MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

December 01, 2026

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
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MOTHER'S BEACH RESTROOM AND
NON-MOTORIZED BOAT STORAGE PROJECT
APPROVE REVISED PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
APPROVE CONSTRUCTION CHANGE ORDERS
SPECS. 7721; CAPITAL PROJECT NO. 89109
FISCAL YEAR 2026-27
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)

SUBJECT

Public Works is seeking Board approval of the revised project budget, appropriation adjustment, and four construction change orders for the Mother's Beach Restroom and Non-Motorized Boat Storage project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions are within the scope of the previous finding of exemption for the previously approved Mother's Beach Restroom and Non Motorized Boat Storage project, and that the work included in the proposed construction change orders is also 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 revised project budget of $5,400,000 from the previously Board approved amount of $4,800,000 for the Mother's Beach Restroom and Non Motorized Boat Storage project, Capital Project No. 89109.

3. Approve the appropriation adjustment transferring $600,000 from the Marina Replacement Accumulative Capital Outlay Fund to the Mother's Beach Restroom and Non Motorized Boat Storage project, Capital Project No. 89109, to fund the revised project budget.

4. Approve and authorize the Director of Public Works or his designee to finalize and execute a change order with Simgel Company, Inc., for a not-to-exceed amount of $210,000 for revised and additional boat racks and equipment storage cabinets and associated foundations to enhance recreational uses.

5. Approve and authorize the Director of Public Works or his designee to finalize and execute a change order with Simgel Company, Inc., for a not-to-exceed amount of $250,000 for revisions to the new site retaining walls and building pad foundations, along with additional subgrade soil preparation based on unforeseen subsurface soil conditions.

6. Approve and authorize the Director of Public Works or his designee to finalize and execute a change order with Simgel Company, Inc., for a not-to-exceed amount of $90,000 to revise the proposed chain-link fencing to anodized aluminum railing in the reconstructed boat storage lot and add anodized aluminum roof flashing, gutters, and downspouts at the restroom building to better protect against corrosion in the coastal marine environment.

7. Approve and authorize the Director of Public Works or his designee to finalize and execute a change order with Simgel Company, Inc., for a not-to-exceed amount of $50,000 to incorporate continuous expansion joints between the new concrete promenade walkway and adjacent supporting site retaining walls to handle structural movement and prevent damage of these new site improvements.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the previously approved project is within the scope of the previous exemption findings and that the work included in the proposed construction change orders is also exempt under the California Environmental Quality Act (CEQA); approve the revised project budget and associated appropriation adjustment; and authorize the Director of Public Works or his designee to execute four construction change orders with Simgel Company, Inc., for a total not-to-exceed amount of $600,000 to complete the Mother's Beach Restroom and Non-Motorized Boat Storage project.

Background

The Mother's Beach Restroom and Non-Motorized Boat Storage facility is located at 14110 West Palawan Way, Marina del Rey, CA 90292. The public beach facility is operated and maintained by the Department of Beaches and Harbors and provides safe and healthy recreational uses for the residents and visitors in the unincorporated community of Marina del Rey.

The previously approved project includes renovation and expansion of the existing restroom building by 700 square feet to provide a multipurpose meeting space, additional storage cabinets, and boat storage racks; renovation of the public restrooms to comply with current Americans with Disabilities Act accessibility requirements; promenade walkway improvements to provide improved Americans with Disabilities Act access to the beach and the renovated restroom building from the promenade; reconstruction of the asphalt pavement and replacement of the boat storage racks at the outdoor

boat storage lot area; 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.

On August 6, 2024, the Board approved the project with a budget of $4,800,000, and authorized Public Works to advertise for construction bids using the County's competitive low-bid process and to award the construction contract to the lowest responsive and responsible bidder within the Board-approved project budget. On December 10, 2024, Public Works awarded the construction contract for $2,623,000 to Simgel Company, Inc.

Change Orders

After construction began in January 2025, changes were incorporated for the new boat racks and equipment storage cabinets in response to community feedback and input to enhance recreational uses. In addition, design clarifications were issued to address several unforeseen building and site deficiencies, resulting in the need to process the four recommended change orders.

Approval of the recommended actions would approve four proposed change orders to the contract for a total not-to-exceed amount of $600,000, including $210,000 for revised and additional boat racks and equipment storage cabinets and associated foundations to enhance recreational uses; $250,000 for revisions to the new site retaining walls and building pad foundations, along with additional subgrade soil preparation based on unforeseen subsurface soil conditions; $90,000 for replacing the proposed chain-link fencing with anodized aluminum railing in the reconstructed boat storage lot and adding anodized aluminum roof flashing, gutters, and downspouts at the restroom building to better protect against corrosion in the coastal marine environment; and $50,000 for incorporation of continuous expansion joints between the new concrete promenade walkway and adjacent supporting site retaining walls to handle structural movement and prevent damage of these new site improvements.

Approval of the proposed change orders would allow Public Works to complete the project by the end of December 2026.

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 four proposed change orders are for a total not-to-exceed amount of $600,000.

The revised project budget, including design, plan check, consultant services, Civic Art fee, construction, executed change orders, change order contingency, and County services, is estimated at $5,400,000, an increase of $600,000 from the previously Board-approved project budget of $4,800,000. The revised project schedule and budget summaries are included in Enclosure A.

Approval of the appropriation adjustment (Enclosure B) would transfer an additional $600,000 from

the Marina Replacement Accumulative Capital Outlay Fund to the Mother's Beach Restroom and Non-Motorized Boat Storage project, Capital Project No. 89109, to fully fund the revised project budget.

