

**AGENDA**  
**REDONDO BEACH HARBOR COMMISSION**  
*Monday, February 13, 2012, 6:30pm*  
**REDONDO BEACH CITY COUNCIL CHAMBERS**  
**415 DIAMOND STREET**

**I. OPENING SESSION**

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**

**II. APPROVAL OF ORDER OF AGENDA**

**III. RED FOLDER ITEMS**

*Red folder items require immediate action, and came to the attention of the City subsequent to the 72-hour noticing requirement. These items require a 2/3 vote of the Commission (or if less than 2/3 are present, a unanimous vote) to add to the Agenda.*

**IV. BLUE FOLDER ITEMS**

*Blue folder items are additional backup material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

**V. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.*

- 4. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF FEBRUARY 13, 2012**
- 5. APPROVAL OF THE FOLLOWING MINUTES: JANUARY 9, 2011**
- 6. CITY COUNCIL RECEIVED AND FILED THE JANUARY 17, 2012 MONTHLY UPDATES TO THE STRATEGIC PLAN, WATER QUALITY IMPLEMENTATION MATRIX, GREEN TASK FORCE MATRIX AND MAJOR CITY FACILITIES PRIORITY LIST AND HARBOR COMMISSION CALENDAR**  
Staff recommendation: Receive and file for informational purposes only
- 7. APPROVAL OF FIRST AMENDMENT TO CONTRACT FOR PARKING MANAGEMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND AMPCO SYSTEM PARKING (FIVE STAR PARKING).**  
Staff recommendation: Receive and file for informational purposes only

**8. APPROVAL OF FIRST AMENDMENT TO CONTRACT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND WALKER PARKING CONSULTANTS/ENGINEERS, INC. (RESTORATION SERVICES).**

Staff recommendation: Receive and file for informational purposes only

**9. PIER REVITALIZATION PROJECT, PHASE I – PIER COMMON AREA IMPROVEMENT – CIP PROJECT NO. 70450**

Staff recommendation: Receive and file for informational purposes only

**VI. ORAL COMMUNICATIONS**

*Anyone wishing to address the Harbor Commission on any Consent Calendar item on the agenda, which has not been pulled by Harbor Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

**VII. EXCLUDED CONSENT CALENDAR ITEMS**

**VIII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

**IX. EX PARTE COMMUNICATIONS**

**X. PUBLIC HEARINGS**

**XI. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**10. DIRECTORS REPORT**

Staff recommendation: Receive and file

**11. HARBOR PATROL UPDATE**

Staff recommendation: Receive and file

**12. COMMISSION DISCUSSION OF PARTICIPATION IN COMMUNITY EVENTS**

Staff recommendation: Receive and file

**XII. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

**XIII. MEMBERS ITEMS AND REFERRALS TO STAFF**

**13. UPDATES FROM SUBCOMMITTEES AND DISCUSSION OF SUBCOMMITTEE EXTENSION**

**Boating Access & Safety Subcommittee – Munns (L), Jackson (M), Jackson (D)**

#### **XIV. ADJOURNMENT**

The next meeting of the Harbor Commission of the City of Redondo Beach will be a regular meeting to be held at 6:30 pm on Monday, March 12, 2012, in the Redondo Beach Council Chambers, 415 Diamond Street, Redondo Beach, California.

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

*An Agenda Packet is available 24 hours a day at the Redondo Beach Police Department and at [www.redondo.org](http://www.redondo.org) under the City Clerk. Agenda packets are available during Library Hours, at the Reference Desk at both the Redondo Beach Main Library and North Branch Library. During City Hall hours, Agenda Packets are also available for review in the Office of the City Clerk.*

*Any writings or documents provided to a majority of the Harbor Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, CA during normal business hours.*

PROOF OF POSTING

I, Holly Short, hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, Harbor Department, and that the following document was posted by me at the following location(s) on the date the time noted below:

Agenda – Redondo Beach Harbor Commission

Meeting of February 13, 2012

Posted on: February 8, 2012 at 3:00 pm

Posted at: DOOR "A" BULLETIN BOARD

and CITY CLERK'S OFFICE

  
Signature

2/8/12  
Date

**MINUTES OF THE  
REDONDO BEACH HARBOR COMMISSION MEETING  
JANUARY 9, 2012**

**CALL TO ORDER**

A regular meeting of the Harbor Commission was called to order at 6:30 p.m. in the City Council Chambers, 415 Diamond Street by Chairperson Munns.

**ROLL CALL**

Commissioners Present: Bloss, Cignarale, D. Jackson, M. Jackson, Shaer, Tracy, Chairperson Munns

Commissioners Absent: None

Officials Present: Jim Allen, Harbor Facilities Manager  
Peter Carmichael, Harbor, Business, and Transit Director  
Peter Grant, Assistant City Manager  
Brian Hickey, Assistant City Attorney  
John Picken, Harbor Patrol Sergeant  
Bill Workman, City Manager  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

The members joined in the salute to the flag.

**APPROVE ORDER OF AGENDA**

Motion by Commissioner D. Jackson, seconded by Commissioner M. Jackson, to advance item 12 to precede the Consent Calendar. Motion carried unanimously.

**RED FOLDER ITEMS**

None.

**BLUE FOLDER ITEM**

None.

**ITEMS FOR DISCUSSION PRIOR TO ACTION**

Commission Feedback to the City Manager for the Strategic Plan, Annual Budget, and Capital Improvement Program

City Manager Workman thanked the members for their service. He explained that he visits the commissions each year to solicit input on the upcoming budget. He said that the budget and strategic plan are used by staff to carry out their duties. He said that currently, many budget challenges exist including the loss of redevelopment funding. He explained that the budget is composed of two major pieces: the operating budget and the capital improvement budget. He said that his budget recommendations will be submitted for review by City Council prior to final budget adoption by June 30. He requested comments and suggestions from the members.

In response to Commissioner D. Jackson, City Manager Workman stated that the loss of the redevelopment agency amounts to the loss of a significant amount of money as well as the loss of important economic development tools such as property assembly and acquisition.

In response to Commissioner M. Jackson, City Manager Workman stated that a time extension to dissolve the redevelopment agency may be granted; however he did not expect the agency to be reinstated. He stressed the importance of economic development tools to work effectively with other cities, states, and countries. He also mentioned that Department of Boating and Waterways funding may be in jeopardy.

In response to Commissioner D. Jackson, Manager Workman stated that the pier revitalization plan will not be affected by the loss of redevelopment funding because it is based on the enterprise aspects of the harbor i.e. leaseholds and rents. He added that an exception is one letter of credit.

In response to Commissioner Bloss who asked about the Harbor Business Plan task to survey boaters and residents, City Manager Workman stated that a staff member is working on the item, which is a 2012 priority. He also answered that the cohesive marketing plan will be addressed in the 2012 calendar year. He stated that he is looking for the best advice from the Harbor Commission regarding the boat launch ramp.

In response to Commissioner Bloss regarding the pier source identification study for the storm drain, City Manager Workman stated that each of the studies do not rule out any particular pollutant. He said it has been determined that Redondo Beach is not contributing to the pollution; and that much of it is naturally occurring. He said the standards of the clean water act are quite high and the Redondo Beach harbor is one of the cleanest on the west coast.

Commissioner Bloss recalled that the Harbor Commission recommended adding the renaming of Torrance Boulevard to the strategic plan, and she looked forward to that happening in 2012.

In response to Commissioner Bloss, City Manager Workman stated that a report will be delivered to Council in February on the budget actuals at midyear.

In response to Commissioner Bloss, City Manager Workman explained that harbor projects are not in jeopardy because they are not funded with redevelopment funds; however other CIP projects funded by redevelopment funding are at risk, as are housing rehabilitation programs.

Commissioner Bloss stated that the pilings along George Freeth Way are falling down, missing, in need of repair, and from a from a safety standpoint, need to be addressed.

In response to Commissioner Tracy, City Manager Workman said the biggest challenge for Redondo Beach in the next five years is the global economy: he said the shift in world wealth from the United States to Asia will affect United States tax revenue and the ability to emerge from the recession.

Commissioner Tracy suggested that, to enhance public relations and better communication for Redondo Beach, it might be worthwhile to create an international public relations/marketing director staff position to work on areas such as tourism. He also suggested bringing the community together by streaming commission meetings, setting aside funds to demolish the Parcel 10 building to make it more attractive, and raising the walkways around harbor slips to prevent the water level rising above the sidewalks.

In response to Commissioner Tracy, City Manager Workman stated that he hoped that the vintage theme will be integrated into the building exteriors of Quality Seafood and the Fun Factory arcade in the future.

Commissioner Tracy recommended the installation of separate and integrated fishing areas on the pier and round-the-clock police patrol to create a safe atmosphere.

Commissioner Tracy also recommended that each board and commission contain a student to teach them how commissions and government work.

In response to Commissioner D. Jackson, City Manager Workman explained that international economic development includes international tourism, soliciting global companies to relocate, as well as exporting education and professional services.

