

APPROVED

08/20/2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-169

DATE August 20, 2020

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH PIER MAINTENANCE AND REPAIR – (W.O. #E1907957) (PRJ20587) PROJECT – REVIEW OF BIDS AND AWARD OF CONTRACT

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<i>DF</i> _____
V. Israel	_____	N. Williams	_____



General Manager

Approved X

Disapproved

Withdrawn

RECOMMENDATIONS

1. Find Bellingham Marine Industries, Inc. to be the lowest responsive and responsible bidder for the Venice Beach Pier Maintenance and Repair (W.O. #E1907957) (PRJ20587) project (Project);
2. Award the construction contract to Bellingham Marine Industries, Inc., in the amount of Four Million, One Hundred Forty-Five Thousand, Twenty-Three Dollars (\$4,145,023.00), all according to the plans and specifications previously approved by the Board of Recreation and Park Commissioners (Board) through Report No. 20-064 (Attachment 1);
3. Authorize City staff to encumber funds in the amount of Four Million, One Hundred Forty-Five Thousand, Twenty-Three Dollars (\$4,145,023.00) from the following fund and account number under the awarding authority of this Board Report;

<u>Funding Source</u>	<u>Fund No/Dept No/Acct No</u>	<u>Encumbrance Amount</u>
Municipal Improvement Corporation of Los Angeles(MICLA)	298/50/50RTVP	\$4,145,023.00

4. Authorize the Department of Recreation and Parks' (RAP) General Manager, or Designee, to make technical corrections as necessary to carry out the intent of this Report; and,
5. Authorize the Board President and Secretary to execute the contract, subject to approval by the City Attorney as to form.

BOARD REPORT

PG. 2

NO. 20-169

SUMMARY

On May 7, 2020, the Board approved the final plans and specifications for the Project, located north of Marina Del Rey, CA 90292, near 3100 Ocean Front Walk, adjoining Washington Boulevard, in the area commonly known as Venice Beach (Report No. 20-064). The plans and specifications were prepared by AECOM, under the direction of the Department of Public Works, Bureau of Engineering (BOE), Architectural Division.

The Project scope of work consists of the refurbishment of the Venice Beach Pier (Pier), which has been damaged over time, as well as repairs to be done to the Pier's ramp structure, which was damaged by a fire in 2018. Due to limited funding, the proposed Project will be completed in phases.

Phase I: All of the work under this phase will be constructed as part of the current Project.

- Repair Piles 33A, 33B and 33C;
- Repair piles between Pile 1 and Pile 36 (Pier Segment 1);
- Repair deck soffits and pile cap beams between Expansion Joint 1 and Expansion Joint 2 (Pier Segment 1);
- Repair piles between Pile 37 and Pile 51 (Pier Segment 2);
- Repair deck soffits and pile cap beams between Expansion Joint 2 and Pile 51 (Pier Segment 2);
- Remove and replace the approach ramp structure, springers, decking and concrete slab damaged by the fire; and,
- Removal and re-install the guardrails that were installed after the fire.

Phase II: The scope for this future phase, which is not part of this Project, will include the following:

- Repair deck soffits and pile cap beams between deck panel 104 near pile 51, to the Central Terminal;
- Repair piles between Pile 52 and Pile 65;
- Repair pile cap beams in Central Terminal;
- Repair piles in Central Terminal;
- Top deck delamination repairs from expansion join 2 to Central Terminal;
- All other above deck repair.

RAP Staff will seek Board approval prior to the start of Phase II, once funding is available.

The City Engineer's estimated construction cost for the Project is \$4,237,552.00.

