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County of Los Angeles
INTERNAL SERVICES DEPARTMENT

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"To enrich lives through effective and caring service"

March 20, 2018

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

18 March 20, 2018

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**DEPARTMENT OF BEACHES AND HARBORS
REDONDO BEACH TOPAZ RESTROOM REFURBISHMENT,
TORRANCE BEACH RESTROOM REFURBISHMENT, AND
TORRANCE BEACH BURN OUT RESTROOM REFURBISHMENT
CATEGORICAL EXEMPTION
APPROVE CAPITAL PROJECT, PROJECT SCOPES AND BUDGETS
APPROVE APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NOS. 87419, 87422, 87437
(FOURTH DISTRICT - 3 VOTES)**

SUBJECT

Approval of the recommended actions will find that the Department of Beaches and Harbors Restroom Refurbishment Projects (Projects) are categorically exempt from the California Environmental Quality Act; approve Capital Project Nos. 87419, 87422, 87437; approve the Projects scope and budget; approve an appropriation adjustment; and authorize the Director of Internal Services Department, or his designee, to deliver the Projects using a Board-approved Job Order Contract(s).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Department of Beaches and Harbors Restroom Refurbishment Projects are categorically exempt from the California Environmental Quality Act for the reasons stated herein and reasons reflected on the record of the Projects.
2. Approve the following Restroom Refurbishment Projects as described herein, and approve the Projects scope and budget totaling \$1,200,000.

- a. Redondo Beach Topaz Restroom Refurbishment, Capital Project No. 87419, for \$275,000;
 - b. Torrance Beach Restroom Refurbishment, Capital Project No. 87422, for \$408,000.
 - c. Torrance Beach Burn Out Restroom Refurbishment, Capital Project No. 87437, for \$517,000.
3. Approve the appropriation adjustment to transfer \$517,000 in net County cost from Various Beach Infrastructure Repairs, Capital Project No. 87307 to the Torrance Beach Burn Out Restroom Refurbishment, Capital Project No. 87437, to fully fund the proposed Projects.
 4. Authorize the Director of the Internal Services Department, or his designee, to deliver the Projects using a Board-approved Job Order Contract(s).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Projects at Topaz, Torrance and Burn Out Beach are exempt from the California Environmental Quality Act (CEQA); approve Capital Project Nos. 87419, 87422, 87437; approve the Projects scope of work and budget; approve an appropriation adjustment; and authorize the Director of Internal Services Department (ISD), or his designee, to deliver the Projects using a Board-approved Job Order Contract(s) (JOCs).

The Topaz Beach Restroom is located at 627 Esplanade Avenue, Redondo Beach, California. The Torrance Beach Restroom is located at 349 Paseo del la Playa, Torrance, California, and the Burnout Beach Restroom is located at 305 Paseo del la Playa, Torrance, California.

The proposed Projects will refurbish three beach restrooms, including one restroom at Redondo Beach (Topaz), and two restrooms at Torrance Beach (Torrance and Burn Out). The scope at each of the restrooms will include, repair of damaged roof structure; repair of structural masonry walls, and wood beams; Americans with Disabilities Act (ADA) accessibility improvements; replacement of all fixtures with new low flow water units, including sinks, toilets and shower heads, and new wall partitions, doors, and gates; refinish interior floors and walls; new energy efficient LED lighting; and repaint exterior of the buildings.

The Redondo and Torrance Beach facilities are maintained and operated by the Department of Beaches and Harbors (DPH) and combined they serve over four million visitors a year. The restrooms were originally built in the 1950's and have undergone previous repairs and upgrades over the years. These three restrooms are in need of refurbishment due to continuous wear and tear and exposure to the elements.

Green Building/Sustainable Design Program

The proposed Projects will support the Board's Green Building/Sustainable Design Program by incorporating sustainable design features to optimize energy and water use efficiently.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Goal 2 11.2.2 Expanding Access to Recreational and Cultural Opportunities directly supports the Wellness of our Communities by expanding access for all County residents, particularly those individuals in high-needs areas, who have traditionally underutilized the County's Beaches and Harbors and other recreational facilities.

FISCAL IMPACT/FINANCING

The proposed Projects will be funded with \$1,200,000 net County cost funds currently allocated to Capital Projects; Redondo Beach Topaz Restroom Refurbishment, Capital Project No. 87419 with a total budget estimate of \$275,000; Torrance Beach Restroom Refurbishment, Capital Project No. 87422 with a total budget estimate of \$408,000; and Torrance Beach Burn Out Restroom Refurbishment, Capital Project No. 87437 with a total budget estimate of \$517,000.