In response to Chairperson Munns, City Manager Workman confirmed that the note held by the Redondo Beach redevelopment agency for Crowne Plaza will be affected by the dissolution of the redevelopment agency. He said that a list of approximately six items, including that debt, will need to be resolved prior to the official dissolution of the agency.

Chairperson Munns requested a summary of the current state of tidelands/uplands funds as well as internal services funds, to which City Manager Workman responded that the purpose of his visit was to receive input from the members on the upcoming budget. He said the internal service funds have been discussed multiple times and well documented in the City Council and Budget and Finance Commission minutes.

Sean Guthrie, representing King Harbor Marina, submitted a document dated January 9, 2012 from King Harbor Voters Advisory Panel representative Mark Hansen who was unable to attend the meeting. The document, consisting of four pages, contained a list of facilities recommended for funding, a memorandum to

the Harbor Commission regarding background information on the debt of the redevelopment agency to the tidelands trust, and a document titled: Capital Improvement Program FY 10-111 Public Boat Launch Ramp.

Motion by Commissioner D. Jackson, seconded by Commissioner Tracy, to receive and file the document from Mr. Guthrie. Motion carried unanimously.

Mr. Guthrie proceeded to go over the list of facilities for recommended funding.

Motion by Commissioner M. Jackson, seconded by Commissioner D. Jackson, to extend Mr. Guthrie's speaking time. Motion carried unanimously.

In response to Commissioner D. Jackson, Director Carmichael stated that restrooms and other facilities are not part of the immediate mooring plan; however the enhancement of the restroom and landside facilities in and around Seaside Lagoon is being contemplated for the near future.

In response to Commissioner Tracy, City Manager Workman stated that the Mole B revised plan will be considered by City Council on January 17.

Commissioner Tracy hoped to see a clean safe bike path that extends from Grant Avenue to South Redondo, which he said would connect the northern and southern communities.

#### **CONSENT CALENDAR**

4. Approval of affidavit of posting of the Harbor Commission agenda for the meeting of January 9, 2012
5. Approval of the minutes of the Harbor Commission meeting of December 12, 2011
6. City Council Received and Filed the November 15, 2011 Monthly Updates to the Strategic Plan, Water Quality Implementation Matrix, Green Task Force Matrix, and Major City Facilities Priority List
7. Adopted by Title Only Resolution No. CC-1112-544, A Resolution of the City Council of the City of Redondo Beach, California, Awarding a Contract for the Galveston Wall Repair – Phase I, Job No. 70530, to Arnaz Engineering Contractors, Inc., in the Amount of \$140,000
8. Awarded the Pier Structures Repairs – Pier Inspection Project, Job No. 70350, and Approve Contract No. C-1112-120, with Construction Diving Specialists, Inc., in the Amount of \$10,000.00 from the Harbor Tidelands Fund, and Authorized the Mayor to Execute on Behalf of the City
9. Approve the Plans and Specifications for the Pier Revitalization Phase 1 – Common Area Improvement Project, CIP No. 70450, and Authorize the City Clerk to Advertise the Project for Competitive Bids
10. Approve Plans and Specifications for the Purchase and Installation of Multi-Space Meters Within the Pier and Plaza Parking Structures, and Authorize the City Clerk to Advertise the Project for Competitive Bids

11. Approve Contract No. C-1112-129 with Digital Payment Technologies Corp. for the Installation of a Trial Multi-Space Meter (Pay-by-Space) System Within the Plaza Parking Structure and Direct Staff to Purchase Instructional Signage for the Trial Program in an Amount Not to Exceed \$10,000 and Authorize the Mayor to Execute on Behalf of the City

Commissioner D. Jackson excluded items 7 and 9.

Commissioner Bloss excluded item 10.

Commissioner Shaer excluded item 6.

Commissioner Tracy excluded item 5.

Motion by Commissioner D. Jackson, seconded by Commissioner Bloss, to approve Consent Calendar items 4, 8, and 11. Motion carried unanimously.

#### **ORAL COMMUNICATIONS**

None.

#### **EXCLUDED CONSENT CALENDAR ITEMS**

##### Approval of the Minutes of the Harbor Commission Meeting of December 12, 2011

Referring to page six of the minutes reporting an upcoming report on the waterfront, Commissioner Tracy requested to know the status, to which Director Carmichael said that staff member Sara Russo will present the report at the February or March Harbor Commission meeting.

Motion by Commissioner Bloss, seconded by Commissioner M. Jackson, to approve Consent Calendar 5. Motion carried unanimously.

##### City Council Received and Filed the November 15, 2011 Monthly Updates to the Strategic Plan, Water Quality Implementation Matrix, Green Task Force Matrix, and Major City Facilities Priority List

In response to Commissioner Shaer who asked about the status of the recommendation: *Develop an RFP for a partner(s) for the Harbor Waterfront Revitalization Project and present to the City Council for action*, Director Carmichael stated that gaining control of the assets will trigger the RFP which is anticipated as soon as March. He said that public redevelopment money is not involved.

Also in response to Commissioner Shaer who asked for an update on the aquatics center, Director Carmichael stated that a lot of progress with water quality has been made; and the conversion of Seaside Lagoon from a public swimming facility to an event venue is no longer being considered. He said that Seaside Lagoon will open as usual this summer.

In response to Commissioner Shaer, Director Carmichael said that funding for the new corporation yard does not involve harbor funds.

In response to Commissioner Tracy, Director Carmichael said that Seaside Lagoon currently exists as a public swimming facility; therefore the facility is not on the strategic plan.

Motion by Commissioner Shaer, seconded by Commissioner D. Jackson, to receive and file Consent Calendar 6. Motion carried unanimously.

Adopted by Title Only Resolution No. CC-1112-544, A Resolution of the City Council of the City of Redondo Beach, California, Awarding a Contract for the Galveston Wall Repair – Phase I, Job No. 70530, to Arnaz Engineering Contractors, Inc., in the Amount of \$140,000

In response to Commissioner D. Jackson, Director Carmichael stated that the \$140,000 to repair the Galveston wall will be paid with tidelands funds.

In response to Commissioner Tracy, Director Carmichael said that the Galveston wall repair is basically a patch and should last for five to ten years.

Commissioner Tracy requested additional detail on the repair.

Director Carmichael advised that the Galveston wall is essential for protection and it will be adequately repaired. He said he will provide more detail on how the determination for repair was made and how long it is expected to last.

Motion by Commissioner D. Jackson, seconded by Commissioner Bloss, to approve Consent Calendar 7. Motion carried unanimously.

Approve the Plans and Specifications for the Pier Revitalization Phase 1 – Common Area Improvement Project, CIP No. 70450, and Authorize the City Clerk to Advertise the Project for Competitive Bids

In response to Commissioner D. Jackson, Director Carmichael answered that the Pier Revitalization Phase 1 will be funded with tidelands and uplands funds, based on geographic location.

Motion by Commissioner D. Jackson, seconded by Commissioner Bloss, to approve Consent Calendar 9. Motion carried unanimously.

Approve Plans and Specifications for the Purchase and Installation of Multi-Space Meters Within the Pier and Plaza Parking Structures, and Authorize the City Clerk to Advertise the Project for Competitive Bids

In response to Commissioner Bloss, Director Carmichael said the parking implementation plan will include a series of meetings with tenants as well as an ambassador program whereby staff will be onsite during main operating hours to

answer questions and serve as a resource. He said the number of ambassadors has not been finalized.

Motion by Commissioner Bloss, seconded by Commissioner Tracy, to receive and file Consent Calendar 10. Motion carried unanimously.

### **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

Mr. Guthrie announced that the south coast marine protected areas are effective January 1, and his business has reached out to marina tenants and the boater community to inform as many as possible about enforcement.

### **EX PARTE COMMUNICATIONS**

None.

### **HARBOR BUSINESS & TRANSIT DIRECTOR ITEMS**

#### Director's Report

Highlights from Director Carmichael's report include:

CIP projects update:

- Pier revitalization and parking plans - specifications approved in December, constructions begins in March, project completion in summer for pier, parking out to bid for multi-space meters with installation in May
- Parking – trial program on plaza structure will be implemented in February
- Harbor Patrol project complete before the start of summer
- Galveston Wall project to begin in February
- Asset Management Plan and Review Process – City is investing in programs and incentivizing private investment

Announcements:

- Redondo Beach will receive a large amount of sand from a dredging project in Marina Del Rey
- Redevelopment agency dissolution – many unknowns exist: at this point not a lot of major impacts to waterfront are expected
- Assistant City Attorney Hickey has accepted a position with the City of Walnut Creek

In response to Commissioner Bloss, Assistant City Attorney Hickey stated that he will forward an update on the City Attorney review of Harbor Commission roles and responsibilities to Director Carmichael.

In response to Commissioner Bloss, Director Carmichael stated that the Veterans Park bandshell project is being overseen by Recreation and Community Services Director Hoefgen who is working with Leadership Redondo to finalize financing. He advised that a decision was made to scale down the project from the original plan. He said that he will report back with more details.

## **PUBLIC HEARINGS**

None.

