



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

August 08, 2017

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:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29 August 8, 2017

LORI GLASGOW
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
MARINA DEL REY BOATHOUSE REFURBISHMENT PROJECT
APPROVE REVISED BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7061; CAPITAL PROJECT NO. 88939
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

The recommended actions will find the project within the scope of the previous exemption findings under the California Environmental Quality Act, and approve the revised project budget and Appropriation Adjustment for the Marina del Rey Boathouse Refurbishment project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions are within the scope of the previous findings of exemption for the project under the California Environmental Quality Act.
2. Approve the revised project budget of \$7,307,000 for the Marina del Rey Boathouse Refurbishment project.
3. Approve the Appropriation Adjustment to transfer \$900,000 from the Services and Supplies Marina Accumulative Capital Outlay Fund to fund the revised budget for the Marina del Rey Boathouse Refurbishment project, Capital Project No. 88939.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will find the project within the scope of the previous exemption findings under the California Environmental Quality Act (CEQA), and approve the revised project budget and Appropriation Adjustment for the Marina del Rey Boathouse Refurbishment project.

The Boathouse is a 3-story, approximately 6,000-square-foot building located in Marina del Rey's Burton Chace Park and is operated and maintained by the Department of Beaches and Harbors. The Boathouse renovation improves and expands accessibility for persons with disabilities throughout the 3-story building and adjacent park amenities, and involves a complete seismic retrofit of the building structure and pile foundation system. The renovation work also includes reconfiguring the interior floor plans for more efficient office and public meeting use space and reconfiguring the exterior roof deck as a public viewing and event area; replacing the existing elevator; repairing and upgrading the electrical, plumbing, and mechanical systems; adding a fire sprinkler system; remodeling the restroom facilities; repairing and upgrading the interior finishes; and installing new modular open-office furniture. The facility houses the Water Awareness, Training, Education, and Recreation (WATER) program, which provides year-round classes in sailing, kayaking, and general water safety for children from all areas of the County.

On December 1, 2015, the Board approved the current project with a budget of \$6,407,000 and authorized Public Works to deliver the project using a Board-approved Job Order Contract (JOC). The project consists of renovation of the Boathouse building and construction of various site improvements to provide improved access and circulation around Burton Chace Park and the adjoining waterfront and promenade.

The Boathouse building renovation work began in April 2016 and is ongoing with anticipated completion by August 2017. However, during the renovation work, several existing building, utility, and site deficiencies were discovered that were unforeseen. The building structural framing and roof structure, including the wood framing, beams, columns, and plywood sheathing, were extensively damaged from termite infestation and moisture from exposure to the harsh coastal environment over the years, and more extensive repairs, reinforcement, and/or complete replacement of these damaged elements was needed to maintain the structural integrity and extend the service life of the building. In addition, some of the exterior building finishes could not be repaired and had to be replaced, including deteriorated window and door frames and exterior plaster finishes. The concrete floors of the building were damaged and uneven and had to be repaired and leveled to accept the new floor finishes and to meet current Americans with Disabilities Act (ADA) requirements. Existing plumbing and sewer lines serving the building were corroded and had to be replaced. The existing fire alarm system was inoperable and needed to be replaced, and a new dedicated underground fire water service line had to be installed from the parking lot to the building to serve the new fire sprinkler system. The existing railing on the roof deck was inadequately supported and had to be reinforced and properly anchored to the building structure for public safety.

The change order contingency in the project budget has been used to address these unforeseen conditions, but it is anticipated that an additional \$400,000 will be needed to help cover the costs.

The scope for the adjoining Burton Chace Park site improvements is designed in accordance with Beaches and Harbor's latest established design guidelines and standards for the Marina. The site improvements will include resurfacing and restriping of the parking lot and reconstruction of enhanced pedestrian walkways, landscaping improvements, and a trash enclosure in the parking lot

area for the Boathouse. As part of the site improvements, the existing promenade walkway along the southern side of Burton Chace Park will be extended in front of the Boathouse to connect to the public parking lot on Parcel 77. This walkway extension will enhance the waterfront, add new and safer pedestrian access to the park and Boathouse, and incorporate ADA compliant paths of travel.

Based on the completed design, the current estimated cost for the site improvements designed to the latest design guidelines is \$1,500,000, which is \$500,000 more than the original allocated budget for the site improvements. Construction of the site improvements is anticipated to begin in September 2017 after completion of the building renovation, and will be completed by February 2018.

Beaches and Harbors has identified additional funding in the amount of \$900,000 to cover the additional costs associated with the building renovation and site improvements.

