



Legislation Text

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TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Stephanie Katsouleas, Public Works Director

Prem Kumar, City Engineer

Gilbert Gamboa, Senior Civil Engineer

SUBJECT:

Status Update and Request to Approve the Proposed Facility Maintenance Improvements and Design Elements Regarding Pier Improvements and Harrison Greenberg Foundation Roundhouse Aquarium Beautification Project (Public Works Director Katsouleas).

APPROVE PROPOSED FACILITY MAINTENANCE IMPROVEMENTS AND DESIGN ELEMENTS

RECOMMENDATION:

Staff recommends that City Council approve the proposed facility maintenance improvements and preliminary design elements for Pier Improvements and Harrison Greenberg Foundation Roundhouse Aquarium Beautification so that staff and Cambridge Seven Architects (C7A) can proceed with the final design.

FISCAL IMPLICATIONS:

Aquarium Improvements

The proposed aquarium beautification is expected to be primarily funded by the Harrison Greenberg Foundation (Foundation). The Foundation has committed \$1.25 million directly towards the project and will undertake additional fundraising efforts to raise as much as another \$1.25 million for the project, which could cost as much as \$2.5 million to complete.

Pier Improvements

This project is included in the previously approved Capital Improvement Program. A total of \$1.49 million will be available from the State Pier and Parking Funds, as well as Water and Sewer Enterprise Funds. Once City Council approves the Pier and Roundhouse facility improvements, the plans and specification will be finalized for construction bids.

BACKGROUND:

A Citywide Facility Assessment Study (FSA) of the Pier, Pier Roundhouse and Pier Comfort Station was completed in 2013. The FSA indicated that these pier facilities had deteriorated due to exposure to the marine environment and heavy community and visitor use and were in need of rehabilitation. The last major renovations done to the Pier Roundhouse and Pier Comfort Station were performed in 2002.

On April 7, 2015, City Council approved a consultant agreement with Nonzero\Architecture for architectural and engineering design services for the rehabilitation of the Pier, Roundhouse and beachside Comfort Station. When the design drawings for the rehabilitation of the Pier, Pier Roundhouse and Pier Comfort Station were approximately 80% complete, Mr. Michael Greenberg proposed to make a major investment to fully renovate the existing Roundhouse Aquarium in honor of his late son, Harrison Greenberg, who had a deep love for the ocean, marine life, and the City of Manhattan Beach. Due to the nature of this proposal and the pier work proposed, staff bifurcated the pier renovations from the Comfort Station renovations and substantially completed the comfort station work in June, 2016.

On July 19, 2016, City Council approved a Cooperative Agreement between City of Manhattan Beach, the Oceanographic Teaching Station (OTS) and the Foundation for the Roundhouse Aquarium Beautification Project. In this Cooperative Agreement, the Foundation pledged \$1.25 million towards the project and committed to undertake additional fundraising efforts. The Cooperative Agreement also includes a commitment from the City to contribute \$150,000 for physical improvements to Roundhouse building itself and an additional \$100,000 for in-kind staff time to the overall project. Under the terms of the Cooperative Agreement, the three parties also agreed to engage the services of a project manager to oversee development and construction of the Roundhouse Aquarium Project. These Project Manager responsibilities were awarded to Anderson Penna Partners at the August 16, 2016 City Council meeting.

DISCUSSION:

Aquarium Design

On February 21, 2017, City Council approved a consultant agreement with Cambridge Seven Architects (C7A) for design services for the aquarium renovations and a contract amendment with Nonzero\architecture for additional engineering services in order to coordinate with C7A for architectural, structural, mechanical, electrical and plumbing where they interface with both projects. A design kickoff workshop was conducted on March 7-9, 2017. The draft design resulting from that meeting was presented and discussed at a workshop held on May 9-10, 2017.

The Harrison Greenberg Foundation Roundhouse Aquarium Beautification Project will ultimately enhance the experience students and the public have enjoyed for four decades. The project work includes a complete interior remodel and reconfiguration of the aquarium as well as the men's and women's restrooms. The project also will enhance the architecture and exhibit designs, and provide interactive elements.

The existing Roundhouse structure will remain and all exterior maintenance improvements are intended to be consistent with the existing architectural character and design of the building, and serve to upgrade only those building elements that are in need of repair due to deteriorating conditions. The summary list of pier improvements include:

1. Stucco and paint exterior repairs with anti-graffiti coating
2. Replacement of all exterior doors and shutters
3. Roofing repairs and replacement of cupola on the Roundhouse
4. Replacement of potable water, fire protection and sanitary sewer pipelines
5. Replacement of wiring for electrical power utility
6. Installation of communication services for security and emergency telephone system
7. Installation of a Life Ring Cabinet on the Pier

8. Installation of gutters and downspouts
9. Installation of fish cleaning stations at west end of the pier

During construction, a smaller, temporary aquarium at the base of the pier will be in operation. Temporary housing for remaining aquarium animals will be provided at other nearby aquaria. Construction phasing will be implemented to allow limited public access to the pier during renovations.

Project Timeline

A Coastal Development Permit project application package was submitted to the California Coastal Commission on April 24, 2017 in order to schedule a public hearing sometime between June-September, 2017. Concurrently, the preparation of final design and construction documents are ongoing. It is anticipated that the bidding phase will be completed between September-October, 2017 and construction phase underway between January-May, 2018.

Collectively, the improvements listed above both enhance the pier complex for user groups while ensuring that the look and feel of the Roundhouse is preserved. Therefore, staff recommends that City Council approve the proposed design elements presented herein so that staff and (C7A) can finalize plans and specifications.

PUBLIC OUTREACH/INTEREST:

There will be periodic presentations to City Council to provide status of the project. A project focused webpage write-up is available on the City's website. The community will be invited to review the information and provide comments through social media outreach.

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 Class 1(d) categorical exemption pursuant to Section 15301 of the State CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk's office for the project.

LEGAL REVIEW

The City Attorney has reviewed this report; no legal analysis is necessary.

Attachment:

1. PowerPoint Presentation