



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

44 August 8, 2023

CELIA ZAVALA
EXECUTIVE OFFICER

August 08, 2023

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:

**CONSTRUCTION CONTRACT
WATER RESOURCES CORE SERVICE AREA
ALONDRA PARK MULTI-BENEFIT STORMWATER CAPTURE PROJECT
UNINCORPORATED LOS ANGELES COUNTY
APPROVE REVISED PROJECT BUDGET
CAPITAL PROJECT NO. 69841
(SUPERVISORIAL DISTRICT 2)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the revised budget for the Alondra Park Multi Benefit Stormwater Capture Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions are within the scope of project impacts analyzed in the Final Program Environmental Impact Report for the Enhanced Watershed Management Programs, previously certified by the Los Angeles County Flood Control District, and the Addendum thereto for the Alondra Park Multi-Benefit Stormwater Capture Project, previously certified by the County.
2. Approve the revised budget for the Alondra Park Multi-Benefit Stormwater Capture Project, Capital Project No. 69841, at a revised estimated total project budget of \$70,332,000, from the previously approved budget of \$60,322,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the project is within the scope of the project impacts analyzed in the previously certified Final Program Environmental Impact Report (PEIR) for the Los Angeles County Flood Control District Enhanced Watershed Management Programs and Addendum, thereto, and approve the revised project budget for the Alondra Park Multi-Benefit Stormwater Capture Project to accommodate the higher than anticipated construction bids.

The project is located at Alondra Park, 3850 Manhattan Beach Boulevard, Lawndale, CA 90260 in the unincorporated area of El Camino Village in Los Angeles County. This project will help improve stormwater quality by reducing stormwater pollutants from ultimately discharging into the Dominguez Channel and assist the County toward compliance with its stormwater permit requirements. The project will also restore and enhance existing park amenities and provide educational and outreach opportunities.

On December 6, 2022, the Board delegated the authority to the Director of Public Works or his designee to adopt the plans and specifications, advertise for bids, and award and execute a construction contract with the apparent lowest responsive and responsible bidder, if the low bid could be awarded within the approved total project budget. The construction cost estimate was \$46,952,000.

The project was advertised on February 23, 2023, and on April 25, 2023, four bids were received. One bidder was found to be nonresponsive to the solicitation. Of the remaining three bids, OHLA USA, Inc., was determined to be the responsible bidder with the lowest responsive bid in the amount of \$56,211,492.95.

OHLA USA, Inc.'s bid price is 20 percent higher than the construction cost estimate of \$46,952,000. The construction market conditions have been changing in Southern California due to high inflation. Pricing on some construction materials doubling and uncertainties in the supply chain in the last two years have contributed to this cost increase. Public Works has reviewed the bid price from OHLA USA, Inc., and finds it reasonable given the current construction market conditions; therefore, recommends moving forward with the bid.

Construction is anticipated to start in the fourth quarter of 2023 and to be completed in the first quarter of 2026.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy II.2, Support the Wellness of our Communities, Objective II.2.2, Expand Access to Recreational and Cultural Opportunities, and Objective II.2.4, Promote Active and Healthy Lifestyles; and Strategy II.3, Make Environmental Sustainability our Daily Reality, Objective II.3.1, Improve Water Quality, Reduce Water Consumption, and Increase Water Supplies. The recommended actions are consistent with the County's mission to provide essential services and improve the quality of life for residents by enhancing recreational opportunities and providing environmentally sustainable practices by reducing stormwater pollution.

FISCAL IMPACT/FINANCING

The total revised project budget, including the preparation of plans and specifications, construction, change orders, consultant services, miscellaneous expenditures, Civic Art Fee, and County services

is estimated at \$70,332,000, which reflects an increase of \$10,010,000 that will be funded through additional Safe, Clean Water Funding and additional contributions from the City of Hawthorne to the Alondra Park Multi-Benefit Stormwater Capture Project, Capital Project No. 69841.

The total project cost of \$70,332,000 is fully funded by the California Department of Transportation Cooperative Implementation Agreement in the amount of \$15,000,000; Safe, Clean Water Regional Program in the amount of \$30,000,000 (increased from \$20,000,000); Safe, Clean Water Municipal Program County Unincorporated Area Fund (CM1) in the amount of \$5,600,000; the State of California Proposition 1 in the amount of \$2,101,061; net County Cost allocated for Unincorporated Area Stormwater Quality Improvements in the amount of \$14,930,939; the City of Hawthorne in the amount of \$2,200,000 (increased from \$1,000,000); and the City of Redondo Beach in the amount of \$500,000.

The budget and schedule breakdown are included in the Enclosure.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Applicable law, including the State Public Contract Code, requires the County to award construction contracts to the lowest responsive and responsible bidder, which refers to the firm that: (1) submits the lowest bid price; (2) is deemed by the County to be responsive to specific criteria under the solicitation including, but not limited to, licensure, bonding, and insurance requirements; and (3) is determined by the County to be a responsible bidder by exhibiting the quality, fitness, capacity, experience, and trustworthiness to satisfactorily perform the work required under the bid solicitation.

A standard construction contract will be used that contains terms and conditions supporting the Board's ordinances, policies and programs including, but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Program, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Contractor Employee Jury Service Program, and the County's Child Support Compliance Program.

In accordance with the Board's Civic Art Policy, the previously approved project budget of \$60,322,000 included \$85,000 of allocation to the Civic Art Fund. The Civic Art Fund allocation is reduced from \$85,000 to \$81,000 based on the 1 percent of eligible design and updated construction cost from the lowest responsive bid received from OHLA USA, Inc. Although the overall construction cost for the project went up, the increase was for the belowground portion of the project, while the cost for the aboveground portion actually decreased, resulting in the reduced Civic Art Fund allocation as the allocation only applies to the aboveground portion of the project.

ENVIRONMENTAL DOCUMENTATION

On May 26, 2015, the Board, acting as the governing Board of the Los Angeles County Flood Control District, certified the Final PEIR (State Clearinghouse No. 2014081106) for the District Enhanced Watershed Management Programs, pursuant to the California Environmental Quality Act (CEQA). The PEIR analyzed the general effects due to the structural and nonstructural best management practices identified in the Enhanced Watershed Management Plans.

On December 6, 2022, the Board certified the Addendum to the previously certified PEIR for the Alondra Park Multi-Benefit Stormwater Capture Project in compliance with CEQA, which reflected

the independent judgment and analysis of the County.

The current recommended actions are within the scope of the project impacts analyzed in the previously certified Addendum and PEIR. There have been no changes to the project or to the circumstances under which the project is undertaken that require a subsequent or supplemental Environmental Impact Report under CEQA.

Upon the Board's approval of the project, Public Works, on behalf of the County, will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152 (a) of the California Public Resources Code. The required fee, if any, to the California Department of Fish and Wildlife was paid for by the previously certified Environmental Impact Report.

The Addendum and PEIR are publicly available online and can be viewed at <https://pw.lacounty.gov/WMD/STWQ/AlondraPark.aspx>. The location of the documents and other materials constituting the record of the proceedings upon which the Board decision is based in this matter can be viewed online at <https://pw.lacounty.gov/lacfd/ewmppeir/>, or in person at Public Works, Project Management Division III, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

CONTRACTING PROCESS

Advertising for construction bids was in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, the contract documents 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.

To increase contractor awareness of Public Works' program to contract work out to the private sector, this project was listed on both the County's "Doing Business with Los Angeles County" and "Public Works Business Opportunities" websites for open bids.

On April 25, 2023, four bids were received. OHLA USA, Inc., was determined to be the apparent lowest responsive and responsible bidder with a bid price of \$56,211,492.95.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

During construction of the proposed improvements, the northwest portion of Alondra Park will be secured with construction fencing and closed to the public. All park facilities, with the exception of the northwestern parking lot along Prairie Avenue, the western parking lot on Manhattan Beach Boulevard, the baseball fields, the restroom adjacent to the parking lot on Prairie Avenue, and adjacent areas will remain open and available for park users. Temporary lane and sidewalk closures will occur along Prairie Avenue and Manhattan Beach Boulevard. These closures will temporarily reduce the capacity of roadways and could result in some traffic delays; however, the effects would be short term. Public Works will monitor the traffic and take any necessary actions to inform the community and alleviate the traffic delays. There will be no significant impact on current County

The Honorable Board of Supervisors

8/8/2023

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services or projects during the performance of the proposed activities.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:RLG:dw

Enclosures

c: Department of Arts and Culture
Auditor-Controller
Chief Executive Office (Alex Bajarias, Susana
Graether)
County Counsel
Executive Office
Internal Services Department
Department of Parks and Recreation
Department of Public Social Services
(GAIN/GROW Program)

**CONSTRUCTION CONTRACT
WATER RESOURCES CORE SERVICE AREA
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I. PROJECT SCHEDULE SUMMARY

Project Activity	Completion Date
Programming	01/16/2019*
Delegated Board Approval to Adopt, Award, and Advertise	12/06/2022*
Adoption of California Environmental Quality Act Documentation	12/06/2022*
Construction Documents/Jurisdictional Approval	02/09/2023*
Bid Opening	04/25/2023*
Award of Construction Contract	08/09/2023
Field Acceptance	10/07/2025
Final Acceptance	02/16/2026

*Indicates a completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Budget
Construction	
Construction	\$56,212,000
Change Orders (10%)	\$ 4,947,000
Utility Connections and Fees	\$ 50,000
Civic Arts (1% of aboveground improvements)	\$ 81,000
Hard Cost Subtotal	\$61,290,000
Plans and Specifications	\$ 2,462,000
Consultant Services	\$ 1,170,000
Miscellaneous Expenditures	\$ 112,000
Jurisdictional Reviews	\$ 810,000
County Services	\$ 4,488,000
Soft Cost Subtotal	\$ 9,042,000
TOTAL PROJECT COST	\$70,332,000