



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

August 06, 2024

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

54 August 6, 2024

EDWARD YEN
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MOTHER'S BEACH RESTROOM AND
NON-MOTORIZED BOAT STORAGE PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
APPROVE APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
SPECS. 7721; CAPITAL PROJECT NO. 89109
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 2)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval of the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project and associated appropriation adjustment, and authorization to procure a construction contract for the project using the County's competitive low bid process.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Approve the Mother's Beach Restroom and Non-Motorized Boat Storage Project, Capital Project No. 89109, with a total project budget of \$4,800,000.
3. Approve an appropriation adjustment to transfer \$150,000 from the Marina Replacement

Accumulative Capital Outlay Fund, and \$4,300,000 from the obligated fund balance committed for American Rescue Plan-Enabled Capital Programs, via Project and Facility Development budget unit, to the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project, Capital Project No. 89109.

4. Adopt plans and specifications that are on file with Public Works for construction of the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project, Capital Project No. 89109.

5. Instruct the Executive Officer of the Board to advertise the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project for bids to be received and opened on September 10, 2024, in accordance with the Instruction Sheet for Publishing Legal Advertisements.

6. Authorize the Director of Public Works or his designee to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$5,000 not-to-exceed amount funded by the existing project funds.

7. Delegate authority to the Director of Public Works or his designee to make a determination that a bid is nonresponsive and to reject a bid on that basis; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has satisfied all conditions in a timely manner for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the low bid can be awarded within the approved total project budget, and to take all other actions necessary and appropriate to deliver the project.

8. Authorize the Director of Beaches and Harbors or his designee to waive the Right-of-Entry Permit and parking fees for the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to seek Board approval to find the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project is exempt from the California Environmental Quality Act (CEQA); approve the capital project, budget, and associated appropriation adjustment; adopt plans and specifications and advertise for construction bids; authorize Public Works to award and execute a construction contract; and authorize Beaches and Harbors to waive the Right-of-Entry Permit and parking fees for construction of the proposed project.

The proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project is located at 14110 West Palawan Way, Marina del Rey, CA 90292. The proposed project consists of renovating and expanding the existing 700 square foot restroom and boat storage building by 650 square feet to provide additional storage and meeting space and to upgrade the public restrooms to comply with current Americans with Disabilities Act accessibility requirements. The proposed project would also include walkway improvements to provide improved Americans with Disabilities Act access to the beach and the renovated building from the promenade; reconstruction of the asphalt pavement and replacement of the boat storage racks at the outdoor boat storage area that are in poor condition; and landscaping improvements with drought tolerant plantings, water efficient irrigation, and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the site. Six existing trees would be removed and four trees would be relocated for the walkway improvements and 18

new trees would be planted as part of the landscaping improvements. The proposed project will provide safe and healthy recreational uses for the residents and visitors in the unincorporated community of Marina del Rey.

The plans and specifications for the proposed project have been completed and approved by the jurisdictional agencies. It is recommended that the Board adopt and advertise the plans and specifications for construction bids as required by the Public Contract Code, using the County's competitive low bid process.

The proposed consultant services agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification.

In order to expedite construction of the proposed project, Public Works is recommending that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder if the low bid can be awarded within the approved total budget of \$4,800,000. Construction of the improvements is scheduled to begin in December 2024 and will be completed by September 2025.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by renovating and modernizing public infrastructure assets that will improve the accessibility and delivery of public services and recreational opportunities for Los Angeles County residents and visitors.

FISCAL IMPACT/FINANCING

The total project cost is estimated at \$4,800,000, including plans and specifications, plan check, consultant services, construction, change order contingency, Civic Art allowance, and County services. The proposed project schedule and budget summaries are included in Enclosure A.

The proposed project budget includes \$350,000 from the Marina Replacement Accumulative Capital Outlay Fund, which was used to fund the design costs.

