



Legislation Text

File #: 17-0289, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Stephanie Katsouleas, Public Works Director
Prem Kumar, City Engineer

SUBJECT:

Formally Accept as Complete the Strand Stairs Rehabilitation Project Constructed by RSB Group, Inc.; Authorize Filing a Notice of Completion with the County Recorder; and Release the Retention in the Amount of \$96,359.34 (Public Works Director Katsouleas).

APPROVE

RECOMMENDATION:

Staff recommends that the City Council:

1. Formally accept as complete the Strand Stairs Rehabilitation Project constructed by RSB Group, Inc. (RSB);
2. Authorize Filing of the appropriate Notice of Completion with the County Recorder's Office; and
3. Approve the release of the retention for \$96,359.34 to RSB.

FISCAL IMPLICATIONS:

The original construction contract award amount was \$1,701,000 with a construction contingency of \$255,150 for a total budget of \$1,956,150. The construction work, including three change orders, was successfully completed for \$1,927,186.79, leaving a project balance of \$28,963.21. A summary of the change orders are listed in Attachment 2.

BACKGROUND:

On February 16, 2016, City Council awarded a construction contract to RSB for \$1,701,000 to replace eight stairways and repair sixteen stairways located between the Strand and the County owned Marvin Braude Bike Path (see Location Map in Attachment 1). The majority of the work included replacement and/or repairs to stair treads, balustrades, railings and adjacent support structures.

DISCUSSION:

The Contractor was authorized to start work in March 2016 with a stipulated on-site working prohibition during the active summer months between Memorial Day and Labor Day. The construction work was substantially completed at the end of May 2017. Note that during the course

of the work on the 24 Strand stairways, there were many unforeseen field conditions encountered resulting in the issuance of three change orders which are summarized in Attachment 2. Additionally, the exceptionally wet winter season further delayed project progress. Following completion of the project, Public Works staff inspected the work and found it to be in conformance with the plans and specifications and of good quality.

Now that the Contractor has completed all contract work, staff is recommending that the City Council formally accept the project as complete, authorize the filing of the Notice of Completion and release of the \$96,359.34 retention 35 days after recordation of the Notice of Completion.

POLICY ALTERNATIVES:

Do not accept the construction contract for the Strand Stairs Rehabilitation Project as complete and authorize filing of the Notice of Completion and release of retention.

PROS:

Funds would not be expended because the retention amount would not be released. However, this would be inconsistent with the provisions of the executed contract that the Contractor must be fully paid for the work completed.

CONS:

The Contractor may be entitled to contract dispute claims resulting in additional costs incurred by the City.

PUBLIC OUTREACH/INTEREST:

City staff performed significant outreach to residents before construction started for this project.

ENVIRONMENTAL REVIEW

Based on the California Environmental Quality Act (CEQA) requirements, a Notice of Exemption was filed for the project with the Los Angeles County Clerk's office prior to the start of the construction.

LEGAL REVIEW

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

Attachments:

1. Location Map
2. Summary of Change Orders