BOARD REPORT

PG. 3 NO. 20-169

On May 7, 2020, through Board Report No. 20-064, the Board approved a call for bids for the Project, and subsequently on June 17, 2020, the Board received a total of five (5) bids as follows:

<u>Bidders</u>	<u>Bid Amount</u>
Bellingham Marine Industries, Inc.	\$4,145,023.00
Metro Builders & Engineers Group, Ltd.	\$4,154,263.00
Vortex Marine Construction, Inc.	\$4,560,420.00
Jilk Heavy Construction, Inc.	\$4,637,570.00
Bosco Constructors, Inc.	\$5,838,420.00

The bid specifications stated that the lowest bidder would be determined to be the responsible and responsive bidder submitting the lowest bid. Bellingham Marine Industries, Inc. submitted the lowest bid in the amount of \$4,145,023.00, which is \$92,529.00 lower than the City Engineer's estimate of \$4,237,552.00, as shown above.

RAP and BOE staff reviewed the responsiveness and work performance of Bellingham Marine Industries, Inc. on past projects. Based on that review, Bellingham Marine Industries, Inc. was determined to be responsive.

In consultation with the City Attorney's Office, RAP and BOE staff have reviewed the bid submitted by Bellingham Marine Industries, Inc., and found it to be responsible and responsive. RAP staff recommends that the Board find Bellingham Marine Industries, Inc. to be the lowest responsive and responsible bidder.

Funds are available to award the construction contract for the Project and for the construction contingencies from the following funding source and account number:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ ACCT. NO.</u>
MICLA	298/50/50RTVP
Quimby	302/89/89460K-VE

The final plans and specifications approved by the Board through Report No. 20-064 were based on the pier maintenance and repair scope which was assessed and recommended in 2017. At this time, there are no currently anticipated change orders for additional repair and maintenance scope for the Project, however, any additional needed repairs will be evaluated as the Project commences, and will be issued to the Contractor, as necessary, through the direction of BOE.

On July 21, 2020, BOE received a letter from the California Coastal Commission (CCC) regarding the Coastal Development Permit Waiver Request for this Project. This letter states that the CCC authorizes the closure of the Venice Pier until the completion of the Venice Pier Restoration Project approved under CDP 5-18-1081-A1, or until the Governor's Executive Order and the City and County of Los Angeles Public Health Orders (Governor's Executive Order N-33-20 "Stay at Home Order" of March 19, 2020; the County of Los Angeles' Safer at Home Order for Control of COVID-19 issued on March 16, 2020 and later amended on March 19, 2020 and March 21, 2020;

BOARD REPORT

PG. 4 NO. 20-169

the County of Los Angeles' Department of Public Health Emergency Isolation Order issued July 1, 2020; the County of Los Angeles' Department of Public Health Emergency Quarantine Order issued July 1, 2020; and the City of Los Angeles' Safer at Home Order issued on March 19, 2020 and later amended on May 27, 2020 and June 1, 2020) are no longer in effect, whichever comes first (CCC Authorization). RAP and BOE staff are currently discussing the contents of the letter to evaluate the likely impacts of that authorization. Currently, the Project construction plan contemplates a phased approach to allowing public access to portions of the Pier during construction. In accordance with the General Conditions and General Requirements of the Project, as advertised, the stipulations in the Coastal Permit's Public Access Plan currently dictate the Pier to be closed from after Labor Day 2020 (the start of project construction) to the end of October 2020, as part of Stage I of the approved construction phasing plans for the Project. Since it is unclear at this time when the relevant Governor's Executive Order and the City and County of Los Angeles Public Health Orders will no longer be in effect, RAP staff does not know for certain how the CCC Authorization would ultimately impact the Project. RAP staff will report back to the Board at a later date if project related impacts are encountered. City staff will continue to work closely with CCC staff, as well as monitoring and responding to changes in COVID-19 restrictions on an ongoing basis, and will work closely with the project team to ensure compliance with all related restrictions.

BUSINESS INCLUSION PROGRAM

The Project is not subject to the Business Inclusion Program (BIP) requirements of the Mayor's Directive No. 14. Due to the highly specialized nature of the work scope of marine and underwater construction, the subcontracting opportunities to comply with the BIP subcontractor outreach requirements were determined to be very limited. In consultation with RAP staff, BOE submitted a formal request to the Mayor's Office to ask that the BIP requirements be waived. After a thorough review, the Mayor's Office granted the Project a waiver from the BIP requirements.

