



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

April 09, 2019

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

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

27 April 9, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
MARINA BEACH GENERAL IMPROVEMENTS PROJECT
APPROVE REVISED PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
SPECS. 7332; CAPITAL PROJECT NO. 88995
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the revised project budget for the Marina Beach General Improvements 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 \$5,780,000 from the previously Board-approved amount of \$5,580,000 for the Marina Beach General Improvements project, Capital Project No. 88995.
3. Approve the Appropriation Adjustment to transfer \$200,000 from the Services and Supplies Marina Accumulative Capital Outlay Fund to the Marina Beach General Improvements project, Capital Project No. 88995, to fund the revised budget.

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 Beach General Improvements project.

Marina "Mother's" Beach is a half-mile stretch of sandy beach located at the end of Basin D in Marina del Rey. Public amenities at the beach facility include an asphalt parking lot area (Lot 10), a restroom building, a picnic pavilion with covered picnic shelters, and an asphalt-paved waterfront promenade. The picnic pavilion and restroom were constructed in 1963. These facilities were in poor condition from heavy usage and exposure to the elements over the years and were in need of refurbishment.

The project included refurbishing the existing restroom building with a more contemporary design, removing and replacing the covered group picnic shelters with similar contemporary structures, and constructing various site improvements to provide improved public beach access and circulation around the adjoining waterfront and promenade.

On August 18, 2015, the Board approved the improvement project with a budget of \$5,580,000, and on January 17, 2017, authorized Public Works to advertise for construction bids and award the construction contract to the lowest responsive and responsible bidder. Public Works awarded the low bid construction contract for \$3,983,768 to Metro Builders & Engineers Group, Ltd.

Construction began in September 2017 after the peak summer season and the refurbished restroom, group picnic shelters, and parking lot were substantially completed and opened to the public in June 2018 for the next summer season. Following completion of the scope necessary for the summer season, work continued on the adjoining waterfront and promenade improvements. During the refurbishment work, several existing building and site deficiencies were discovered that were unforeseen. Voids, cracks, and spalling concrete were uncovered in the restroom building concrete masonry unit walls and concrete foundations, and more extensive repairs, reinforcement, and/or complete replacement of these deteriorated elements were needed to maintain the structural integrity and to extend the service life of the restroom building. Also, the existing underground plumbing and sewer lines serving the restroom building were cracked or corroded and had to be replaced. In addition, the County authorized and agreed to compensate the contractor to work extended hours during the weekdays and on weekends from February to June 2018 to expedite completion of the critical beach facility improvements in time for the peak summer season.

The change order contingency in the project budget has been used to address the majority of the unforeseen conditions and the contractor overtime costs, but it is anticipated that an additional \$200,000 is needed to address other anticipated unforeseen conditions and associated soft costs for the remainder of the project.

Beaches and Harbors has identified additional Marina del Rey Accumulative Capital Outlay funding in the amount of \$200,000 to cover the above additional costs associated with the beach facility improvements. The change orders will be executed under the delegated authority of the Director of Public Works and consistent with the requirements of Public Contract Code Section 20142.

Green Building/Sustainable Design Program

The project supported the Board's Green Building/Sustainable Design Program by incorporating water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled restroom building and picnic pavilion, including bioswale planters as part of the landscaping to capture, filter, and infiltrate stormwater runoff from the parking lot and restroom building.

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, plan check, consultant services, civic art, construction, change order contingency, and County services, is estimated at \$5,780,000, which is \$200,000 more than the previously Board-approved project budget of \$5,580,000.

Approval of the enclosed Appropriation Adjustment will transfer \$200,000 from Services and Supplies in the Marina Accumulative Capital Outlay Fund to fully fund the revised budget for the Marina Beach General Improvements project, Capital Project No. 88995. The project is funded entirely with Marina Accumulative Capital Outlay Funds.

Operating Budget Impact

Beaches and Harbors anticipates additional operational costs associated with the new improvements and will fund the additional services and supplies costs within existing budgetary resources. Also, Beaches and Harbors has determined that it requires additional maintenance staff to properly maintain the facility, at the level of Grounds Maintenance Worker I, which will be requested in the Department's Fiscal Year 2019-20 Final Changes Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy, as amended on August 11, 2015, the project budget includes 1 percent of the design and construction costs to be allocated towards the Civic Art Fund (\$42,500).

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the project required that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The contractor achieved 42 percent local hiring and 10 percent targeted worker participation for the project.

ENVIRONMENTAL DOCUMENTATION

On January 17, 2017, the Board found the project categorically exempt from CEQA. The exemptions included Sections 15301 (a), (c), (d), (f), (h), and (l); 15302 (b) and (c); and 15304 (b)

and corresponding sections of the County's Environmental Document and Reporting Procedures and Guidelines. Notices of Exemption were filed with the Registrar-Recorder/County Clerk. The project provides for repair, renovation, and minor alterations of existing facilities 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.

The recommended actions are within the scope of the previous findings of exemption for the approved project, and there have been no changes that would necessitate additional findings under CEQA.

CONTRACTING PROCESS

On April 13, 2017, Public Works, under delegated authority from the Board, awarded the low bid construction contract for \$3,983,768 to Metro Builders & Engineers Group, Ltd.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. Marina "Mother's" Beach has been open for public use since completion of the improvements in June 2018.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA

Director

MP:AKM:mae

Enclosures

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

February 25, 2019

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 HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2018-19

3 - VOTES

SOURCES		USES	
MARINA REPLACEMENT A.C.O. FUND MA2-BH-2000-65296 SERVICES & SUPPLIES DECREASE APPROPRIATION	200,000	MARINA DEL REY ACO MARINA BEACH GENERAL IMPROVEMENTS MA2-CP-6014-65051-88995 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	200,000

SOURCES TOTAL \$ 200,000

USES TOTAL \$ 200,000

JUSTIFICATION

Reflects the transfer of appropriation from the Marina Accumulative Capital Outlay Fund services and supplies budget to fund the revised budget for Marina Beach General Improvements Project (CP# 88995).

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Adriana Zarate-Lee
AUTHORIZED SIGNATURE

ADRIANA ZARATE-LEE, HEAD, FIN. SVCS.

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APR 09 2019

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

Celia Zavala
CELIA ZAVALA
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

APPROVED AS REQUESTED

RECOMMENDATION

APPROVED AS REVISED

AUDITOR-CONTROLLER

BY *Lafam*

CHIEF EXECUTIVE OFFICER

B.A. NO. 201

DATE *March 14, 2019*

BY *James J...*
DATE *March 18, 2019*