County of Los Angeles
**CHIEF EXECUTIVE OFFICE**
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WILLIAM T FUJIOKA
Chief Executive Officer

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ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

27 February 7, 2012

SACHI A. HAMAI
EXECUTIVE OFFICER

February 7, 2012

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

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:**
**VENICE BEACH PARKING LOT IMPROVEMENT PROJECT**
**APPROVE REVISED PROJECT BUDGET**
**SPECS. 7048; CAPITAL PROJECT NO. 87038**
**(THIRD DISTRICT) (3 VOTES)**

## SUBJECT

Approval of the recommended action will allow the Department of Public Works to complete the Venice Beach Parking Lot Improvement Project.

## IT IS RECOMMENDED THAT YOUR BOARD:

Approve the revised total Project budget of $1,762,000 for the Venice Beach Parking Lot Improvement Project.

## PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will allow the Department of Public Works (Public Works) to complete the Venice Beach Parking Lot Improvement Project (Project).

On February 9, 2010, your Board authorized Public Works to move forward with the Project that consisted of demolition and full reconstruction of the asphalt-paved parking lots at Rose Avenue and Washington Boulevard in Venice Beach.

Initially, it was anticipated that improvements to both parking lots would be implemented simultaneously. However, to lessen any impact of available parking during summer peak season, the improvements are being phased. The Rose Avenue parking lot was reconstructed first before the last summer peak season with the Washington Boulevard parking lot to be completed after the summer season. Based on the completed design, the improvements at each parking lot includes grading to provide proper drainage, installing of underground catch basin device with infiltration trenches to comply with the County's Low Impact Development requirements to capture and percolate stormwater runoff on-site, and installing new surfacing and striping.

Due to the coordination of the phased construction approach and identification of additional grading need, the Rose Avenue parking lot incurred additional construction costs beyond amounts previously estimated. Based on this past experience, it is recommended that your Board approve the revised Project budget to address the increase expected to be needed for the reconstruction of the Washington Boulevard parking lot.

Reconstruction of the parking lot at Rose Avenue was started in February 2011 and substantially completed in May 2011 using a Board-approved Job Order Contract (JOC). Reconstruction of the Washington Boulevard parking lot is scheduled to begin in February 2012 and will be completed by May 2012 for the peak summer season also using a Board-approved JOC.

**Green Building Sustainable Design Program**

The Project supports your Board's Green Building Sustainable Design Program by incorporating infiltration trenches in the parking lots to capture, filter, and percolate stormwater runoff on-site.

**Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3), by investing in public infrastructure that will enhance recreational opportunities for County residents and extend the useful life of the Venice Beach parking facilities.

**FISCAL IMPACT/FINANCING**

The total Project cost for both parking lots improvements, including plans and specifications, construction, change orders, consultant services, plan check, miscellaneous expenditures, and County services is estimated at $1,762,000, which

reflects an increase of $510,000 from the previously approved Project budget of $1,252,000 for the increased construction costs based on the completed design and phased construction schedule.

As part of the Fiscal Year (FY) 2010-11 Mid-Year Budget Adjustments, appropriation was reallocated from the completed Malibu Road Accessway Project (Capital Project No. 86830) and Broad Beach Accessway Project (Capital Project No. 87038) to address the Project's construction coordination cost increase. Sufficient appropriation is available in the FY 2011-12 Capital Projects/Refurbishment Budget (Capital Project No. 87038) to fully fund the Project.

The Project is fully funded with $1,380,000 of prior year net County cost and $382,000 from the Vehicle License Fee Gap Loan Special Fund. The Project Schedule and Budget Summary are detailed in Attachment A.

**Operating Budget Impact**

The Department of Beaches and Harbors operates the parking lots and does not anticipate any one-time start-up costs or an increase in ongoing maintenance and operational costs as a result of the Project. Parking lot revenues will not be affected during construction as the Project will allow sections of the lots to remain accessible to the public as construction proceeds. Further, the construction for Rose Avenue Parking Lot and Washington Boulevard Parking Lot will have occurred during off-season months.

## FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, as amended, the Project is exempt from the Civic Art Policy funding allocation requirement because the work involves asphalt paving and drainage improvements within existing parking lots.

## ENVIRONMENTAL DOCUMENTATION

On November 5, 2009, your Board found the Project to be categorically exempt under the California Environmental Quality Act, as the Project provides for demolition and reconstruction of existing asphalt-paved parking lots with new facilities of substantially the same size, purpose and capacity, and with no or negligible expansion of the existing use.

## CONTRACTING PROCESS

Design of the parking lot improvements was completed by a Public Works' as-needed consultant. Construction of the parking lot improvements is being accomplished using Public Works' JOC program awarded by your Board and approved as to form by County Counsel.

