



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

May 15, 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

36 May 15, 2018

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
MANHATTAN BEACH MAINTENANCE YARD STRUCTURAL REPAIRS
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7485; CAPITAL PROJECT NO. 87453
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

The recommended actions will establish the Manhattan Beach Maintenance Yard Structural Repairs project and authorize the Department of Public Works to deliver the project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the Manhattan Beach Maintenance Yard Structural Repairs project categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the Manhattan Beach Maintenance Yard Structural Repairs project, Capital Project No. 87453, with a total project budget of \$1,364,000.
3. Approve the Appropriation Adjustment to transfer \$1,211,000 of net County cost from the Extraordinary Maintenance Budget to the Manhattan Beach Maintenance Yard Structural Repairs project, Capital Project No. 87453, to fully fund the project.

4. Authorize the Director of Public Works or his designee to deliver the project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Manhattan Beach Maintenance Yard Structural Repairs project exempt from the California Environmental Quality Act (CEQA); establish and approve the capital project; approve the project budget and Appropriation Adjustment; and authorize Public Works to deliver the project using a Board-approved Job Order Contract (JOC).

Project Background and Description

The Manhattan Beach Maintenance Yard is located at 3621 The Strand, Manhattan Beach, CA 90266. The facility is one of two beach maintenance yards utilized by the Department of Beaches and Harbors to service the southern beaches that are operated and maintained by the County. The facility consists of a two-story, approximately 3,800-square-foot concrete and masonry building built in 1965 and houses beach maintenance equipment, offices for maintenance and lifeguard staff, and public restroom and shower areas.

The project will consist of critical structural repairs, including repairing the cracked and damaged masonry walls, concrete columns, beams, stairs, and second floor deck, and the deteriorated structural wood framing of the roof and exterior balcony. The project will also include other high priority deferred maintenance repairs such as replacing the deteriorated roofing system, exterior roll-up doors, roof exhaust fans, and exterior security lighting fixtures.

Public Works utilized a Board-approved, as-needed consultant and in-house staff to complete the design and construction documents, and is seeking approval to complete construction of the repairs using a Board-approved JOC. It is anticipated that construction will begin in September 2018 and be completed by February 2019 to avoid impacting the upcoming peak summer season.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provisions of Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions support the Strategic Plan by investing in public infrastructure that will improve County services and facilities for County of Los Angeles residents and visitors.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, plan check, consultant services, construction, change order contingency, and County services, is currently estimated at \$1,364,000.

The design phase costs of \$153,000 were funded in Fiscal Year 2016-17 by the Chief Executive Office from the Extraordinary Maintenance Budget. Approval of the enclosed Appropriation Adjustment will transfer an additional \$1,211,000 of net County cost from the Extraordinary Maintenance Budget to the Manhattan Beach Maintenance Yard Structural Repairs project, Capital Project No. 87453. Sufficient funding is available in the Fiscal Year 2017-18 Extraordinary Maintenance Budget to fund the proposed project.

Operating Budget Impact

Beaches and Harbors does not anticipate any one-time, start-up costs or an increase in ongoing maintenance and operational costs due to the project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy as amended on August 11, 2015, the proposed project provides for repair of existing facilities and equipment and is excluded from the Civic Art requirements.

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

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. It consists of maintenance and repairs to the existing maintenance building. The proposed project is 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 (l), and 15302(c) of the State CEQA Guidelines, and Classes 1(c), (d), (h), and (i) and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair of existing facilities and structures with negligible or no expansion of an existing use and replacement of existing facilities with new facilities of substantially the same size, purpose, and capacity.

Additionally, the proposed project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the records of the proposed project.

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

CONTRACTING PROCESS

Public Works utilized a Board-approved, as-needed consultant and in-house staff to complete the design and construction documents for the project. Upon the Board's authorization, construction of the repairs will be completed using a Board-approved JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

The maintenance facility will remain operational during construction, and the contractor will be required to phase and coordinate construction activities with the County to minimize disruption of facility operations and to maintain public access to the restrooms.

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:AKM:mae

Enclosures

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

COUNTY OF LOS ANGELES

February 13, 2018
DEPT NO: 060**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****EXTRAORDINARY MAINTENANCE**

A01-CF-2000-12810

SERVICES & SUPPLIES

DECREASE APPROPRIATION**1,211,000****BEACHES AND HARBORS****MANHATTAN BEACH MTCE YARD STRUCTURAL REPAIRS**

A01-CP-6014-65024-87453

CAPITAL ASSETS - B & I

INCREASE APPROPRIATION**1,211,000****SOURCES TOTAL****\$ 1,211,000****USES TOTAL****\$ 1,211,000****JUSTIFICATION**

reflects the transfer of net County cost appropriation from the Extraordinary Maintenance Budget to the Manhattan Beach MTCE Yard Emergency Repairs Project, CP 87453 to fund the repair of structural damage and deferred maintenance.

ADOPTEDBOARD OF SUPERVISORS
COUNTY OF LOS ANGELES**# 36****MAY 15 2018**

AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

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


CELIA ZAVALA
ACTING EXECUTIVE OFFICER
REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---☐ ACTION☒ RECOMMENDATION☐ APPROVED AS REQUESTED☐ APPROVED AS REVISED

AUDITOR-CONTROLLER

BY

CHIEF EXECUTIVE OFFICER

A. NO. 218

DATE

DATE

5.2.18