



Legislation Details (With Text)

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On agenda: 12/2/2025 **Final action:**

Title: Consideration of a Resolution Approving Amendment No. 1 to the Professional Design Services Agreement with Rubio Medina, Architect, for \$153,482 for the Manhattan Heights Park Restroom Building Rehabilitation Project, for a Total Not-to-Exceed Amount of \$228,062. (Budgeted) (Interim Public Works Director Semaan).
ADOPT RESOLUTION NO. 25-0133

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution No. 25-0133, 2. Amendment No. 1 - Rubio Medina, Architect, 3. Agreement - Rubio Medina, Architect, 4. Design Concept, 5. Location Map

Date	Ver.	Action By	Action	Result
12/2/2025	1	City Council Regular Meeting		

TO:
Honorable Mayor and Members of the City Council

THROUGH:
Talyn Mirzakhanian, City Manager

FROM:
Ted Semaan, Interim Public Works Director
Gilbert Gamboa, Acting City Engineer
Bianca Cardenas, Senior Civil Engineer

SUBJECT:
Consideration of a Resolution Approving Amendment No. 1 to the Professional Design Services Agreement with Rubio Medina, Architect, for \$153,482 for the Manhattan Heights Park Restroom Building Rehabilitation Project, for a Total Not-to-Exceed Amount of \$228,062. (Budgeted) (Interim Public Works Director Semaan).
ADOPT RESOLUTION NO. 25-0133

RECOMMENDATION:
Staff recommends that the City Council adopt Resolution No. 25-0133 approving Amendment No. 1 to the Professional Design Services Agreement with Rubio Medina, Architect, for \$153,482 and extend the term through December 31, 2028 for the Manhattan Heights Park Restroom Building Rehabilitation Project.

FISCAL IMPLICATIONS:

Sufficient funds of \$1,075,420 are currently available for the Manhattan Heights Park Restroom Building Rehabilitation Project within the CIP Fund. The original Agreement with Rubio Medina, Architect, was for \$ 74,580, and Amendment No. 1 will add \$153,482, bringing the total not-to-exceed amount to \$228,062. There are no additional fiscal implications for the project at this time.

BACKGROUND:

Manhattan Heights Park

Manhattan Heights Park was developed in 1948 and is located at 1600 Manhattan Beach Boulevard, across the street from Polliwog Park. The four-acre park features a large, lighted athletic field and a community center. The park is a popular site for social and informal family gatherings, with large shade trees and picnic areas. Other recreational facilities within the park include two tennis courts, two pickleball courts, and one convertible paddle/pickleball court, a multi-use field containing a softball diamond that is suitable for youth and adult use, and two non-regulation-sized basketball courts, all of which are lighted. The park also includes a small children's play area, a bouldering wall, restrooms, and drinking fountains.

The Manhattan Heights Community Center building is home to the City's REC After School Program, Teen Center, and community classes. It is also available to the public for meetings, parties, and other gatherings. The building includes a catering kitchen, meeting rooms, and an activity room. The auditorium can accommodate approximately 170 people. Two smaller on-site buildings house rooms for tutoring, arts, storage, a concession stand, restrooms, etc.

Restroom Building

Constructed in 1970, the restroom building is part of the Manhattan Heights Park facility and is located along 11th Street on the south side of the park. The building provides eight rooms, including male and female restrooms, storage rooms, a main room, a small office, and a concession. Participants in sporting events, after-school programs, and other park activities use the restrooms daily. On occasion, the adjacent community center building may not have restrooms available concurrently for use, increasing demand for these restrooms located close to the multiple-purpose field.

The restroom building needs rehabilitation due to issues, including, but not limited to:

- Heavy Usage of Plumbing/Sewer
On average, 100 children and teens are present in after-school programs and teen center activities when programs are in session. Increased use on weekends adds to the demand on the aged restrooms. Plumbing issues include odors, blocked drains, and tree root intrusion, causing the need for increased maintenance.
- Visibility and Safety
Exterior partition walls at the restroom entrances create visibility concerns, potential for unauthorized access, and concerns over general safety. Restroom entrances are preferred to be visible from common areas while maintaining privacy once inside.
- Americans with Disabilities Act (ADA) Compliance
Disability Access Consultants, LLC, the City's consultant, inspected the entire City and, in its 2019 Accessibility Report, identified significant barriers to access at the subject restrooms. These barriers included issues with fixture heights, signage, clear distance (or maneuvering clearance), and other features, all failing to meet accessibility standards.