The contract awarded to the JOC contractor contains terms and conditions supporting your Board's ordinances, policies, and programs, including but not limited to: County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

## IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended action will have no impact on current County services or projects. The Venice Beach facilities remain operational and accessible to the public during the phased construction. To avoid the peak summer season, reconstruction of the parking lot at Washington Boulevard is scheduled to begin in February 2012 and will be completed in two phases by May 2012 to maintain adequate parking for public beach access during construction.

**CONCLUSION**

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

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
DKM:AC:zu

Attachment

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

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February 7, 2012

## ATTACHMENT A

## DEPARTMENT OF PUBLIC WORKS:
## VENICE BEACH PARKING LOT IMPROVEMENT PROJECT
## APPROVE REVISED PROJECT BUDGET
## SPECS. 7048; CAPITAL PROJECT NO. 87038
## (THIRD DISTRICT) (3 VOTES)

### I. PROJECT SCHEDULE

| Project Activity | Scheduled Completion Date |
|---|---|
| Construction Documents | 10/07/10* |
| Jurisdictional Approvals | 01/31/11* |
| **Rose Parking Lot** | |
| Construction Award (JOC) | 02/10/11* |
| Construction Start | 02/14/11* |
| Substantial Completion | 05/16/11* |
| Project Acceptance | 06/15/11* |
| **Washington Parking Lot** | |
| Construction Award (JOC) | 02/09/12 |
| Construction Start | 02/20/12 |
| Substantial Completion | 05/25/12 |
| Project Acceptance | 06/29/12 |

* Actual completion date.

## II. PROJECT BUDGET SUMMARY

| Project Activity | Board-Approved Budget | Impact of this Action | Revised Project Budget |
|---|---|---|---|
| Land Acquisition | $ 0 | $ 0 | $ 0 |
| Construction | | | |
| Low Bid Construction Contract | $ 0 | $ 0 | $ 0 |
| Job Order Contract | 775,000 | 358,000 | 1,133,000 |
| Change Orders | 83,000 | 143,000 | 226,000 |
| Departmental Crafts | 0 | 0 | 0 |
| Youth Employment | 0 | 0 | 0 |
| Construction Consultants | 0 | 0 | 0 |
| Misc. Expense (Gordian Group Fees) | 16,800 | 9,000 | 25,800 |
| Telecomm Equip – Affixed to Building | 0 | 0 | 0 |
| Civic Arts | 0 | 0 | 0 |
| Subtotal | $ 874,800 | $ 510,000 | $ 1,384,800 |
| Programming/Development | $ 0 | $ 0 | $ 0 |
| Plans and Specifications | $ 68,475 | $ 0 | $ 68,475 |
| Consultant Services | | | |
| Site Planning | $ 0 | $ 0 | $ 0 |
| Hazardous Materials | 0 | 0 | 0 |
| Geotech/Soils Report and Soils Testing | 10,000 | 0 | 10,000 |
| Material Testing | 25,000 | 0 | 25,000 |
| Cost Estimating | 0 | 0 | 0 |
| Topographic Surveys | 15,000 | 0 | 15,000 |
| Construction Management | 0 | 0 | 0 |
| Construction Administration | 0 | 0 | 0 |
| Environmental | 0 | 0 | 0 |
| Move Management | 0 | 0 | 0 |
| Equipment Planning | 0 | 0 | 0 |
| Legal | 0 | 0 | 0 |
| Construction/Change Order | 0 | 0 | 0 |
| Subtotal | $ 50,000 | $ 0 | $ 50,000 |
| Miscellaneous Expenditures | $ 2,250 | $ 0 | $ 2,250 |
| Jurisdictional Review/Plan Check/Permit | $ 7,750 | $ 0 | $ 7,750 |
| County Services | | | |
| Code and Contract Compliance Inspection | $ 72,336 | $ 0 | $ 72,336 |
| Design Review | 7,165 | 0 | 7,165 |
| Design Services | 0 | 0 | 0 |
| Contract Administration | 11,986 | 0 | 11,986 |
| Project Management | 140,281 | 0 | 140,281 |
| Project Management Support Services | 0 | 0 | 0 |
| ISD Job Order Contract Management | 0 | 0 | 0 |
| DPW Job Order Contract Management | 0 | 0 | 0 |
| ISD ITS Communications | 0 | 0 | 0 |
| Project Security | 0 | 0 | 0 |
| Project Technical Support | 12,207 | 0 | 12,207 |
| Office of Affirmative Action | 4,750 | 0 | 4,750 |
| County Counsel | 0 | 0 | 0 |
| Other: Contract Recovery | 0 | 0 | 0 |
| Subtotal | $ 248,725 | $ 0 | $ 248,725 |
| **TOTAL** | **$1,252,000** | **$ 510,000** | **$ 1,762,000** |