

APPROVED

AUG 08 2018

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-178

DATE August 8, 2018

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH/ROSE AVENUE RESTROOM – DEMOLITION AND REPLACEMENT (PRJ20882) (W.O. #E170182F) PROJECT – APPROVAL OF FINAL PLANS AND CALL FOR BIDS.

AP Diaz	_____	V. Israel	_____
*R. Barajas	<u>DP</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve final plans and specifications, substantially in the form on file with the Board of Recreation and Park Commissioners (Board) Office, for the Venice Beach/Rose Avenue Restroom Replacement REBID (PRJ20882) (W.O. #E170182F) Project;
2. Approve the date to be advertised for receipt of bids as Tuesday, September 25, 2018, at 1:00 P.M. in the Board Office;
3. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from thirty percent (30%) to fifteen percent (15%) of the base bid price.

SUMMARY

The Venice Beach/Rose Avenue Restroom is located at 120 Ocean Front Walk, Venice, California 90291, in Council District No. 11. The existing restroom facility serves Venice Beach, a world-renowned tourist attraction. The existing restroom has seven toilet stalls in a circular configuration with several outdoor sinks and is heavily used. The pump and plumbing system are old and difficult and costly to maintain. The facility breaks down frequently, approximately five (5) times a year, due to overuse, misuse and system failure. Port-a-Potties are rented and placed nearby to supplement the substantial public need. Venice Beach is visited by tens of thousands of visitors each year, including residents, beach users and tourists from all over the world. As this restroom is located directly along the Venice Beach boardwalk area, it is used by thousands of visitors every year.

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On April 19, 2017, the Board of Recreation and Park Commissioners (Board) approved final plans for this project (Report No. 17-098). Subsequently, these plans were used to bid the project through the Department of Recreation and Parks (RAP) pre-qualified on-call building contractors. Only one bid was received (from United Riggers & Erectors, Inc.) on June 27, 2017, in the amount of Two Million, Seven Hundred Four Thousand, Three Hundred Fifteen Dollars (\$2,704,315.00), which was approximately One Million, Six Hundred Thousand Dollars (\$1,600,000.00) over the City Engineer's Estimate of One Million, One Hundred Thousand Dollars (\$1,100,000.00).

On June 27, 2017, Department of Public Works, Bureau of Engineering (BOE) met with United Riggers to discuss ways to decrease the bid amount. Several value engineering items were suggested which should result in lower bids: deleting the steel fence and gates around the restroom entrances; deleting the patterned concrete on the Plaza; modifying the laser-cut panels specifications to remove the sole-source vendor and make it more competitive; revising the fiber reinforced doors and frames from a hurricane door to a regular door; and deleting the galvanization of structural steel within the roof and soffit. Submitted for approval are the revised final plans incorporating these value-engineering items.

In addition, the BOE believes that the lack of competition by bidding the project out to the RAP prequalified list is another cause for the initial high bid. BOE and RAP staff has agreed to rebid this project to public general contractors in an effort to obtain more competitive bids.

It has been the Board's policy to require the prime contractor on construction projects to perform a minimum of thirty percent (30%) of the work of the project, measured by the base bid price. However, because this Project has numerous specialty items as part of the work, the thirty percent (30%) participation requirement compels the prime contractor, who may not have the specialty work experience, to perform the specialty work. In addition, the BOE determined that the largest construction trades on this Project are concrete and steel which each represent less than twenty percent (20%) of the construction work. Therefore, the BOE is recommending reducing the prime contractor's self-performance requirement to fifteen percent (15%). This will draw interest from a broader range of subcontractors and create a more competitive bidding environment.

BOE Architectural Division prepared the revised plans and specifications and obtained all of the necessary approvals for the Project. The Coastal Commission Permit has expired. BOE is in the process of renewing this permit. The project will not be awarded until the Coastal Commission Permit is renewed. BOE will also be providing the construction management services on the construction of this Project. The revised City Engineer's estimate for the construction work is One Million Seven Hundred and Sixty Thousand Dollars (\$1,760,000).

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Funding for this project is available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Proposition K - Year 17	43K/10/10KM22
Proposition K -	43K/10/10LM22
Proposition K - Year 18	43K/10/10NPCF
Quimby Funds	302/89/89460K-VE
CIEP	100/54/00P375
Total:	

TREES AND SHADE

There is an existing Palm Tree Grove at the north and south borders of this project that will not be impacted. No new trees are planned for this Project.

ENVIRONMENTAL IMPACT STATEMENT

The Project involves demolition and removal of small accessory structures, installation of new equipment required for health and public convenience involving negligible or no expansion of use and construction of minor structures accessory to existing facilities. The Board found the Project to be categorically exempt on April 19, 2017 (Board Report No. 17-098), and a Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on April 28, 2017. The scope of the Project that formed the basis of the CEQA determination has not changed and the current environmental conditions also have not changed. Therefore, the exemption is still valid for the Project including the call for bids, and no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

There is no immediate fiscal impact to RAP's General Fund.

The assessments of the future operations and maintenance costs have yet to be determined and will be addressed in future budget requests.

This Report was prepared by Richard Campbell, BOE Architectural Division, and reviewed by Neil Drucker, Prop K Program Manager, Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.