The revised project is funded with $1,100,000 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.

Operating Budget Impact

Following completion of the project with proposed revisions, if approved, Beaches and Harbors will fund the additional operational costs with existing budgetary resources from its Operating Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 20137 of the California Public Contract Code allows the Board, with a four-fifths vote, to authorize an individual change order to a construction contract that is 10 percent or less of the original contract amount without having to obtain bids for the work. The proposed change orders are each below 10 percent of the original contract amount and within the statutory threshold.

Section 20145 of the California Public Contract Code limits the aggregate total amount of change orders that Public Works can approve under delegated authority to 25 percent of the original contract amount, and the amount of each individual change order cannot exceed 10 percent of the original contract amount or $330,000, whichever is less. Since the award of the original contract, Public Works has executed six change orders for a combined amount of $652,452 (approximately 24.9 percent of the original contract amount) under delegated authority. The four proposed change orders exceed Public Works' delegated authority for the aggregate total amount of change orders. Therefore, Public Works is seeking approval and authorization from the Board to execute the proposed change orders.

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

The project supports 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.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project requires 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.

ENVIRONMENTAL DOCUMENTATION

On August 6, 2024, the Board found the project categorically exempt from CEQA. The approved 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 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.

Public Works filed a Notice of Exemption for the project with the Registrar Recorder/County Clerk at the time of approval. The recommended actions, including the proposed change orders, continue to be within the scope of the Board's previous finding of exemption. The work included in the proposed change orders described above is similarly exempt from CEQA under the provisions included in the previous finding of exemption. There are no other changes to the project that require further findings under CEQA.

Additionally, the project will continue to comply with all applicable regulations and is not located in a sensitive environment. 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 record of the proposed project.

Upon the Board's approval of the recommended actions, Public Works will file an additional Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation 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

On August 6, 2024, the Board authorized Public Works to advertise for construction bids using the County's competitive low-bid process and to award the construction contract to the lowest responsive and responsible bidder within the Board-approved project budget. On December 10, 2024, Public Works awarded a construction contract for $2,623,000 to Simgel Company, Inc., as the lowest responsive and responsible bidder.

Since the award of the contract, Public Works has executed six change orders for a combined amount of $652,452. Approval of the four proposed change orders to Simgel Company, Inc., will increase the contract amount by a $600,000 not-to-exceed amount for a revised total contract amount of $3,875,452.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE
Director

MP:GT:sl

Enclosures

c: Beaches and Harbors
Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office, Board of Supervisors

ENCLOSURE A

CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MOTHER'S BEACH RESTROOM AND
NON-MOTORIZED BOAT STORAGE PROJECT
APPROVE REVISED PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
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SPECS. 7721; CAPITAL PROJECT NO. 89109
FISCAL YEAR 2026-27
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	02/29/2024*
Jurisdictional Approvals	07/11/2024*
Construction Award	12/10/2024*
Construction Start	01/06/2025*
Substantial Completion	05/05/2026*
Project Acceptance	12/31/2026

*Actual Completion Date

II. PROJECT BUDGET SUMMARY

Project Activity	Approved Budget	Impact of this Action	Revised Budget
Construction	$3,484,000	$ 600,000	$4,084,000
Civic Art Allowance	$ 33,000	$ 0	$ 33,000
Plans and Specifications	$ 430,000	$ 30,000	$ 460,000
Consultant Services	$ 111,000	$ 0	$ 111,000
Miscellaneous Expenditures	$ 5,000	$ 0	$ 5,000
Jurisdictional Review/Plan Check/Permits	$ 80,000	$ 0	$ 80,000
County Services	$ 657,000	$ (30,000)	$ 627,000
TOTAL	**$4,800,000**	**$ 600,000**	**$5,400,000**

ENCLOSURE B

PINK

BOARD OF SUPERVISORS
BA FORM 04162026 OFFICIAL COPY

December 01, 2026

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 RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE
FY 2026-27
3 - VOTES

SOURCES		USES	
		MARINA DEL REY ACO	
MARINA REPLACEMENT A.C.O. FUND		**MOTHERS BEACH RR/NON-MOTORIZED BOAT STORAGE**	
MA2-BH-2000-65296		MA2-CP-6014-65051-89109	
SERVICES & SUPPLIES		CAPITAL ASSETS - B & I	
DECREASE APPROPRIATION	**600,000**	**INCREASE APPROPRIATION**	**600,000**
SOURCES TOTAL	**$ 600,000**	**USES TOTAL**	**$ 600,000**

JUSTIFICATION

Reflects a $600,000 transfer from the Marina Replacement Accumulative Capital Outlay Fund Services and Supplies appropriation to the Mother's Beach Restroom and Non-Motorized Boat Storage, Capital Project (CP) No. 89109 to fund the revised project budget.

Damien Monroe
Digitally signed by Damien Monroe
Date: 2026.11.02 15:23:58 -08'00'

AUTHORIZED SIGNATURE Damien Monroe, DFM I

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

☐ ACTION

☑ RECOMMENDATION

AUDITOR-CONTROLLER

BY Andrea Turner
Digitally signed by Andrea Turner
Date: 2026.11.10 08:34:50 -08'00'

B.A. NO. 036

DATE 11/10/26

☑ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY Amir Alam
Digitally signed by Amir Alam
Date: 2026.11.12 08:37:36 -08'00'

DATE 11/12/26