TREES AND SHADE

The Project has no impact on trees and shade.

ENVIRONMENTAL IMPACT

The Board previously examined the proposed Project and through Report No. 17-149, determined that is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) of City CEQA Guidelines and Article 19, Section 15301(c) of the State CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on July 14, 2017. There have been no major changes to the Project, or the area surrounding the Project, relative to the Project approved in the subject NOE which would require a new CEQA determination. Thus, no further CEQA determination is required at this time.

BOARD REPORT

PG. 5

NO. 20-169

FISCAL IMPACT

The Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create and Maintain World Class Parks and Facilities.

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Approval of this Report would facilitate in maintaining one of RAP's busiest facilities with Venice Beach being one of the most visited locations in Southern California.

This Report was prepared by Gus Malkoun, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Assistant Division Head; Steven Fierce, Principal Architect/Division Head, BOE Architectural Division; Sean Phan, Planning, Construction and Maintenance Branch; and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

ATTACHMENT

Report No. 20-064

APPROVED
MAY 07 2020

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 20-064

DATE May 07, 2020

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH PIER MAINTENANCE AND REPAIR (PRJ20587)
(W.O. #E1907957) PROJECT - APPROVAL OF FINAL PLANS AND CALL FOR
BIDS

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	<i>FC</i> C. Santo Domingo	<u>DP</u>
V. Israel	_____	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 and as attached to this Report, for the Venice Beach Pier Maintenance and Repair (PRJ20587) (W.O #E1907957) Project (Project);
2. Approve the date to be advertised for receipt of bids as June 16th, 2020 at 2:00 P.M. in the Board Office;
3. Approve a requirement for the General Contractor to perform no less than 50% of the concrete restoration work for the Project;
4. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to change the due date for receipt of bids for the Project or withdraw the request for bids for the Project if determined to be in the best interest of RAP; and
5. Authorize RAP's Chief Accounting Employee or designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The existing Venice Beach Pier (Pier) is located north of Marina Del Rey, CA 90292 and near 3100 Ocean Front Walk, adjoining Washington Boulevard, in the area commonly known as Venice Beach, and is in Council District 11. The Pier site is adjacent to both single and multi-family residential dwellings, as well as commercial properties. An estimated 13,233 City residents live within a 1/2 mile walking distance of Venice Beach. Due to the facilities, features, programs, and

BOARD REPORT

PG. 2

NO. 20-064

services it provides, Venice Beach meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

The Pier is a 1,310-foot-long and 16-foot-wide structure, supported by 157 vertical and battered 24" diameter concrete piles, ranging in length of approximately 35 feet to 80 feet. Twelve (12) individual fishing stations jut out on alternating sides and its end consists of a 120-foot diameter round platform.

The Project's scope of work consists of the refurbishment of the Pier, which has been damaged over time, as well as repairs to be done to the Pier's ramp structure, which was damaged by a recent fire. Due to limited funding, the proposed Project will be completed in phases.

Phase I: All of the work under this phase will be constructed as part of the current Project approved as part of this Report.

Priority I:

- Repair Piles 33A, 33B and 33C.

Priority II:

- Repair piles between Pile 1 and Pile 36 (Pier Segment 1);
- Repair deck soffits and pile cap beams between Expansion Joint 1 and expansion joint 2 (Pier Segment 1);
- Repair piles between Pile 37 and Pile 51 (Pier Segment 2);
- Repair deck soffits and pile cap beams between Expansion Joint 2 to Pile 51 (Pier Segment 2); and
- Removal and replacement in kind, of the approach ramp structure; removal and replacement of springers; decking and concrete slab damaged by the fire will be removed and replaced; and removal and re-installation of the guardrail that was installed after the fire.

Phase II: The scope for this future phase will include the following:

- Repair deck soffits and pile cap beams between deck panel 104 near pile 51, to the Central Terminal;
- Repair piles between Pile 52 and Pile 65;
- Repair pile cap beams in Central Terminal;
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- All other above deck repair.

RAP Staff will seek Board approval prior to the start of Phase II, once funding is available.

BOARD REPORT

PG. 3

NO. 20-064

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with their consultants, AECOM, prepared the plans and specifications, and obtained all of the necessary permits for the proposed Project.

On April 11, 2019, the California Coastal Commission approved Coastal Development Permit (CDP) No. Th14a (CDP Request No. 5-18-1082) for this proposed Project. On January 29, 2020, the California Coastal Commission approved an amendment to the CDP. Said amendment modified Special Condition No.1 of the CDP to require that construction be completed by Memorial Day weekend 2021 (May 29, 2021), and that no construction be started prior to Labor Day 2020 (September 7, 2020). Furthermore, the amended Coastal permit expires May 31, 2021.

Two other permits related to the construction of the Project were issued. The Los Angeles Regional Water Quality Control Board (RWQCB) permit expires April 19, 2024 and the US Army Corp of Engineers (USACE) permit expires March 18, 2022. Both permits are still currently valid. As required by the permits, the City of Los Angeles has advised both agencies of the new construction schedule. Said notifications were sent on March 17, 2020. The RWQCB acknowledged receipt of the notification on March 20, 2020. No acknowledgement has been received from USACE. However, since the USACE permit is still valid, acceptance would only be a formality. Therefore, all permits necessary for the construction of this Project are currently in place.

Several community and outreach meetings were held on the following dates: August 16, 2018, and April 16, 2019. The community and Office of Council District 11 are all in full support of the proposed Project.

It has been the policy of this Board to require that the prime contractor on construction projects perform a minimum of 30% of the work for the project, as measured by the base bid price. However, due to the specialty work of the proposed Project, it is proposed that the Board approve a requirement that the prime contractor perform a minimum of 50% of the concrete restoration work on this Project. In addition, the bidding documents have a section titled "Supplementary General Requirements", where it requires that the bidding contractor and the sub-contractor be highly qualified and have successfully completed several projects which include concrete restoration on piers or other over-the-water structures.

The following are a summary of the minimum qualifications that are listed in the "Supplementary General Requirements": a) the contractor must have successfully completed two (2) concrete restoration projects on piers or over-the-water structures within the last ten years of at least \$1,000,000 per project in the state of California, b) the contractor must have done 50% of such concrete restoration work with its own work force, c) the contractor's proposed superintendent for this Project must have experience in constructing a minimum of two (2) concrete restoration works on piers or other over-the-water structure projects, and d) the contractor or its listed subcontractor must have Piles Jacket Experience (FRP Jackets) on two or more projects within the last ten (10) years at a cost of at least \$200,000 per project.

BOARD REPORT

PG. 4

NO. 20-064

In order to comply with the restricted time as stipulated in the CDP, the contractor is required to mobilize for construction no later than September 8, 2020, and the contractor must be fully demobilized from the pier by May 21, 2021, to allow usage of the Pier during the summer months.

The proposed Project was presented to RAP's Facility Repair and Maintenance Commission Task Force (Task Force) on June 5, 2019. The Task Force had no comments on, or recommended changes to, the proposed Project and recommended that the proposed Project be forwarded to the Board for consideration.

The City Engineer's estimate for the construction cost of the proposed Project is \$4,239,871.

Sufficient funds are available for the construction of the Project and construction contingencies from the following funds and accounts:

FUNDING SOURCE

Municipal Improvement Corporation of Los Angeles (MICLEA)
Quimby Fees

FUND/DEPT./ACCT NO.

298/50/50RTVP
302/89/89460K-VE

TREES AND SHADE

This proposed Project has no impact on trees and shade.