## **ITEMS FOR DISCUSSION PRIOR TO ACTION**

### Harbor Patrol Update

Sergeant Picken read the number of individual incidents which totaled 141 in November and 80 in December for a grand total of 1998 incidents in 2011.

Significant events reported:

- November: vessel taking on water, water rescue, illegal fishing citation, high wind event
- December: Christmas boat parade, Santa Claus visit, search for missing person

In response to Commissioner Bloss who pointed out the decrease in number of public assists, Sergeant Picken stated that the statistics may not always be completely accurate and also that there were quite a few days when statistics were not input due to computer non-accessibility.

Commissioner Bloss stressed the importance of data with regard to decision-making and she questioned the overall purpose of the report and how it is used by Harbor Patrol.

Sergeant Picken answered that the report was created to provide general knowledge to the Harbor Commission. He said that efforts are underway toward the installation of an improved method for tracking the numbers.

In response to Commissioner Jackson, Sergeant Picken stated that the airplane down report was a false alarm.

In response to Commissioner Shaer regarding the jet ski accident, Sergeant Picken confirmed that the jet ski was rented and that life jackets were used.

Also in response to Commissioner Shaer, Sergeant Picken stated that the sea lion population has drastically decreased in the past couple of months and he speculated that the animals moved to better feeding grounds. He said the decrease is no cause for alarm; and all other marine life is fine.

Also in response to Commissioner Shaer, Sergeant Picken said the Harbor Patrol project is coming along quite well.

Motion by Commissioner D. Jackson, seconded by Commissioner Tracy, to receive and file the Director's report. Motion carried unanimously.

Motion by Commissioner D. Jackson, seconded by Commissioner Tracy, to receive and file the Harbor Patrol update. Motion carried unanimously.

## **ITEMS CONTINUED FROM PREVIOUS AGENDAS**

None.

## **MEMBERS ITEMS AND REFERRALS TO STAFF**

### **Updates from Subcommittees and Discussion of Subcommittee Extension Boating Access and Safety Subcommittee**

Commissioner D. Jackson reported that the subcommittee recently met and decided to better define the stakeholders. She said the subcommittee will meet again around January 20 and will begin to discuss hosting public meetings to invite stakeholders and boat owners. She said a more definitive timeline will be created.

In response to Commissioner Cignarale, Director Carmichael advised that the notation at the bottom of the current agenda erroneously refers to an upcoming joint meeting with the Planning Commission.

In response to Commissioner M. Jackson, Director Carmichael stated that the replacement of the docks adjacent to the Harbor Patrol building will become part of the CIP for next year.

Commissioner Bloss announced a Vitality City purpose workshop on January 31 at the Performing Arts Center.

## **ADJOURNMENT**

Motion by Commissioner D. Jackson, seconded by Commissioner Shaer, to adjourn the meeting. Motion carried unanimously.

Chairperson Munns adjourned the meeting at 8:26 p.m. to the next regular meeting on February 13, 2012 in the City Council Chambers.

Respectfully submitted,

Peter Carmichael  
Harbor, Business, and Transit Director



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# Administrative Report

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Council Action Date: January 17, 2012

**To: MAYOR AND CITY COUNCIL**

**From: PETE CARMICHAEL, HARBOR, BUSINESS & TRANSIT DIRECTOR**

**Subject: FIRST AMENDMENT TO PARKING MANAGEMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND AMPCO SYSTEM PARKING, INC.**

## **RECOMMENDATION**

Approve the First Amendment to the Parking Management Agreement between the City of Redondo Beach and Ampco System Parking, Inc. for operation of the Pier Parking Structure and Plaza Parking Structure, and authorize the Mayor to sign the document on behalf of the City

## **EXECUTIVE SUMMARY**

The City of Redondo Beach owns two parking structures within the City's Waterfront. Combined, the Pier Parking Structure and the Plaza Parking Structure (Parking Structures) provide approximately 1,300 parking spaces for office, restaurant, retail, entertainment and recreation visitors to the Pier and the International Boardwalk. The Parking Structures are open 24 hours each day including holidays, and operated by a private sector operator.

In October 2006, City Council authorized the execution of a Parking Management Agreement (Agreement) with Five Star Parking (Five Star) for the operation of the Parking Structures. In 2010, Ampco System Parking, Inc. (Ampco) assumed the operations of Five Star, thus becoming the City's new operator.

The proposed First Amendment (Amendment) will change the allocation of billable hours during each month of the year. A larger allocation of hours will occur during peak periods to better manage demand. A penalty provision is strengthened and simplified for easier City oversight. Additionally, language is added to clarify Ampco's role during the proposed change in operation of the Parking Structures from the current pay on foot, gated system to a pay by space system. Finally, the term of the Agreement is extended from month to month to a fixed date of June 30, 2012.

## **BACKGROUND**

On October 17, 2006, the City Council approved a parking management agreement with Five Star. The contract contains comprehensive guidelines directing the management and reporting requirements ranging from timeliness of daily deposits, maintenance of

customer complaint records, maintenance of accurate and complete financial records to the sale of all monthly and annual parking passes to the development of operational and improvement plans. In 2010, Ampco assumed the operations of Five Star, thus becoming the City's new operator.

Recently, Ampco approached the City with a proposal to change the monthly man-hour allocations to better match the seasonal demand at the Waterfront. Under the original contract, Ampco allocates the same amount of man-hours each month throughout the year (2,050), but charges "overtime" hours at an additional rate during peak periods. Under this Amendment, the amount of man-hours in the peak months of March – August would increase to 2,200/month. Meanwhile, the slower winter months would decrease to 1,800 - 1,900 hours, matching the decreased demand. Overall the total number of man-hours allocated annually will remain unchanged.

The Amendment will also strengthen and simplify a penalty provision for easier City administration. Currently, Ampco can be penalized 5% for any month there are 5 or more complaint events that are not resolved to the City's satisfaction. The Amendment will allow for a 1% reduction in Ampco's monthly fee for each event causing complaints.

Finally, the amendment provides for a modification to the service provided by Ampco based on the planned change over from the current gated, pay-on-foot system to the pay-by-space system. In the pay-by-space operation, the gates will be removed, creating a self-serve meter environment, decreasing the need for staffing. During this transition to a new operating system, the contract amendment provides for Ampco to continue in the role of "ambassadors" to answer questions and assist visitors in using the new system. The Amendment takes the Ampco term of service from month-to-month to June 30, 2012. This will provide for approximately 45 - 60 days in an ambassador role, after the installation of the new parking meters and prior to the end of the Ampco contract.

### **COORDINATION**

Preparation of the Amendment was a collaborative effort between the Harbor, Business & Transit Department, Ampco, and the City Attorney's Office. The City Attorney's Office has approved the contract amendment as to form.

### **FISCAL IMPACT**

The annual cost of this contract is estimated to be approximately \$515,000. This proposed amendment will not cause a change to this amount since no change to total annual man-hours is envisioned. Sufficient funding is available in the FY 2011-2012 annual budget.

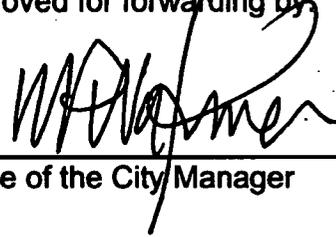
January 17, 2012

Submitted by:



Pete Carmichael  
Harbor, Business & Transit Director

Approved for forwarding by:



Office of the City Manager

Attachment: First Amendment to the Parking Management Agreement Between the  
City of Redondo Beach and Ampco System Parking, Inc.



**"b. Hourly Fees.** Manager's total monthly worker-hours for each month shall be set forth in that month's Monthly Report provided to the City under Section 10.5. The Base Fee shall compensate Manager for up to and not to exceed a total of 24,100 worker-hours per year.

(i) **Standard Monthly Hours.** The following table identifies the month-to-month breakdown of anticipated monthly worker-hours that Manager is permitted under the Base Fee:

October – February	1800	9000
March – August	2200	13,200
September	1900	1900

If Manager's total monthly worker-hours fall below the amounts set forth above in any given month, then the Base Fee paid to Manager for that month shall be reduced by the sum of \$19.92 per worker-hour (the "Hourly Fee") for each worker-hour below the amount specified above.

(ii) **Contingency Hours.** In addition to the 24,100 hours comprising the Base Fee, Manager is permitted additional contingency hours that can be used by the Manager in any given month and at the Manger's discretion to accommodate any particular emergencies, busy weekends, events or holidays. For all such extra worker-hours, the City shall pay Manager the Extra Hours Fee of \$19.92 described in Section 1.1 above. In no event shall the number of extra worker-hours used by the Manager and paid by the City exceed 500 during any 12-month period. Any Extra Hours Fee earned by the Manager shall be paid by the City in the same manner as the Base Fee upon receipt of the Monthly Report and as further described in Section 5.1(a) above. The Manager acknowledges that the worker-hours set forth in this Section 5.1(b) are sufficient to operate and manage the Parking Structures in an orderly, efficient and professional manner in compliance with all terms and provisions of this Agreement."