Feasibility Study

On March 7, 2024, the City issued a request for proposals for experienced consulting firms to study

and develop options to improve, redevelop, or replace the restrooms located within the Manhattan Heights Park Restroom Building.

Conceptual considerations included, but were not limited to:

- Reconfiguration of the existing restrooms within their current footprint;
- Expansion of restrooms into adjacent rooms;
- Conversion of existing restrooms into single-occupancy restrooms;
- Creation of an additional single occupancy restroom within the building; and/or
- Addition of a separate, prefabricated restroom building within the park and repurposing the existing restrooms.

On April 18, 2024, the RFP solicitation received one proposal, reviewed by a staff evaluation committee. The City entered into an Agreement with Rubio Medina, Architect, on July 2, 2024. The architect was supported by subconsultant engineers in mechanical, plumbing, and electrical disciplines, landscape architects, and professional construction cost estimators. The scope of work included the review and assessment of the existing conditions compared to the 2013 Facilities Assessment Report, programming, and design meetings with pertinent City staff, development and refinement of multiple schemes, and opinions of probable construction costs.

After developing five concepts, two were analyzed, and one was ultimately selected as the most cost-effective and advantageous for the community and City staff. The recommended design will:

- Renovate existing restrooms and associated interior storage to provide one interior single-use, accessible restroom;
- Renovate existing storage and vending area to create two exterior-accessible restrooms;
- Expand the facility to provide one additional public access restroom and greater storage capabilities;
- Relocate and rebuild the trash enclosure;
- Remove and replace the concrete sidewalk outside the entrance of the Recreation Building to provide proper accessibility transition to the new restrooms;
- Relocate the gas service meter located outside the female restrooms;
- Remove and replace sewer lateral;
- Upgrade electrical service; and
- Remove and replace the grass area between the Recreation Building and the Toy Building with an artificial turf system.

The selected consultant may be retained for design and construction document phases after the study is complete and contingent on performance and staff review.

DISCUSSION:

Upon the completion of the feasibility study, including review of the recommended design, the City requested that Rubio Medina, Architect, provide a proposal for development of full project plans, technical specifications, cost estimate, schedule, and project bidding and construction support for the project. Upon evaluation of the proposal, Rubio Medina has decades of experience with similar projects, understands key project issues, and proposed an appropriate level of staffing for the size and complexity of the project. Staff recommends amending the existing Agreement to continue with additional design services, including:

Task 1 Project Management, Meetings, and Coordination

Task 1.1: Schedule Meetings
Task 1.2: Quality Assurance / Quality Control

Task 2 Design Services

Task 2.1: Existing Conditions and Site Analysis
Task 2.2: Conceptual Design Draft Construction Drawings and Technical Specifications
Task 2.3: City Plan Check and Calculations Package
Task 2.4: Construction Cost Estimate and Schedule

Task 3 Bidding and Construction Support Services

Task 3.1: Bidding Assistance
Task 3.2: Construction Administration
Task 3.3: Record Drawings

The Amendment surpasses the City Manager's signing authority and requires authorization from the City Council for the additional design services. The Amendment also extends the agreement's term to December 31, 2028.

PUBLIC OUTREACH:

The original RFP for professional engineering services was advertised on the City's website and PlanetBids, a public online bid notification portal. The project team will coordinate with park programs and events and will provide updates on the City website once the project progresses into construction.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to Section 15301 Class 1 (minor alteration of existing public facilities, involving negligible or no expansion of use) of the State CEQA Guidelines. Although an environmental review is not necessary prior to approval of the design agreement, additional environmental review may be required prior to, or concurrent with, the award of a construction contract.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

ATTACHMENTS:

1. Resolution No. 25-0133
2. Amendment No. 1 - Rubio Medina, Architect
3. Agreement - Rubio Medina, Architect
4. Design Concept
5. Location Map