Approval of the attached appropriation adjustment (Attachment A) will transfer \$517,000 in net County cost from the Various Beach Infrastructure Repairs, Capital Project No. 87307 to the Torrance Burn Out Restroom Refurbishment, Capital Project 87437 to fully fund the proposed Projects. The Redondo Beach Topaz Restroom Refurbishment, Capital Project No. 87419, and the Torrance Beach Restroom Refurbishment, Capital Project No. 87422 are fully funded with net County cost available in the Fiscal Year 2017-18 Capital Projects and Refurbishment Budget.

Operating Budget Impact

Following completion of the Projects, DBH does not anticipate any one-time start-up costs as a result of the Projects.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The standard Board-directed clauses, including those that provide for contract termination, renegotiation, and hiring qualified displaced County employees are included in the JOC agreement.

The JOC contractor who will perform the work, is required to fully comply with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Chapter 2.201 (Living Wage Program).

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the proposed Projects will include a best efforts goal that at least 30 percent of the total California craft worker hours for construction/refurbishment of the proposed Projects be performed by Local Residents. The "Targeted Worker" component will not be included as part of the proposed Projects.

Pursuant to the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 11, 2015, the Redondo Beach Topaz and Torrance Beach Restroom Refurbishments are exempt from the one percent allocation of the construction costs for the Civic Art Fund, as the budget for each Project is under \$500,000. One project is non-exempt from the one percent allocation of the construction cost for the Civic Art Fund, as the budget for the Torrance Beach Burn Out Restroom Project is over \$500,000.

ENVIRONMENTAL DOCUMENTATION

The proposed general improvement Projects are categorically exempt from CEQA. The Projects are within certain classes 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 (a), (d) and (f) of the State of CEQA Guidelines and Classes 1(c), (d) and (i) of the County's Environmental Document

Reporting Procedures and Guidelines, Appendix G.

The proposed Projects consist of interior and exterior restroom renovations. The activities involve negligible or no expansion of an existing use. In addition, based on the project records, it will comply with all applicable regulations and it is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the proposed Projects, ISD will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code.

CONTRACTING PROCESS

The Projects will be delivered using an ISD Board-approved JOCs for the construction.

For these Projects, ISD has made the determination that JOC is the most appropriate contracting method to perform the tasks involved. Specifically, 1) to the extent the Projects entail repair, remodeling, alteration or refurbishment, and the cost of such Projects exceed \$50,000 such project would have to be performed via a competitively-procured construction contract (such as JOC), not by County employees, due to the "Force Account" limitations set forth in the Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

To minimize impacts to services, construction will be phased such that only one restroom building will be under construction at any given time at Soren Beach and Redondo Beach. At Torrance Beach, where there is only one restroom, DBH will provide portable restrooms for the duration of construction.

CONCLUSION

Please return one adopted copy of this Board letter to the ISD Facilities Operations Services, one adopted copy to the Chief Executive Office, Capital Programs Division, and one adopted copy to the Department of Beaches and Harbors.

Respectfully submitted,

A handwritten signature in blue ink that reads "Scott Minnix". The signature is written in a cursive style.

SCOTT MINNIX

Director

SM:DC:JA:AH:tt:jl

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Officer
Chief Operations Officer
County Counsel
Department of Beaches and Harbors

February 13, 2018
DEPT NO: 060

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

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 | |
|--|---------|---|---------|
| BEACHES AND HARBORS VARIOUS BEACHES INFRASTRUCTURE REPAIRS A01-CP-6014-65024-87307 CAPITAL ASSETS - B & I DECREASE APPROPRIATION | 517,000 | BEACHES AND HARBORS TORRANCE BEACH BURN OUT RR REFURB A01-CP-6014-65024-87437 CAPITAL ASSETS - B & I INCREASE APPROPRIATION | 517,000 |

SOURCES TOTAL \$ 517,000

USES TOTAL \$ 517,000

JUSTIFICATION

Reflects the transfer of appropriation from the Various Beaches Infrastructure Repairs project, CP 87307 to the Torrance Beach Burn Out RR Refurb, CP 87437 to fully fund the Torrance Beach Burn Out Restroom Refurb project.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

James Yun
AUTHORIZED SIGNATURE JAMES YUN, MANAGER, CEO

18 MAR 20 2018
BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Celia Zavala
CELIA ZAVALA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

- ACTION
- RECOMMENDATION

- APPROVED AS REQUESTED
- APPROVED AS REVISED

AUDITOR-CONTROLLER

BY *Lanfan*
DATE Feb. 2, 2018

CHIEF EXECUTIVE OFFICER

BY *[Signature]*
DATE 2-2-18

B.A. NO. 155