**4. Reduction of Management Fee.** Section 5.2(d) of the Agreement is hereby amended by deleting the existing Section 5.2(d) in its entirety and replacing it with the following section:

"d. Failure to maintain quality of service, as evidenced by one (1) or more customer complaints in a month that are not resolved by Manager to the satisfaction of City in its sole and absolute discretion: 1% of monthly Management Fee for each complaint;"

**5. Reaffirmation of Management Agreement and Confirmation of Term.** The City and the Manager acknowledge and agree that the Agreement has not otherwise been modified, amended or supplemented except as set forth in this First Amendment, and as so amended, remains in full force and effect. The City and the Manager acknowledge that the original

Term of the Agreement was from November 1, 2006 through October 31, 2007 with four (4) annual extensions. Notwithstanding any other provision of the Agreement, the City and the Manager hereby agree to extend the Term of the Agreement until June 30, 2012. The Term of the Agreement may be unilaterally extended for a period of up to ninety (90) days beyond June 30, 2012, upon delivery of written notice by the City to the Manager.

6. **Controlling Provisions.** In the event of any inconsistencies between the provisions of this First Amendment and the provisions of the Agreement, the provisions of this First Amendment shall govern and prevail.
7. **Integration and Merger.** This First Amendment contains the entire agreement of the City and the Manager regarding the modification of the Agreement and supersedes all prior agreements, term sheets and understandings between the City and the Manager, whether written or oral, with respect to the modification of the Agreement.
8. **Counterparts.** This First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first set forth above.

“CITY”

CITY OF REDONDO BEACH,  
a chartered municipal corporation

By: \_\_\_\_\_  
Mike Gin  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
ASSISTANT CITY ATTORNEY  
BRIAN HICKEY

“MANAGER”

AMPCO SYSTEM PARKING,  
a California corporation, formerly known as FIVE STAR PARKING

By: \_\_\_\_\_  
Kerry E. Turner, Regional Vice President



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# Administrative Report

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Council Action Date: January 17, 2012

**To: MAYOR AND CITY COUNCIL**

**From: BILL WORKMAN, CITY MANAGER**

**Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, GREEN TASK FORCE PRIORITY MATRIX, AND MAJOR CITY FACILITIES PRIORITY LIST**

## **RECOMMENDATION**

Receive and file the monthly updates to: 1) the six-month strategic objectives established at the Strategic Planning Retreat held on September 14, 2011; 2) the Water Quality Implementation Matrix; 3) the Green Task Force Priority Matrix; and 4) the Major City Facilities Priority List.

## **EXECUTIVE SUMMARY**

On September 14, 2011, the City Council held a Strategic Planning Workshop to establish six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. This current update is the third update of the September 14, 2011 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on March 1, 2012.

## **BACKGROUND**

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services, and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was

developed with new goals and objectives. Finally, on March 3, 2010, the fifth three-year strategic plan was developed. The following are the five strategic plan goals for 2010-2013. They are not in priority order:

- Improve financial viability and expand economic opportunities;
- Improve public facilities and the infrastructure;
- Increase organizational effectiveness and efficiency;
- Maintain a high level of public safety; and
- Vitalize the Waterfront and Artesia Corridor.

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

#### Water Quality Implementation Matrix

On July 19, 2005, the City Council adopted a resolution to form a 15-member Water Quality Task Force. During their 12-month assignment, the Task Force developed a Recommendations Report. The Report was presented to a joint meeting of the City Council and Harbor Commission. The City Council directed staff to report back with a prioritized action plan for implementation. The Recommendations Implementation Matrix was received by the Council on November 21, 2006, with direction for staff to provide a status report to accompany the Strategic Plan reports. The monthly status update is attached.

#### Green Task Force Priority Matrix

On January 16, 2007, the City Council adopted a resolution to form a 15-member Green Task Force to study and address a variety of environmental issues faced by the City. During their 12-month assignment (later extended to 15 months), the Task Force developed a Sustainable City Plan that included 26 recommendations. The Report was presented to the City Council on May 13, 2008. The City Council directed staff to assemble the recommendations into a matrix. On August 19, 2008, the City Council received and filed the Green Task Force Priority Matrix and reviewed it on October 21, 2008. The monthly status update is attached.

#### Major City Facilities Priority List

On February 13, 2007, the City Council adopted the Major City Facilities Priority List. The Council requested that the list come back periodically for review. The attached version reflects the addition of the Dominguez Park Community Center as directed by the City Council during adoption of the Fiscal Year 2007-2008 Budget on June 19, 2007.

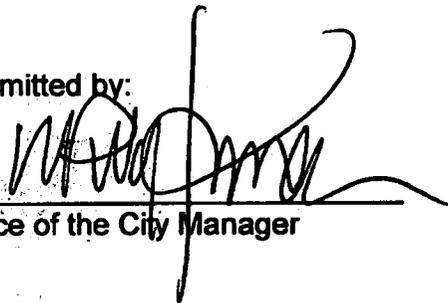
**COORDINATION**

All departments participated in the development of the Strategic Plan and in providing the attached update. Relevant departments have reviewed the Water Quality Implementation Matrix, Green Task Force Matrix, and Major City Facilities Priority List.

**FISCAL IMPACT**

The total cost for this activity is included in the City Manager's Office's portion of the FY 2011-2012 Adopted Annual Budget, and is part of the department's annual work plan.

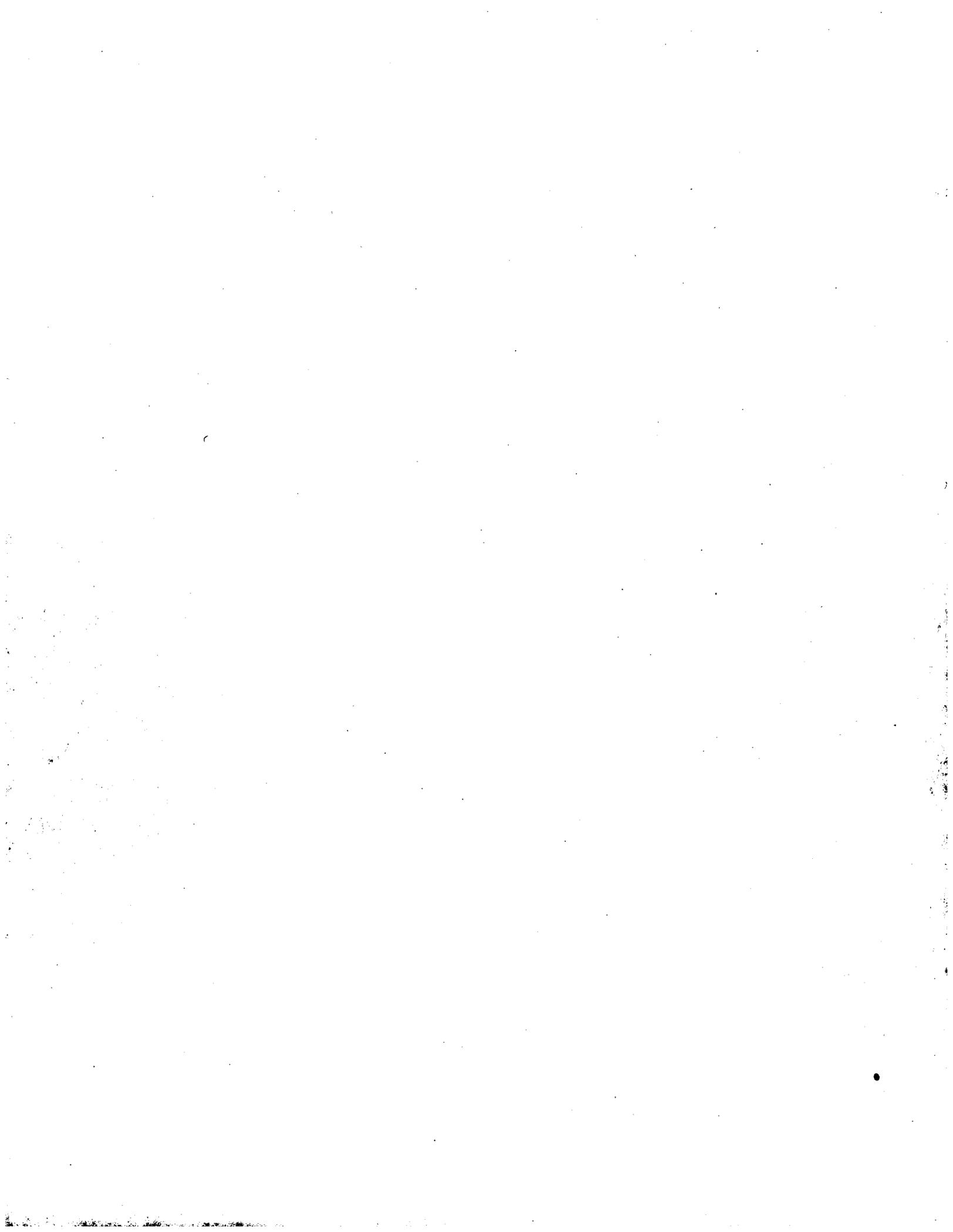
Submitted by:



