

REPORT OF GENERAL MANAGER

NO. 01-140

DATE May 2, 2001

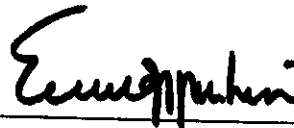
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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH OCEAN FRONT WALK - REFURBISHMENT (#1019B) -  
DAMSON OIL FACILITY (#1001C) REQUEST FOR EXTRA SERVICES TO  
DESIGN CONTRACT NO. 2814

J. Combs \_\_\_\_\_  
A. Coroalles \_\_\_\_\_  
J. Duggan \_\_\_\_\_  
J. Kolb \_\_\_\_\_

H. Fujita \_\_\_\_\_  
\*M. Tamuri \_\_\_\_\_  
M. Matthews \_\_\_\_\_



General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

It is recommended that the Board approve extra services in the amount of \$42,000.00 to design Contract No. 2814 with RRM Design Group, for additional services to be performed as described in the body of this report.

SUMMARY:

On October 7, 1999, the Board executed an amendment (Number 2) to Contract No. 2814 with RRM Design Group, in the amount of \$125,000.00 for completion of construction documents for the Damson Oil Facility Restoration project. Construction is about to begin at Damson. However, there were extra services to the design contract required to prepare the demolition plans and secure the permits for the Damson Oil Facility Restoration as outlined below.

The original scope of work provided for the consultant to negotiate the plan of action required by the Regional Water Quality Control Board (RWQCB). In order to secure an approved plan of action and the additional permits required to complete the project bid documents, the consultant has had to complete several additional tasks. The project has finally successfully received permits and a construction (demolition) contract is being awarded. The work took 18 months longer than originally anticipated to accomplish due to stringent requirements by various agencies.

The consultant also aided in the successful application for a Brownsfield Redevelopment Grant, in the amount of \$100,000.00 which will provide for the site monitoring post demolition, from Community Redevelopment Agency and Environmental Affairs Department. Meetings and completion of the grant application required \$6,500.00 of additional hours billed to the project. RWQCB required extensive additional site investigation work. The consultants were required to coordinate and report on the additional soils testing. The costs for this additional scope of work was

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\$5,500.00. There was also unanticipated work required in completion of the CEQA/Mitigated Negative Declaration prepared for the project. The consultant has justified additional hours totaling \$12,000.00 for their part in this portion of the project. The hours required to prepare for and attend meetings with Coastal Commission staff and the Commission itself, far exceeded the amount of time originally proposed. This consultant has justified an additional \$7,000.00 in costs associated with this task.

When the Coastal Commission approved the project, they did so with several special conditions that will require redesign for grading, drainage, utilities and impact to current plans for the additional bike path. This task will not exceed extra services in the amount of \$11,000.00 and will be invoiced on an hourly basis as outlined in the consultant contract since the impact of the exact scope of work is undetermined without additional input from the community and Coastal Commission staff.

These additional design services were unanticipated and are beyond the contract scope of work. The services will be provided at the costs outlined above. Staff has reviewed the submittal for the extra services and determined that only work outside the scope of the plans required under the current design contract is included. Therefore, staff recommends the Board approve the requests for extra services.

Prepared by Kathleen Chan, Project Manager.

# **DAMSON OIL SITE REMEDICATION AND REUSE Proposal for Extra Services**

*April 2, 2001*

## **I. TASKS**

### **PLAN OF ACTION AND AGENCY APPROVAL PROCESS SCOPE AMENDMENTS**

As specified in our original Agreement with the City, the combined initial budget for Subtasks VIII.A (Provide Technical Project Management) and VIII.B (Negotiate a Plan of Action with the RWQCB) was based on an estimate of the scope of services to be provided by Consultant during the first 180 days of the project. At this time, the project has been active for approximately 22 months. The consultant team has continued to work diligently in good faith in order to keep the project on schedule and meet the demands of the community.

In addition to the extended project schedule, the consultant team has engaged in several activities that were not anticipated when the initial budgets were established, such as permitting and oversight of the abandoned pipeline discovered during construction of the Ocean Front Walk Project. As such, the consultant team (EKI and RRM) reallocated funds to cover "emergency" services necessary to ensure that construction was completed and not jeopardized by the Damson Oil site pipeline on the Ocean Front Walk project. A contract revision, (dated 17 July 2000 and referenced herein), was submitted to the City by EKI, Inc. which addressed how the remaining monies in the contract would be reallocated. At that time, it was understood by the City that the budget constraints of Task VIII would be exceeded in order to complete the remaining permitting and design of the Damson Oil site reuse plan and that a budget augmentation would be forthcoming. The tasks below outline the primary scope additions that have and will be necessary to obtain approvals for the Damson Oil site reuse plan.

- A. Negotiate and Obtain Brownfield Redevelopment Grant** **\$6,500.00**  
During the time period from August 1999 through December 2000, the consultant team participated in numerous meetings and other communications with City of Los Angeles Environmental Affairs Department ("EAD") and Community Redevelopment Agency ("CRA") staff regarding potential funding of environmental services for the project. Consultant's interactions with staff of EAD and CRA were instrumental in decision by EAD to award the City a \$100,000 Brownfield Redevelopment Grant for implementation of the plan of action. The consultant team has also provided assistance to the City, EAD and CRA in the refinement of project needs and development of work tasks.
- B. Coordination of Additional Site Investigation Work Plan** **\$5,500.00**  
The results of the Site investigation performed by California Environmental ("CE") during November and December 1999 suggested to staff of the RWQCB that additional investigation of trace metals, polychlorinated biphenyls ("PCBs") and petroleum hydrocarbon compounds in soil at the Site was needed to assess the need for remediation of soil at the Site. The consultant team led the staff of the CE and the RWQCB in the development of a work plan for and the interpretation of results from a supplemental Site investigation performed during January 2000.

**DAMSON OIL SITE  
REMEDICATION AND REUSE  
Proposal for Extra Services**

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**C. Additional CEQA/MND Coordination and Review of Consultant Products \$12,000.00**  
In order to meet an aggressive schedule for project approvals, the City requested additional consultant team assistance to strategically direct, review and process the Mitigated Negative Declaration ("MND") for the project, as required by the California Environmental Quality Act ("CEQA"). The consultant team assisted the City and its consultant in development of the MND, providing review/comments and graphics on several drafts of the document.

In addition to review of the CEQA consultants' work products, the consultant team provided review and coordination of all other project-related City/consultant products. Such additional efforts included coordination and oversight of cost estimates (CE), reuse planning criteria (YMCA, KINGs, skate vendors), beach sand impacts (LA County Beaches and Harbors and Public Works), etc. These coordination efforts involved multiple teleconferences, meetings and correspondence.

**D. Prepare for and Attend Coastal Commission Hearing \$7,000.00**  
The consultant team provided assistant to the City Departments and Council Office to prepare and process the application to the California Coastal Commission. This task involved coordination with both City and Coastal Commission staff and review of the staff report and conditions, the community and attendance at the March 2001 Coastal Commission hearing. This task also included preparation of exhibits necessary to communicate all aspects of the proposed reuse.

**E. Project Redesign per Agency, Public and Environmental Conditions \$6,500.00**  
The consultant team will redesign the project conceptual plans through collaborative site planning studies with City staff, Council office, and the consultants. Various environmental constraints, physical constraints, and Coastal Commission conditions will need to be evaluated and incorporated into the project redesign. This task also involves redesign to accommodate the relocation of the second bike path per the Coastal Commission conditions.

**F. Prepare Refined Grading and Drainage Concept (Optional Task) \$4,500.00**  
A refined schematic grading and drainage plan will be prepared to assist in determining costs associated with the proposed concept and to determine initial impacts to surrounding beach sand, the Windward Plaza, the rip-rap revetment, and other potential off-site issues.

**Total All Tasks A thru F \$42,000.00**

<b>II. LIMITATIONS ON SCOPE OF SERVICES</b>
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Please note that the work to be performed by the consultant team is purely limited to the tasks outlined above. Any additional work that may be performed that is not specifically mentioned above will either be performed as an extra service, with the client's prior authorization, or shall be the subject of a future contract agreement. All reimbursable expenses such as blueprinting, report production, photography, copying, phone, fax (excluding travel), etc. will be billed on a time-and-materials basis according to the existing master contract with the City of Los Angeles.