Approval of the appropriation adjustment (Enclosure B) will transfer an additional \$150,000 from the Marina Replacement Accumulative Capital Outlay Fund, and \$4,300,000 from the obligated fund balance committed for American Rescue Plan (ARP)-Enabled Capital Programs, via Project and Facility Development (PFD) budget unit, to the proposed Mother's Beach Restroom and Non-Motorized Boat Storage Project, Capital Project No. 89109, to fully fund the proposed project.

Operating Budget Impact

If approved, following completion of the proposed project, Beaches and Harbors will fund the additional associated maintenance and operational costs for the facility with existing budgetary resources from its operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Arts Policy, amended on August 4, 2020, the proposed project budget includes 1 percent of the eligible design and construction costs for the Civic Art Allocation, which is estimated at \$33,000.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the proposed project will require that at least 30 percent of the California construction labor hours be performed by qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The proposed project will also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

The proposed project would support 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 drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the site.

A standard construction contract would be used that contains terms and conditions supporting the Board's ordinances and policies, including but not limited to, the County's Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Services Notice 1015). The plans and specifications, including the contractual provisions and material requirements necessary for the project, are on file with Public Works' Business Relations and Contracts Division.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. The proposed project consists of renovation and expansion of the existing restroom and boat storage facility and is within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets the criteria set forth in Sections 15301 (a), (b), (d), (e), (f), (h), and (l); 15302 (c); 15303 (c); and 15311 (a) of the State CEQA Guidelines and Classes 1 (c), (d), (e), (g)(1); (h), (i), (j), and (s); 2; 3 (d); and 11 (b), (c), and (d) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair, renovation, and expansion of existing facilities with the same purpose and capacity with negligible or no expansion of use.

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 exemptions 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 and the State Office of Planning and Research in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

CONTRACTING PROCESS

Public Works completed the plans and specifications for the project using a Board approved, on-call consultant and recommends that the Board adopt and advertise these documents for construction bids as required under the Public Contract Code using the County's competitive low bid process. Advertising for construction bids will be in accordance with the County's standard Instruction Sheets for Publishing Legal Advertisements (Enclosure C). As requested by the Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with the County" and "Do Business with Public Works" websites.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The facility will be closed during construction, the public will be directed to other nearby public restroom facilities, and the contractor will be required to maintain public access to the beach during construction.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:HA:sl

Enclosures

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

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I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	02/29/2024*
Jurisdictional Approvals	07/11/2024*
Construction Award	10/24/2024
Construction Start	12/02/2024
Substantial Completion	09/30/2025
Project Acceptance	12/31/2025

*Actual Completion Date

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Construction	\$2,900,000
Change Order Contingency	\$ 584,000
Civic Art Allowance	\$ 33,000
Plans and Specifications	\$ 430,000
Consultant Services	\$ 111,000
Miscellaneous Expenditures	\$ 5,000
Jurisdictional Review/Plan Check/Permits	\$ 80,000
County Services	\$ 657,000
TOTAL	\$4,800,000

PINK

BA FORM 10142022

BOARD OF SUPERVISORS
OFFICIAL COPY

August 06, 2024

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 HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2024-25

4 - VOTES

SOURCES

USES

GENERAL FUND

A01-304Q

COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS

DECREASE OBLIGATED FUND BALANCE 4,300,000

MARINA DEL REY ACO

MOTHERS BEACH RR/NON-MOTORIZED BOAT STORAGE

MA2-CP-96-9919-65051-89109

OPERATING TRANSFERS IN - CAPITAL PROJECTS

INCREASE REVENUE 4,300,000

MARINA REPLACEMENT A.C.O. FUND

MA2-BH-2000-65296

SERVICES & SUPPLIES

DECREASE APPROPRIATION 150,000

SOURCES TOTAL \$ 8,750,000

PROJECT AND FACILITY DEVELOPMENT

A01-CF-6100-10190

OTHER FINANCING USES

INCREASE APPROPRIATION 4,300,000

MARINA DEL REY ACO

MOTHERS BEACH RR/NON-MOTORIZED BOAT STORAGE

MA2-CP-6014-65051-89109

CAPITAL ASSETS - B & I

INCREASE APPROPRIATION 4,450,000

USES TOTAL \$ 8,750,000

JUSTIFICATION

Reflects transfer of \$150,000 from the Marina Replacement Accumulative Capital Outlay Fund, and \$4,300,000 from obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs, via Project and Facility Development budget unit, to the Mother's Beach Restroom and Non-Motorized Boat Storage Project, Capital Project (CP) No. 89109 to fully fund the proposed project.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