Office of the City Manager

**Attachments:**

- Strategic Plan Update - Six-Month Objectives dated January 17, 2012
- Water Quality Implementation Matrix dated January 17, 2012
- Green Task Force Implementation Matrix dated January 17, 2012
- Major City Facilities Priority List dated June 2007



# CITY OF REDONDO BEACH STRATEGIC OBJECTIVES

September 14, 2011 – March 1, 2012

ACM=Asst. City Manager    FS = Financial Services    HBT=Harbor, Business and Transit    PW=Public Works    RCS= Recreation and Community Services

THREE-YEAR GOAL: IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the October 4, 2011 City Council meeting	Mayor and City Council	Consider establishing a Subcommittee to consider tentative plan proposed by AES, review AES-submitted application to the State Energy Commission, review potential uses and disposition of the property, and review continued use of Edison power lines.		X		Held pre-application workshop with full Council. Second workshop TBA.
2. By January, 2012	City Attorney	Provide legal advice to the Mayor and City Council regarding legal ramifications of the Council and/or individual Council members advocating specific positions to State agencies and the general public regarding AES re-powering.			X	Revised from November 1, 2011 to January, 2012.
3. At the February 21, 2012 City Council Meeting	ACM	Present to the City Council for action a revised hotel lease, with financing, for the Marine Avenue site.			X	Revised from December 20 <sup>th</sup> .
4. At the March 20, 2012 City Council Meeting	ACM	Complete Phase I of the Galleria Opportunities Progress Report and present a report to the City Council.			X	Revised from December 15 <sup>th</sup> .
5. By January 31, 2012	ACM, working with the Mayor and City Council	Implement PERS contract amendments for second tier retirement benefits.		X		
6. At the February 7, 2012 City Council meeting	City Engineer	Present to the City Council the Green Task Force Matrix for consideration as the City's Sustainability Communities Strategy.		X		

7. At the February 14, 2012 City Council meeting	Planning Director and City Engineering	Review commercial on-street and on-site parking standards and present options for possible amendments to such standards to the City Council for direction.	X			
8. By February 15, 2012	HBT Director (lead) and FS Director, working with the City Attorney	Review, update and present to the City Council for action taxi cab licensing regulations and fees.	X			
9. By March 1, 2012	ACM	Recommend to the City Council for action entering into an agreement with an affordable housing developer to commit housing funds and avoid elimination of the Redevelopment Agency.	X			
10. By March 1, 2012	City Manager, in coordination with the Chamber of Commerce	Host a business development workshop on conducting foreign trade.	X			

THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By March 1, 2012	RCS Director, working with Leadership Redondo	Present to the City Council for consideration the MOU and plans and specifications for construction of the new Veterans' Park events facility.			X	Project schedule to be revised after receipt of missing design components by Leadership Redondo.
2. By December 1, 2011	City Engineer, working with the PW Director and RCS Director	Present to the City Council for consideration a scope of work and project schedule for Perry Park and La Paz Parkette improvements.	X			
3. By February 1, 2012	Fire Chief, working with the City Attorney	Prepare and present for City Council consideration an ordinance modifying the city code to allow for the installation of BBQ pads in City parks.	X			Completed.
4. By March 1, 2012	City Engineer, working with the PW Director	Present to the City Council for consideration the initiation of the Proposition 218 process for implementation of new wastewater rates.		X		
5. By March 1, 2012	City Engineer	Present to the City Council for consideration options for low impact stormwater development ordinance(s).		X		
6. By March 1, 2012	RCS Director, working with the City Attorney	Present to the City Council for consideration agreements for the use of the Edison rights-of-way.		X		

THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By November 15, 2011	City Council and Management Staff, with the RBUSD Board and Staff	Hold a joint public meeting to identify common issues (e.g., land swap, construction and other impacts) and how to address them.	X			
2. By November 15, 2011	City Manager, with the Beach Cities Health District	Participate in the Vitality City Program and provide an update to the City Council.	X			
3. By March 31, 2012	ACM	Develop and recommend to the City Council for action a revised Employee Training Plan consistent with the Succession Plan.			X	Revised from December 6 <sup>th</sup> to March 31 <sup>st</sup> .
4. At the February 7, 2012 City Council meeting	City Clerk (lead), IT Director and City Engineer	Develop plans for Phase II of Council Chambers improvements, including automation of the agenda process.		X		
5. By March 1, 2012	FS Director	Distribute to each employee the full cost of their City position.		X		
6. By March 1, 2012	IT Director, working with the FS Director	Develop and present to the City Council for action contract amendments to upgrade the financial management system to MUNIS version 9.x.		X		
7. By March 1, 2012	Planning Director, with the Police Chief and RCS Director	Recommend to the City Council for consideration a policy regarding the use of food trucks during special events and TUP (Temporary Use Permit) activities.		X		
8. By March 1, 2012	City Clerk	Prepare and present to the City Council for consideration a measure for the March 2013 ballot to establish administrative purchasing limits.		X		

**THREE-YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY**

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the November 15, 2011 City Council meeting	Planning Director and Police Chief	Present to the City Council for consideration an extension of the urgency ordinance for massage permits.	X			Completed.
2. By December 15, 2011	Fire Chief	Design and implement a table top drill to re-familiarize city staff, the City Council and outside agencies with their roles and responsibilities during citywide emergencies.	X			Completed.
3. By December 15, 2011	Fire Chief	Complete the FEMA required Nimsicast and required documentation to ensure the availability of disaster reimbursement funding to the City.	X			Completed.
4. By February 1, 2012	Planning Director and City Attorney	Present to the City Council for consideration options for regulation of short-term vacation rentals.		X		
5. By March, 2012, contingent upon Federal authorization	Police Chief (lead), Fire Chief, Library Director and City Engineer	Coordinate and have installed an emergency generator at the Main Library for EOC (Emergency Operations Center) expansion.			X	Attempting to locate alternate funding sources for the construction costs which were not authorized by the grant.
6. By March 1, 2012	Police Chief and Fire Chief	Develop and present to the City Council a Response and Recovery Plan for Critical Incidents involving the threat of violence in a City facility.		X		
7. By March 1, 2012	Fire Chief	Maintain a high level of interoperability with the new Harbor Patrol Facility and the development on Mole B, including the coordination with other City departments, and provide updates to the City Council via the City Manager.		X		

**THREE-YEAR GOAL: VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR**

WHEN	WHO?	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the September 20, 2011 City Council meeting	HBT Director	Present to the City Council for action a plan for operational and financial improvements to Harbor and Pier parking.	X			
2. By January 31, 2012	HBT Director	Develop a RFP for a partner(s) for the Harbor Waterfront Revitalization Project and present to the City Council for action.			X	Anticipated completion date revised to January 31, 2012
3. By November 15, 2011	City Engineer	Present to the City Council a summary of the initial steps required to rename Artesia Boulevard.	X			
4. By November 15, 2011	City Engineer, working with the Planning Director and HBT Director	Present to the City Council for consideration the Vitality City recommended Harbor Drive Bike Path and Streetscape Plan.	X			
5. By March 1, 2012	City Manager, working with the Artesia Boulevard Working Group	Complete and present to the City Council for action a Strategic Plan for Artesia Boulevard.			X	Revised from December 31, 2011 to March 1, 2012.
6. By March 1, 2012	HBT Director	Present to the City Council for action a partner(s) for the Harbor Waterfront Revitalization Project.		X		
7. By March 1, 2012	Planning Director	Pursue funding to commence an Artesia Corridor Revitalization Study and report progress to the Planning Commission and City Council.		X		

**REDONDO BEACH HARBOR COMMISSION  
MASTER CALENDAR**

(This calendar lists subjects the Harbor Commission intends to agendize for the monthly meetings on the months listed. Agenda items change for many reasons. There is no guarantee these items will appear on the commission's agenda in the months listed or any other month.

Check the agenda for each monthly meeting for actual agenda items.)

**JANUARY**

City Manager solicits feedback on Strategic Plan, Annual Budget, and Capital Improvement Program

**FEBRUARY**

Discuss and prepare recommendations for council's March Strategic Planning meeting

**MARCH**

**APRIL**

**JUNE**

**JULY**

Harbor Business and Transit Director presents Council adopted budget for waterfront.

**AUGUST**

Commissioners draft suggestions for the City Council's upcoming strategic planning meeting.

**SEPTEMBER**

**OCTOBER**

Election of officers

**NOVEMBER**

Set annual calendar

Harbor Business and Transit Director presents a Waterfront Capital Improvement Plan update.

**DECEMBER**

Discuss the budget and prepare recommendations for the City Manager's appearance at the commission's January meeting.



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# Administrative Report

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Council Action Date: January 17, 2012

**To: MAYOR AND CITY COUNCIL**

**From: PETE CARMICHAEL, HARBOR, BUSINESS & TRANSIT DIRECTOR**

**Subject: FIRST AMENDMENT TO AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND WALKER PARKING CONSULTANTS/ENGINEERS, INC. (RESTORATION SERVICES)**

## **RECOMMENDATION**

Approve the First Amendment to Agreement for Consulting Services between the City of Redondo Beach and Walker Parking Consultants/Engineers, Inc. (Restoration Services).