ENVIRONMENTAL IMPACT

The Board has previously examined the proposed Project and determined that is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) of City CEQA Guidelines through Report No. 17-149. A Notice of Exemption (NOE) was filed with the Los Angeles City Clerk on July 14, 2017, and with the Los Angeles County Clerk on July 14, 2017. There have been no major changes to the Project, or the area surrounding the Project, relative to the Project approved in the subject NOE which would require a new CEQA determination. Thus, no further CEQA determination is required at this time.

FISCAL IMPACT

The proposed Project is funded by the Municipal Improvement Corporation of Los Angeles (MICLEA) and Quimby funds. When the proposed Project is completed, it will provide improvements to the Pier. There is no immediate fiscal impact to the RAP's General Fund as result of this Project. Future operational and maintenance costs will be determined and a budget request will be submitted to cover these costs.

BOARD REPORT

PG. 5

NO. 20-064

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create and Maintain World Class Parks and Facilities.

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Approval of this Report would facilitate in maintaining one of RAP's busiest facilities with Venice Beach being one of the most visited locations in Southern California.

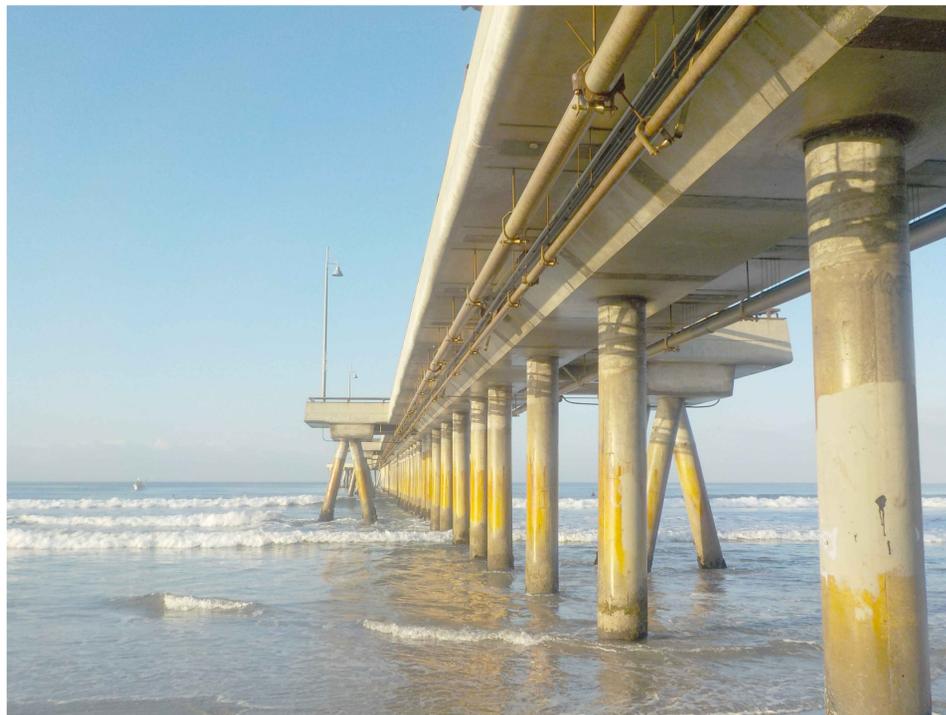
This Report was prepared by Gus Malkoun, Project Manager, Architectural Division, BOE. Reviewed by Neil Drucker, Assistant Division Manager, and Steven Fierce, Principal Architect, Architectural Division, BOE; and Darryl Ford, Interim Superintendent, Planning, Construction and Maintenance Branch of RAP.

