013
Construction Award	06/27/2013
Construction Start	07/15/2013
Substantial Completion	09/30/2014
Final Acceptance	11/27/2014

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	$ 0
Construction	
Low Bid Construction Contract	$ 9,500,000
Job Order Contract	0
Change Orders	950,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense	0
Telecomm Equip – Affixed to Building	0
Civic Arts	0
Other:	0
Subtotal	$10,450,000
Programming/Development	$ 0
Plans and Specifications	$ 475,000
Consultant Services	
Site Planning	$ 0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	50,000
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental (Biological Surveys)	75,000
Legal	0
Construction/Change Order	0
Other: Agency Permit Support Services	25,000
Subtotal	$ 150,000
Miscellaneous Expenditures	$ 20,000
Jurisdictional Review/Plan Check/Permits	$ 50,000
County Services	
Code Compliance and Quality Control Inspection	$ 350,000
Design Review	50,000
Design Services	0
Contract Administration	100,000
Project Management	500,000
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	65,000
ISD Countywide Contract Compliance Section	40,000
Other: ISD Procurement Services	0
Other: DPW Design Division Support Services	0
Subtotal	$ 1,105,000
TOTAL	**$12,250,000**

ATTACHMENT B
July 10, 2012

DEPARTMENT OF PUBLIC WORKS: ANCHORAGE 47 DOCK REPLACEMENT PROJECT APPROVE CAPITAL PROJECT, PROJECT BUDGET, AND RELATED APPROPRIATION ADJUSTMENT CAPITAL PROJECT NO. 88987

APPROPRIATION ADJUSTMENT

(See Attachment)

ATTACHMENT A
July 10, 2012

DEPARTMENT OF PUBLIC WORKS: ANCHORAGE 47 DOCK REPLACEMENT PROJECT APPROVE CAPITAL PROJECT, PROJECT BUDGET, AND RELATED APPROPRIATION ADJUSTMENT CAPITAL PROJECT NO. 88987

I. PROJECT SCHEDULE

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Change Orders	950,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense	0
Telecomm Equip – Affixed to Building	0
Civic Arts	0
Other:	0
Subtotal	$10,450,000
Programming/Development	$ 0
Plans and Specifications	$ 475,000
Consultant Services	
Site Planning	$ 0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	50,000
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental (Biological Surveys)	75,000
Legal	0
Construction/Change Order	0
Other: Agency Permit Support Services	25,000
Subtotal	$ 150,000
Miscellaneous Expenditures	$ 20,000
Jurisdictional Review/Plan Check/Permits	$ 50,000
County Services	
Code Compliance and Quality Control Inspection	$ 350,000
Design Review	50,000
Design Services	0
Contract Administration	100,000
Project Management	500,000
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	65,000
ISD Countywide Contract Compliance Section	40,000
Other: ISD Procurement Services	0
Other: DPW Design Division Support Services	0
Subtotal	$ 1,105,000
TOTAL	**$12,250,000**

ATTACHMENT B
July 10, 2012

DEPARTMENT OF PUBLIC WORKS: ANCHORAGE 47 DOCK REPLACEMENT PROJECT APPROVE CAPITAL PROJECT, PROJECT BUDGET, AND RELATED APPROPRIATION ADJUSTMENT CAPITAL PROJECT NO. 88987

APPROPRIATION ADJUSTMENT

(See Attachment)

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BA FORM 09/09

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 055

DEPARTMENT OF BEACHES AND HARBORS

June 21, 2012

AUDITOR-CONTROLLER:
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2012-13

4 - VOTES

SOURCES	USES
BA Detail - See Attachment I	BA Detail - See Attachment I

SOURCES TOTAL: $ 1,000,000

USES TOTAL: $ 1,000,000

JUSTIFICATION

Reflects a $500,000 increase in appropriation in the Anchorage 47 Dock Replacement Project (CP#88987) to fund the design costs for the project. The appropriation increase is fully offset by an increase in Marina ACO fund by transferring funds from the trust fund account # UJ5 established for the annual operation, repair, maintenance and replacement of the Anchorage 47 docks and premises.

Adriana Zarate-Lee

AUTHORIZED SIGNATURE Adriana Zarate-Lee, Head, Financial Services

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR —

- [ ] ACTION
- [x] RECOMMENDATION

- [x] APPROVED AS REQUESTED
- [ ] APPROVED AS REVISED

AUDITOR-CONTROLLER BY Karen Shikuma

B.A. NO. [redacted] 002 June 21 2012

CHIEF EXECUTIVE OFFICER BY [signature]

June 27 2012

SEND 6 COPIES TO THE AUDITOR-CONTROLLER