## **EXECUTIVE SUMMARY**

The City of Redondo Beach owns two waterfront parking structures amounting to approximately 1,300 public parking spaces for nearby retail, office and recreation uses. The City Council on May 17, 2011, engaged with Walker Parking Consultants/Engineers, Inc. (Walker) to provide an examination of the structural condition of each of the parking structures and recommendations for maintenance and repair. The initial report showed a need for additional testing to allow for an accurate assessment. On September 20, 2011, the City Council directed staff to develop an amendment to the contract for further examination of the parking structures.

## **BACKGROUND**

The City of Redondo Beach owns the Pier and Plaza Parking Structures (Parking Structures) amounting to approximately 1,300 public parking spaces for waterfront retail, office and recreation uses. The City currently contracts with Ampco System Parking for the operation of a pay-on-foot system within the Parking Structures.

In an oceanfront location, rebar-enforced concrete is particularly susceptible to rapid deterioration because of exposure to high humidity and salt air. Portions of the Parking Structures are showing signs of wear and deterioration. Cracks and concrete spalling are evident in several locations. Rust stains are visible in many locations in the Parking Structures and are indications that there is already internal damage which may affect the strength of the concrete. Close monitoring of parking structure conditions and provision for future maintenance and repair is necessary to ensure the safe operation of the Parking Structures.

On May 17, 2011, the City Council approved a contract with Walker to perform an examination of the structural condition of the Parking Structures and provide recommendations on how to maintain the structures and enhance their useful life of each.

Walker found the Plaza Parking Structure to be in good condition, and it shows a longer remaining service life due to its manner of construction and its location – farther from salt water spray. While it can be expected to last twenty years or more, with a normal maintenance and repair program.

The southern portion of the Pier Parking Structure is in fair condition, displaying a significant amount of decay and spalling. This parking structure receives a substantial amount of salt water spray during times of heavy surf, and the antiquated construction techniques allow for water intrusion.. The northern portion of the Pier Parking Structure is showing significant signs of deterioration, however further engineering analysis is recommended by Walker, potentially including x-rays and destructive testing, to get final conclusive recommendations.

At its meeting of September 20, 2011, the City Council directed staff to develop a contract amendment with Walker to allow for the necessary testing. The attached First Amendment document will extend Walker's contract and provide for this additional examination. The consultant estimates six to eight weeks for completion.

**COORDINATION**

The Harbor, Business and Transit Department collaborated with the City Attorney's Office, the Engineering and Building Services Department, and Walker to develop the contract amendment. The City Attorney's Office has approved the document as to form.

**FISCAL IMPACT**

The maximum cost of this amendment is \$73,500 bringing the total contract not-to-exceed amount to \$121,800. Sufficient funds are available within the Harbor, Business & Transit Department's FY 2011-12 Annual Budget for this purpose, therefore a budget modification is not necessary.

**Funding**

\$55,125 Harbor Uplands Fund  
\$18,375 Harbor Tidelands Fund  

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\$73,500 Total

**Expenditures**

\$73,500 First Amendment to Agreement  
with Walker Parking  
Consultants/Engineers, Inc.  

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\$73,500 Total

Administrative Report  
First Amendment to Agreement With Walker  
Parking Consultants/Engineers, Inc.  
(Restoration Services)  
Page 3

January 17, 2012

Submitted by:



Pete Carmichael  
Harbor, Business & Transit Director

Approved for forwarding by:



Office of the City Manager

jallen

Attachment: First Amendment to Agreement for Consulting Services Between the City  
of Redondo Beach and Walker Parking Consultants/Engineers, Inc.  
(Restoration Services)

**FIRST AMENDMENT TO  
AGREEMENT FOR CONSULTING SERVICES  
BETWEEN THE CITY OF REDONDO BEACH  
AND WALKER PARKING CONSULTANTS/ENGINEERS, INC.  
(RESTORATION SERVICES)**

THIS FIRST AMENDMENT TO AGREEMENT FOR CONSULTING SERVICES (this "First Amendment") is made between the City of Redondo Beach ("City"), and Walker Parking Consultants/Engineers, Inc., a Michigan corporation ("Consultant").

**RECITALS**

- A. City and Consultant entered into that certain Agreement for Consulting Services ("Agreement") on May 17, 2011.
- B. Consultant has provided engineering services and City wishes to engage Consultant for additional services.
- C. City and Consultant desire to amend the scope of services, schedule for completion, and not-to-exceed amount in order to continue engineering advisement.

NOW, THEREFORE, the parties hereby agree as follows:

1. Exhibit "A" of the Agreement is hereby amended and restated in its entirety as attached hereto, in order to include additional services under the contract.
2. Exhibit "B" of the Agreement is hereby amended and restated in its entirety as attached hereto, in order to extend the term of the Agreement to June 30, 2012.
3. Exhibit "C" of the Agreement is hereby amended and restated in its entirety as attached hereto, in order to add an additional \$73,500 to the not-to-exceed amount for a new not-to-exceed total of \$121,800. City agrees to pay Consultant in accordance with Exhibit "C" as amended and attached hereto.

Except as modified herein, all other terms and conditions of the Agreement shall remain in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral agreement. In the event of any inconsistency between the terms of this First Amendment and the terms of the Agreement, the terms of this First Amendment shall govern.

IN WITNESS WHEREOF, the parties have entered into this First Amendment as of this \_\_\_ day of January 2012.

CITY OF REDONDO BEACH

CONSULTANT

\_\_\_\_\_  
Mayor

By: *Daniel R. Johns*  
Name: Daniel R. Johns  
Title: Vice President  
P.E. Lic. # C-76027

APPROVED AS TO FORM:

ATTEST:

*[Signature]*  
City Attorney

\_\_\_\_\_  
City Clerk

## EXHIBIT "A"

### PROJECT DESCRIPTION/SCOPE OF SERVICES

#### Project description:

The project involves an overall review and recommendations for the structural protection of the Pier and Plaza Parking Structures. Consultant shall develop a Condition Appraisal of the parking structure portions of both structures, a Rooftop Plaza evaluation of both structures, and a 5-10 Year Capital Improvement and Protection Program for both parking structures.

#### TASK 1 – CONDITION APPRAISAL

1. Meet with City representatives to review project objectives, to review the history of construction of the buildings, and to gain an understanding of any previous repairs, or evaluations.
2. Review available original construction drawings, shop drawings, specifications and materials testing reports, if provided, to determine the type of construction and waterproofing systems initially specified. Review available documentation regarding current and previous repairs performed on the parking structures.
3. Conduct a field evaluation of each parking structure to document the current physical condition of structural elements within the structure. An investigation of both parking structures will be conducted at times during evening or early morning hours when the structures are least occupied. This will include visual observations to review the following elements:
  - a. Floors, columns, beams, walls, ceilings and other structural elements. The visual review will document noticeable distress such as cracks, leaks, spalls, scaling, joint deterioration, and other similar adverse conditions. In addition to documenting the nature of noticeable adverse conditions, this review will be utilized to project restoration quantities.
  - b. Exterior façade elements.
  - c. Mechanical systems, including the observable drainage and plumbing.
  - d. Electrical systems including the observable lighting system and utility rooms.
  - e. Architectural elements including exterior facades.
  - f. Stairs and elevator towers along with other similar operational elements.
  - g. Other elements that are noted during the field evaluation.
4. Identify potential structural or safety related conditions if any. The Owner will be notified immediately.
5. Plan and coordinate materials testing of concrete core samples to assess the current physical and chemical properties of the cast-in-place concrete floor slabs. Tests that will be considered are as follows:

- a. Chain drag delamination survey of selected areas of the supported floor surfaces of each parking structure to estimate quantities for concrete floor repair.
  - b. Petrographic evaluation of one core sample from each structure to evaluate general concrete quality and durability characteristics. A total of two samples will be obtained.
  - c. Chloride ion content of concrete core samples at equal increments to determine the chloride contamination at various depths of the floor slab. Three locations within each structure will be selected. A total of nine individual powder samples will be obtained.
  - d. Obtain three core samples from each parking structure to complete compressive strength testing. A total of six core samples will be obtained.
  - e. Pachometer survey of reinforced concrete topping and floor slabs at selected locations in each structure to confirm the typical depth of reinforcement and top surface concrete cover.
6. Compile and review all field and materials test data that will assist in determining the probable causes and effects of the documented deterioration in each structure.
  7. Compile and analyze field evaluation data to generate repair alternatives, recommendations, and opinions of probable costs of construction.
  8. Prepare a written and electronic report with summary of observations, including photographs depicting the areas noted in the report, findings and repair recommendations, and capital expense.

Condition Appraisal will be limited to the structural slab below each respective facility's rooftop plaza and does not include the occupied retail areas below the parking structures. For plaza and occupied space evaluation scope, please see tasks below. The buildings on top of the Pier structure and parking access and revenue control equipment are not included in the scope.

## TASK 2 – ROOFTOP PLAZA EVALUATION

Both the Pier and Plaza Parking Structures are covered with combinations of hardscapes and landscapes. These systems, identified as "plazas", are unique and require specific evaluation techniques and materials testing.

1. Meet with City representatives to review project objectives, to review the history of construction of the project, and to gain an understanding of any previous maintenance, repairs, or evaluations.
2. Review, if made available, original construction drawings, shop drawings, specifications and materials testing reports to determine the type of construction and waterproofing systems initially specified.
3. Conduct a field examination to assess the physical condition of the plaza systems. The examination will consist of visual observation of the beams, walls, and ceilings below the plaza to document leaching, leaking, and spalls that would indicate

- breeches in the waterproofing system above. The visual examination will also include a review of hardscape, landscape, wear surfaces, joint conditions and other penetrations on top of the plaza.
4. Coordinate materials testing of plaza samples to assess the current physical and chemical properties of the floor slabs and waterproofing systems. Tests that will be considered are:
    - a. Exploratory test-wells in the top side of the plaza are recommended to observe hidden conditions and to fully explore defects detected in the visual survey. Up to three test wells in the Pier Structure and up to two test wells in the Plaza structure will be required to document the condition of the waterproofing system, concrete wear slab, and drainage components. Consultant will provide direction and coordination for the excavation of these test-wells. A small section of the plaza wear surface and waterproofing material will be saw-cut and removed. Both materials will be patched with equal or enhance material after completion of review. The underlying structural slab will not be penetrated and therefore additional protection is not required inside the occupied spaces.
    - b. Exploratory observations on the underside of the plaza structural slab and within occupied spaces are recommended to observe hidden conditions and to fully explore defects detected in the visual survey. Up to two test wells for each structure may be required to document the condition of the underlying structural components and path of travel for existing water leakage. Consultant will provide direction and coordination for these observations. Assistance from City is requested to provide accessible locations where any interior finish systems will not have to be removed or damaged.
  5. Compile and review all field and materials test data to assess the probable causes and effects of the documented deterioration on the structure.
  6. Make recommendations for any additional investigations and/or repairs that are immediately necessary.
  7. Evaluate and present general restoration and maintenance alternatives and priorities, and furnish an estimate of probable costs for the repairs and maintenance.
  8. Summarize findings, alternatives, recommendations, priorities of repairs and maintenance and associated construction costs.
  9. Develop a report including a narrative of the observations and a cost estimate range to return the plaza levels back to a base-line level of service. The cost estimate range would not include future repairs, maintenance costs, or code required upgrades.
  10. Attend a meeting to discuss options presented in the report.

The buildings on top of the Pier structure are not included in the scope.

### **TASK 3 – CAPITAL IMPROVEMENT AND PROTECTION PROGRAM**

1. Discuss with City representatives any observations, findings, recommendations, alternatives, and estimates of probable construction costs, budget constraints, and schedule constraints.
  - a. Discuss immediate repairs to structural elements necessary to maintain safety and serviceability.
  - b. Recommend solutions for the identified problems and provide an opinion of probable cost and capital improvement priority over a five to ten year period for each structure based on your redevelopment plans. Where necessary, selection of the most cost effective capital improvement recommendations will be based on cost/benefit and life cycle cost analysis.
  - c. Recommend preventive maintenance actions necessary to extend the service life of structures based on our evaluation and test data.
  - d. Identify maintenance tasks related to all the structural and operational elements within the structures and the recommended frequency for the maintenance tasks.
  - e. Recommend other operational and aesthetics, upgrade and improvements, where appropriate.
  - f. Identify the need for any other structural evaluation and/or study that may be required to develop or implement the program.
2. Prepare a preliminary plan to implement capital improvement and maintenance actions over a 5-10 year period (Capital Improvement and Protection Program). Be prepared to modify report based on considerations of available funds, schedule constraints, capital priority, feasibility, practicality, and level of occupancy during construction and phasing.
3. Finalize the Capital Improvement and Protection Program report and attend a meeting to review the program with City representatives.
4. Provide five (5) copies of the final Capital Improvement and Protection Program report.

### **TASK 4 – TIER 2 EVALUATION**

The Tier Two evaluation uses structural analyses and calculations to address non-compliant Tier 1 checklist statements with the intent to demonstrate the Tier 1 potential seismic deficiencies are actually satisfactory and need not be rehabilitated. The Tier 2 evaluation consists of a building analysis that only addresses the deficiencies identified by the Tier 1 evaluation. If there are still identified potential structural deficiencies at the completion of the Tier 2 evaluation, additional investigation and evaluation can be taken or the evaluation work can be concluded and the identified deficiencies rehabilitated, or the City can elect to close the structure down. Phase 1 tasks include:

1. Meet with City representatives to review project objectives, to review the history of construction of the project, and to gain an understanding of any previous repairs, or evaluations.

2. It is understood that original drawings and specifications are not available from the City. The 1993 retrofit drawings produced by Theodore Anvick, S.E. will be referenced and the documentation that was provided to the Consultant on the overlay performed previously.
3. Prior to developing the model, core samples will be obtained from Pier Level slab to determine the condition of the concrete, reinforcement and bond capacity of the overlay. This information will assist in making appropriate assumptions for the basis of developing the model.
4. Develop a preliminary 3D model of the structure based on information obtained from drawings for the 1993 seismic retrofit work, initial visual surveys and core sample test results. The model will be subjected to code-prescribed forces to determine the critical load paths.
5. Once the model has been developed and code prescribed loads entered, Consultant will determine if and where there are "hot spots" (deficiencies) in the structural elements that require further review in the field. If Consultant does not find any deficiencies, Consultant will not require further field testing. If Consultant finds deficiencies, Consultant will proceed to the next task.
6. In the areas identified as deficient, conduct limited on-site test-well explorations and materials testing evaluations of these locations to document the current physical configuration of their specific structural elements, reinforcement location and size utilizing destructive and nondestructive methods. Consultant's testing plan will require cordoning off portions of the parking levels and coordination with the occupied spaces on the grade level. Non-destructive testing will include use of ground penetrating radar (GPR) that is capable of scanning concrete up to 16 inches in depth. A radio detection device will be used that is capable of detecting any live power/data signals in the areas scanned. GPR locations will be used to assist in locating exploratory test-wells that will be part of Consultant's destructive testing to verify existing reinforcing, cover and material samples.

For the purposes of this proposal, Consultant recommends a baseline testing program to include:

TESTING PLAN <sup>a</sup>	CORE SAMPLES	EXPLORATORY EXCAVATIONS	NON_DESTRUCTIVE GROUND PENETRATING RADAR
Slabs	4 <sup>b</sup>	2 <sup>c</sup>	4 <sup>c</sup>
Tie Beams			4 <sup>c</sup>
Collector Beams		2 <sup>c</sup>	2 <sup>c</sup>
Columns		2 <sup>c</sup>	2 <sup>c</sup>
<b>Total Tests</b>	<b>4</b>	<b>6</b>	<b>12</b>

- A. Consultant understands that the materials testing will be performed during weekday, daytime hours.  
 B. Proposed shear bond testing of the supported slab concrete overlays prior to model development.  
 C. Baseline excavations/GPR based on anticipated analytic deficiencies.

7. Complete ASCE 31-03 Tier 2 Checklists in order to identify deficiencies.
8. Utilizing data collected in Task 6, update 3D computer analyses and manual calculations to define the behavior of the structure under the influence of code prescribed earthquake and gravity loads to determine the magnitude of forces that structural elements of the lateral load resisting system must be capable of resisting and transferring to supporting elements.
9. Compile and analyze field evaluation data and structural analysis' to evaluate if seismic performance of the as-built structure will meet life safety performance requirements or need retrofit to achieve this performance objective.

If relevant geotechnical information is available, Consultant will use it in their analysis (otherwise Consultant will make conservative assumptions). Information that may be useful for Consultant's analysis of the foundation/soil interface includes:

- a. Net allowable bearing capacity
- b. Vertical modulus of sub-grade reaction
- c. Maximum ground acceleration value for  $S_s$  for short period wave and  $S_1$  for long period wave.
- d. Soil site class
- e. Potential for liquefaction
- f. Corrosive soil

Upon completion of the excavations, all elements will be patched with a high quality cementitious material and painted and/or traffic coated as applicable.

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**EXHIBIT "B"**

**SCHEDULE FOR COMPLETION**

X Project shall be completed by the following date: June 30, 2012.

**EXHIBIT "C"**

**COMPENSATION**

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below. Invoices, if required, must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City; Consultant may be required to provide back-up material upon request.

**A. Amount**

- Fixed Fee of \$121,800 based upon tasks completed to City's satisfaction.
- In no event shall the total cost exceed \$121,800.

**B. Schedule for Payment**

- Monthly in arrears based upon task completed to City's satisfaction. City agrees to pay Consultant within thirty (30) days of receipt of monthly invoices.