54 August 6, 2024

James Yun

Digitally signed by James Yun
Date: 2024.07.12 10:35:37 -07'00'

AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

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

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION
Digitally signed by Andrea Turner
Date: 2024.07.12 11:26:48 -07'00'

AUDITOR-CONTROLLER

BY

Turner

DATE **7/12/24**

B.A. NO. **004**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Amir Alam

BY

Digitally signed by Amir Alam
Date: 2024.07.15 10:38:31 -07'00'

DATE **7/15/24**

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PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

OFFICIAL NOTICE
INVITING BIDS

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>DATE OF BID OPENING</u>
2	7721	Mother's Beach Restroom and Non-Motorized Boat Storage Project 14110 West Palawan Way Marina del Rey, CA 90292	September 10, 2024

Copies of the project manual and drawings for the project may be downloaded for free from the Public Works website (<http://pw.lacounty.gov/go/constructioncontracts>). For bid information, please contact Mr. Simon Lee of Business Relations and Contracts Division at (626) 458-2509 or simonlee@pw.lacounty.gov. Each bid shall be submitted on the proper form electronically through BidExpress on/or before 11 a.m. on the bid opening date. Due to the amount of time it takes to download bids from BidExpress, the bids will be publicly opened, examined, and declared by Public Works at 2 p.m. using Microsoft Teams Meeting. The information and link to access the bid opening will be posted on the Public Works website under the project information link. Bidders may participate in the public bid opening by visiting the Los Angeles County Public Works Business Opportunities Website at pw.lacounty.gov/contracts/opportunities.com, selecting the

project, and clicking on the bid opening link. Once the bid submittal time has closed, the solicitation may be viewed by applying the Status: Closed filter on the Public Works website.

This project requires the general contractor firm to possess a B license classification at the time of bid.

The contractor and all of its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the work of improvement in accordance with Labor Code Section 1770 et seq. Copies of prevailing rate of per diem wages are on file at Public Works, Business Relations and Contracts Division, which shall be made available to any interested party upon request.

PRE-BID CONFERENCE

Public Works, Project Management Division I, will hold an optional prebid conference at 10 a.m. on August 15, 2024, at the project site, 14110 West Palawan Way, Marina del Rey, CA 90292 to provide information on the scope of work and answer basic questions from the potential bidders. Detailed questions or additional information must be submitted in writing to Mr. Lee.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

Americans with Disabilities Act Information



Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters, or other reasonable accommodations by contacting our departmental Americans with Disabilities Act Coordinator at (626) 458-4081, from 7:30 a.m. to 5 p.m., Monday through Thursday (excluding holidays). Persons who are deaf or hard of hearing may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least one week in advance to ensure availability. When making a reasonable accommodation request, please reference PMI-1.

Información sobre la Ley de Estadounidenses con Discapacidades



Individuos que requieran acomodamiento razonable pueden solicitar materiales escritos en formatos alternativos, acomodamiento físico, intérpretes en lenguaje de señas Americano ú otros acomodamientos razonables comunicándose con nuestro Coordinador Departamental de la Ley de Estadounidenses con Discapacidades al (626) 458-4081, de 7:30 a.m. a 5 p.m., lunes a jueves (excluyendo días festivos). Personas con problemas auditivos pueden comunicarse primer marcando al Servicio de Difusión de California al 7-1-1. Solicitudes pueden hacerse por lo menos una semana antes para asegurar disponibilidad. Cuando se haga una petición razonable para acomodo, por favor mencione PMI-1.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated August 6, 2024.

EDWARD YEN, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES