



Legislation Text

File #: 19-0149, **Version:** 1

TO:

Honorable Mayor and Member of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Stephanie Katsouleas, Director of Public Works

Prem Kumar, City Engineer

Gilbert Gamboa, Senior Civil Engineer

SUBJECT:

Consideration of Awarding a Professional Design Services Agreement for \$164,985 to Moffatt & Nichol for the Pier Railing Replacement Project, and Appropriate \$200,000 from the State Pier and Parking Fund (Public Works Director Katsouleas).

a) **ADOPT RESOLUTION NO. 19-0029**

b) **APPROPRIATE FUNDS**

RECOMMENDATION:

Staff recommends that City Council adopt Resolution No. 19-0029 (Attachment):

1. Awarding a Professional Design Services Contract Agreement for \$164,985 to Moffatt & Nicol for the Pier Railing Replacement Project and authorizing the City Manager to execute the contract (Attachment); and
2. Appropriating \$200,000 from the unreserved State Pier and Parking Fund balance for the project.

FISCAL IMPLICATIONS:

The Pier Railing Replacement Project is currently programmed in FY 2021/22 of the Five-Year Capital Improvement Program for \$330,000 (design services only). However, due to the deteriorated condition of the Pier's railing and safety concerns, staff has proposed moving forward with the project now. There are sufficient funds available in the State Pier and Lot fund for the design phase of the project only. A funding source for the actual construction will need to be identified in order to commence the project. Options include inter-fund loans with repayment over time with interest. Staff will develop a plan which will be presented when the construction contract is presented for City Council approval.

The total fee for the design phase is \$164,985. Staff is also recommending that an additional \$35,015 be appropriated to fund the plan check and permitting phases of this project as well as other incidental expenses, for a total allocation of \$200,000. Entitlements and associated fees will be required from the following local and regulatory agencies including:

- City Building and Planning Division plan check
- LA County Beaches and Harbors
- LA County Department of Public Works
- Regional Water Quality Control Board
- State of California, Department of Parks and Recreation
- California Department of Fish and Wildlife
- California Coastal Commission
- US Army Corps of Engineers

The Budget and Expenditures summary table is attached.

BACKGROUND:

The Manhattan Beach Pier was completed in 1920 and is a historical icon of the City. In fact, in 1995 the Pier was designated as California Registered Historical Landmark Number 1018. The innovative design of the Pier features a Roundhouse building at the end of the Pier, steel-reinforced concrete deck and pilings, decorative globe light standards and painted metal railings along the perimeter of the deck.

In 1956, the State of California and County of Los Angeles assumed responsibility for the maintenance of the Pier, and in 1988, the City entered into an operating agreement with the State to assume those responsibilities. Revenues generated through Pier parking meters fund the maintenance and operations of the Pier complex. In 1986, the County replaced the handrail system along the perimeter of the Pier with its current configuration and appearance. A few years later, in 1991-1992, the City completed a major Pier restoration project, including replacement of its deck, rehabilitation of the structural pilings and replacement of the Roundhouse building.

Over the last three decades, the marine environment has taken a significant toll on the metal Pier railings, which are constantly exposed to moisture, corrosion, and other ocean related stressors. Although the City has periodically performed maintenance and rehabilitation to the railings to maintain aesthetics and structural integrity, they have deteriorated beyond what maintenance alone can achieve; the railings are now beyond simple repairs. Because the Pier is heavily used by beach-goers and for a variety of events, staff recommends that total replacement of the Pier railings be undertaken earlier than previously scheduled given their current condition.

Once designs, plans and specifications are completed, the project will be ready for bidding. However, it is important to note that if City Council approves early implementation of this project, the State Pier and Lot Fund balance will not be sufficient to cover construction costs when the project is ready to bid for construction (estimated early 2020 if agency approvals are received). Therefore, staff will make recommendations for how the project could be funded while also seeking grants and other funding sources in the interim. Determination of the shortfall will depend on a variety of factors not yet known, including but not limited to the ultimate design of the railings, which includes ensuring the railing design complies with Americans with Disability Act (ADA) standards, the materials specified, and the funds collected from the parking meters. Please note that our goal is to maintain the current look of the Pier railings to maximum extent possible while complying with all legal requirements.

DISCUSSION:

The City issued Request for Proposal (RFP) No. 1181-19 on August 28, 2018, for design services to replace the existing Pier railing system on the perimeter of the entire Pier deck, inclusive of the stairways adjacent to the Pier, a section along the southern portion of bike path, and the existing entrance security gates (Attachment). The comfort station railing and lifeguard railing were recently replaced and are not part of this project. The design will need to consider and provide new pier railing system alternatives while preserving the historic look of the Pier, considering environmental and maintenance factors, and complying with all other legal requirements (e.g., ADA).

The City received three (3) proposals on October 9, 2018. Each proposal was evaluated and ranked by the City's evaluation committee based on the proposer's understanding of the scope of services, proposed methodology and work plan, and experience of both the firm and the project team members.

Moffatt & Nichol submitted the most responsive and comprehensive proposal. The firm's assigned staff has extremely relevant experience and its proposal demonstrated a significant understanding of the key project tasks and constraints. Moffatt & Nichol has an in-depth knowledge of the existing Pier's structural components, recommended maintenance program and proposed improvement strategies, having prepared previous Pier inspection and rehabilitation programs for the City. The recommended award of \$164,985 will cover the expected costs for design development of the Pier railing system options and for developing the plans and specifications for the design ultimately chosen.

Some of the key services Moffatt & Nichol will provide include:

- General project management services through all project phases, including coordination of milestone meetings and performing public outreach efforts.
- Preliminary design development, including preliminary design and recommendations of practical solutions, historic integrity for new railing system, and a project schedule and cost estimate.
- Environmental and historical assessment, including analysis necessary to prepare CEQA documentation and a historic impact assessment.
- Entitlement/permit filing services, including a Coastal Development Permit and other regulatory agency requirements and permits.
- Development of a final design and construction documents for bidding.

Once awarded, the Project is expected to take approximately twelve (12) months to complete, inclusive of studies, reports, regulatory permitting, cost estimates, and design plans and specifications. The project will then be ready for construction bidding.

PUBLIC OUTREACH:

No public outreach has yet been conducted regarding this design services award. Moffatt & Nichol team will prepare presentation material and will attend two City Council meetings for consensus of preferred design alternatives with City Council, City staff, public audience and stakeholders. Public meetings will be held as necessary throughout the project phases.

ENVIRONMENTAL REVIEW:

The City will review the proposed project for compliance with the California Environmental Quality Act

(CEQA). The City anticipates that the appropriate CEQA environmental document for the project will be a Categorical Exemption pursuant to Section 15302 Class 2 of the State CEQA Guidelines for replacement or reconstruction of existing facilities within the same footprint, with the same proposed usage, and with the same capacity. A Notice of Exemption will be filed with the Los Angeles County Clerk's Office for the Project.

LEGAL REVIEW:

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

ATTACHMENTS:

1. Resolution No. 19-0029
2. Agreement - Moffatt & Nichol
3. Budget and Expenditures Summary
4. Location Map