LIST OF ATTACHMENT

Final Plans and Specifications for the Venice Beach Pier Maintenance and Repair Project

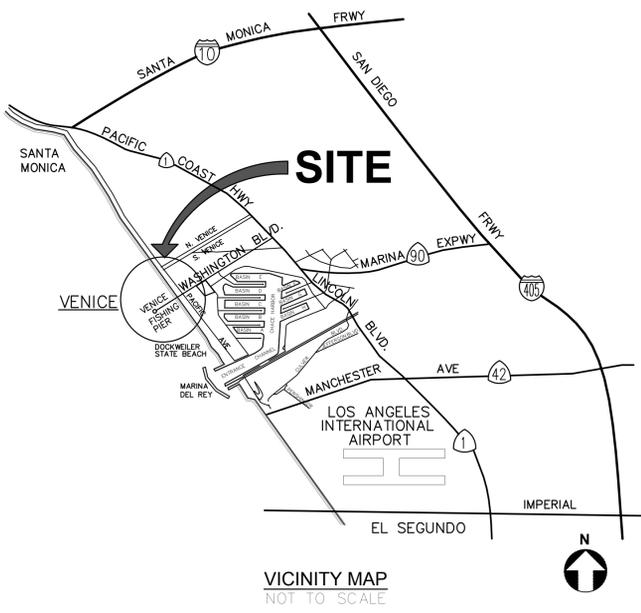
CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF ENGINEERING

VENICE BEACH PIER
 MAINTENANCE AND REPAIR
 (W.O.# E1907957)



THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES ONLY (DESIGN STAGE ONLY)



CLIENT: CITY OF LOS ANGELES
 DEPARTMENT OF RECREATION AND PARKS
 MICHAEL SHULL
 GENERAL MANAGER
 221 N. FIGUEROA ST. 3RD FLOOR,
 LOS ANGELES, CA 90012

ARCHITECTURAL DIVISION
 NEIL DRUCKER
 INTERIM DIVISION MANAGER

PROJECT MANAGEMENT

BUREAU OF ENGINEERING
 ARCHITECTURAL DIVISION

BILL LEE
 SENIOR ARCHITECT

GUS MALKOUN, M.S.C.E., P.E.
 PROJECT MANAGER

1149 S. BROADWAY ST., SUITE 830
 LOS ANGELES, CA 90015
 (213) 485-1646
 GUS.MALKOUN@LACITY.ORG

PROJECT DESIGN

BID AND AWARD: **PROJECT AWARD AND CONTROL DIVISION**
EDICK OHANIAN
 DIVISION MANAGER

GEOTECHNICAL: **GEOTECHNICAL ENGINEERING DIVISION**
PATRICK SCHMIDT
 DIVISION MANAGER

ENVIRONMENTAL: **ENVIRONMENTAL ENGINEERING GROUP**
MARIA MARTIN
 GROUP MANAGER

1149 S. BROADWAY ST.,
 LOS ANGELES, CA 90015

DESIGN: **AECOM**
PRABIN TULADHAR
 999 W. TOWN & COUNTRY ROAD
 ORANGE, CA 92868

VENICE BEACH PIER MAINTENANCE CONTACT INFORMATION

KENT HESSELGRAVE
 C & M SUPERVISOR
 EMAIL: KENT.HESSELGRAVE@LACITY.ORG
 OFFICE PHONE: (310) 548-7519
 CITY CELL: (213) 216-4325

CONSTRUCTION MANAGEMENT

CONSTRUCTION MANAGEMENT DIVISION

JOSE FUENTES
 DIVISION MANAGER

1149 S. BROADWAY ST. SUITE 890 LOS
 ANGELES, CA 90015



VERTICAL CONTROL: _____
 HORIZONTAL CONTROL: _____

SHEET TITLE: COVER SHEET

PROJECT: VENICE BEACH PIER MAINTENANCE AND REPAIR

ADDRESS: VENICE PIER
 LOS ANGELES, CA 90291

DEPARTMENT OF PUBLIC WORKS

NO.	REVISIONS:	DATE:	BY:	CIP NO.

INDEX NO. **RP-300107**

CITY OF LOS ANGELES

GARY LEE MOORE, P.E., ENV SP
 CITY ENGINEER

06/26/2019
 DATE

06/26/2019
 DATE

DEPUTY CITY ENGINEER PROGRAM MANAGER
Gary Lee Moore
 CITY ENGINEER

WORK ORDER NO.
WOE1907957

SHEET NO.
G001

SHEET 1 OF 43 SHEETS