Upon completion of the improvements, the renovated Boathouse, parking lot, and park area will comply with all current ADA requirements and building seismic code standards. The facility will house Beaches and Harbors' Boating Section, Recreation Section, and WATER Program Lifeguard staff; and will provide space for community meetings, private events, and educational classes. Also, the facility will continue to serve as the WATER Program's youth sailing class headquarters and will also serve as a kayak rental location for the public.

Green Building/Sustainable Design Program

The project will support the Board's Green Building/Sustainable Design Program by incorporating water-efficient plumbing fixtures and energy-efficient mechanical and electrical equipment and fixtures as part of the renovated Boathouse building, and pervious concrete pavers for the new enhanced walkways and bio-retention basins as part of the new landscaping to infiltrate stormwater runoff from the resurfaced parking lot and enhanced walkway areas.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provisions of Strategy II.2, Support the Wellness of our Communities, and Objective II.2.2, Expand Access to Recreational and Cultural Opportunities. The recommended actions support the Strategic Plan by investing in public infrastructure that will enhance cultural and recreational opportunities for County residents and visitors.

FISCAL IMPACT/FINANCING

The revised project budget, including design, consultant services, plan check, construction, and County services, is estimated at \$7,307,000, which is \$900,000 more than the previously Board-approved project budget of \$6,407,000.

Approval of the enclosed Appropriation Adjustment will transfer \$900,000 from the Services and Supplies Marina Accumulative Capital Outlay Fund to fully fund the revised budget for the Marina del Rey Boathouse Refurbishment project, Capital Project No. 88939. The project is entirely funded by the Marina Accumulative Capital Outlay Fund.

Operating Budget Impact

Following completion of the project, Beaches and Harbors does not anticipate any one-time, start up costs and will fund the additional associated maintenance and operational costs with existing budgetary resources from its Operating Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project was presented to and approved by the Marina del Rey Design Control Board in March 2015.

In accordance with the Board's Civic Art Policy as amended on August 11, 2015, the project budget includes 1 percent of design and construction costs allocated to the Civic Art Fund (\$45,000).

ENVIRONMENTAL DOCUMENTATION

On February 2, 2010, and November 17, 2015, respectively, the Board found the project and subsequent project revisions categorically exempt from CEQA. The exemptions included Sections 15301(a), (d), (f), and (l); 15303(e); 15304(b); and 15311 of the State CEQA Guidelines and corresponding sections of the County's Environmental Document Reporting Procedures and Guidelines. Notices of Exemption were filed with the Registrar-Recorder/County Clerk. The work to address damage and deterioration discovered at the Boathouse building includes interior and exterior alterations, restoration and rehabilitation of deteriorated and damaged structures, addition of health and safety protection devices, and location of new small equipment in small structures and is, therefore, within the scope of the previous findings of exemption for the approved project.

CONTRACTING PROCESS

Public Works utilized in-house staff and Board-approved, as-needed consultants to complete the project design, and is carrying out the construction of the building renovation and the site improvements using Board-approved JOCs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

The Boathouse is currently closed to the public and will remain closed until completion of the building renovation in August 2017. Beaches and Harbors and Lifeguard relocated functions and events from the Boathouse to other nearby County facilities in the Marina. Burton Chace Park will remain open and accessible to the public and occupancy and use of the renovated Boathouse will be maintained during construction of the site improvements, and the contractor will be required to coordinate construction activities with the County to maintain public access.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA

Director

MP:SS:mae

Enclosures

c: Department of Beaches and Harbors
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office

June 21, 2017
DEPT NO: 055

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF BEACHES AND HARBORS

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 2017-18
3 - VOTES**

SOURCES		USES	
MARINA REPLACEMENT A.C.O. FUND MA2-BH-2000-65296 SERVICES & SUPPLIES DECREASE APPROPRIATION	900,000	MARINA DEL REY ACO MARINA BOATHOUSE REFURBISHMENT MA2-CP-6014-65051-88939 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	900,000

SOURCES TOTAL \$ 900,000

USES TOTAL \$ 900,000

JUSTIFICATION

Reflects the transfer of \$900,000 from the Services and Supplies Marina Accumulative Capital Outlay Fund to fund the revised budget for the Marina del Rey Boathouse Refurbishment project, Capital Project No. 88939.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29 AUG 08 2017

Adriana Garcia - Sec

AUTHORIZED SIGNATURE

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

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

APPROVED AS REQUESTED

RECOMMENDATION

APPROVED AS REVISED

AUDITOR-CONTROLLER

BY *Lori Glasgow*

CHIEF EXECUTIVE OFFICER

BY *Chia Ann Lee*

B.A. NO. 001

DATE *June 28, 2017*

DATE *June 28, 2017*