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# Administrative Report

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Council Action Date: February 7, 2011

**To: MAYOR AND CITY COUNCIL**

**From: STEVE HUANG, CITY ENGINEER/CHIEF BUILDING OFFICIAL**  
**PETE CARMICHAEL, HARBOR, BUSINESS AND TRANSIT DIRECTOR**

**Subject: PIER REVITALIZATION PROJECT, PHASE I – PIER COMMON AREA IMPROVEMENT – CIP PROJECT NO. 70450**

## **RECOMMENDATION**

1. Adopt by 4/5 vote and title only, a resolution of The City Council of The City of Redondo Beach, California, approving the appropriation of an additional \$140,000 from the Harbor Tidelands Fund and \$110,000 from the Harbor Uplands Fund, to the Pier Revitalization Project, Phase I, Pier Common Area Improvement, job no. 70450
2. Adopt a resolution of The City Council of The City of Redondo Beach, California, awarding a public works contract for the Pier Revitalization Project, Phase I, Pier Common Area Improvement, job no. 70450, to Zuser Company, Inc., in the amount of \$804,703

## **EXECUTIVE SUMMARY**

As part of the City's ongoing plans for waterfront revitalization, a design concept was approved by the City Council for improvements to the public space on and around the pier, including hardscape, lighting, landscaping, and furnishings. On December 20, 2011, the Mayor and City Council approved the plans and specifications for this project, and authorized the City Clerk to advertise the work for competitive bidding. On January 18, 2012, five (5) bids were received and publically opened at the City Clerk's Office. After reviewing the bids, Zuser Company, Inc., was found to be the lowest responsible bidder, and is recommended for the award of contract in the amount of \$804,703. Staff is also requesting an additional appropriation of \$250,00 to provide for a 17% contingency to cover uncertain pier site conditions and to accommodate the winning bid amount which was above the initial engineering estimate.

## **BACKGROUND**

The City is undergoing a revitalization of its waterfront in the form of incentivized leaseholder investment / reinvestment, ongoing implementation of the approved asset management plan, and improvement to public spaces. The primary public space slated for improvement and the focal point for revitalization is the pier. Improvements to the pier common areas were also part

of the City's commitment in the 2008 lease extension agreement with RDR Properties. The city's planned improvements, as approved by the City Council, have design consistency with the improvements underway at the RDR leasehold and would be implemented contemporaneously with the RDR improvements.

The pier common area improvement plan consists of several key design elements;

- New decking and surfaces on the pier and adjacent bicycle path area
- New benches and lighting, consistent with furniture and fixtures already approved by Council and installed elsewhere on site
- New landscaping, consistent with landscaping already approved by Council and installed elsewhere on site

On October 18, 2011, The City Council approved the conceptual design for the Pier Revitalization project and on December 20<sup>th</sup>, the plans and specifications were approved by Council. On January 18, 2012 the following five (5) bids were received:

Simgel Co., Inc. ....	\$596,861
Mallcraft, Inc. ....	\$737,394
Zusser Company, Inc. ....	\$804,703
C.S. Legacy Construction .....	\$890,898
Los Angeles Engineering .....	\$1,179,634

The two apparent low bidders, Simgel Co. Inc. and Mellcraft, Inc., failed to designate a subcontractor for the Intecrete™ concrete systems as described in Specifications for the Base Bid (items 6, 7 & 8). By not listing a specialty subcontractor, the two lower bidders would then be required to self-perform the Intecrete™ concrete system installation. However, neither of the two low bidders are Certified Installers for the Intecrete™ concrete system as required in the bid specifications, and therefore the bids are 'non-responsive' and ineligible for award of contract. This omission affects the amount of the bid and the City's ability to make bid comparisons. Consequently, the third lowest bidder, Zusser Company, Inc., which provided the requisite certifications in their bid, was deemed to be the 'lowest responsible bidder', and is recommended for award of contract. Once started, this project is expected to take 90 days to complete.

**COORDINATION**

This project has been coordinated with the Building and Engineering Department, the Harbor, Business, and Transit Department, and the Public Works Department. The City Attorney's Office has approved the resolutions as to form.

**FISCAL IMPACT**

At the time of plans and specifications approval, the Project Engineer's estimate was 675,000. The lowest responsible bidder responded with a bid of \$804,703. This amount is more than the total appropriated, available balance within the project account, \$695,815. The bid came in above initial estimates due to the high standard of specified material and expertise

**Administrative Report  
Pier Revitalization Project,  
Phase I – Pier Common Area  
Improvement – CIP Project No. 70450  
Page 3**

**February 7, 2012**

as well as the potential need for limited framing work under the pier decking. Staff is requesting an additional appropriation of \$250,000 to provide sufficient funds to cover the actual bid amount as well as a 17% contingency to accommodate uncertain site conditions and any additional oversight, testing, and inspection costs.

The additional appropriation will come from available fund balances from both the Harbor Uplands Fund (\$110,000) and the Harbor Tidelands Fund (\$140,000) based on the geographical allocation of project expenditures. No General Fund Monies will be used. The estimated fund balances are \$2.4M and \$13.7M for the Harbor Uplands and Harbor Tidelands Funds respectively. The recommended appropriation is well within established financial guidelines as set forth in the Harbor Enterprise Business Plan, which recommended an ongoing minimum reserve balance, currently set at \$1.4M for the Harbor Uplands Fund and \$1.7M for the Harbor Tidelands Fund.

Funding:

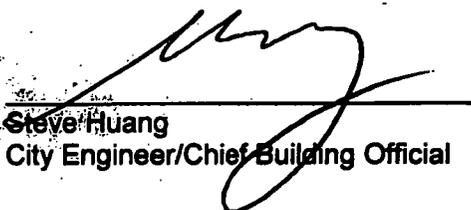
CIP Project Fund	\$695,815
Harbor Uplands Fund	\$110,000
Harbor Tidelands Fund	<u>\$140,000</u>
Total	\$945,815

Expenditures:

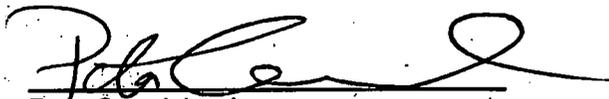
Zuser Contractors, Inc.,	\$804,703
Contingency	<u>\$141,112</u>
Total	\$945,815

Submitted by:

Approved for forwarding by:

  
Steve Huang  
City Engineer/Chief Building Official

  
Office of the City Manager

  
Pete Carmichael  
Harbor, Business, and Transit Director

**Attachments:**

- Resolution to award contract
- Resolution to appropriate additional funds
- Bid opening results

**RESOLUTION NO. CC-1202-574**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDED A CONTRACT FOR THE PIER REVITALIZATION PROJECT, PHASE I, PIER COMMON AREA IMPROVEMENT, JOB NO. 70450, TO ZUSSER COMPANY, INC., IN THE AMOUNT OF \$804,703**

WHEREAS, The City Council of the City of Redondo Beach has approved the plans and specifications of the Pier Revitalization Project - Phase I, Pier Common Area Improvement, Job No. 70450, and authorized the City Clerk to advertise for competitive bids on January 18, 2012; and

WHEREAS, Zusser Company, Inc., is the successful bidder for the Pier Revitalization Project - Phase I, Pier Common Area Improvement, Job No. 70450, as more particularly described in the plans and specifications thereof, and incorporated herein by reference, and is awarded the contract for the project in the amount of \$804,703; and

WHEREAS, Zusser Company, Inc., shall provide all applicable insurance certificates and bonds for the City approval prior to the Mayor signing the contract; and

WHEREAS, sufficient funds have already been appropriated for this project in the adopted Fiscal Year 2011/2012 CIP Budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Redondo Beach shall award the contract for the Pier Revitalization Project - Phase I, Pier Common Area Improvement, Job No. 70450, to the successful bidder, Zusser Company, Inc., in the amount of \$804,703. The Mayor is authorized to sign the contract once all applicable insurance certificates and bonds have been provided to and approved by the City.

SECTION 2 The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**RESOLUTION NO. CC-1202-573**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE APPROPRIATION OF AN ADDITIONAL \$140,000 FROM THE HARBOR TIDELANDS FUND AND AN ADDITIONAL \$110,000 FROM THE HARBOR UPLANDS FUND, TO THE PIER REVITALIZATION PROJECT, PHASE I, PIER COMMON AREA IMPROVEMENT, JOB NO. 70450**

WHEREAS, the City's adopted budget needs to be modified from time to time to appropriate monies from fund balances for necessary additional expenditures; and

WHEREAS, Pier Revitalization Project - Phase I, Pier Common Area Improvement, Job No. 70450, is an approved project in the current 2011/2112 CIP budget; and

WHEREAS, only \$696,000 is currently appropriated and available from said 2011/2012 CIP Fund, for the construction of said project; and

WHEREAS, the lowest responsible bid for said project came in at \$804,703; and

WHEREAS, potential contingencies pertinent to said project would increase the final cost of the project above the original bid price; and

WHEREAS, additional monies are currently available for appropriation from the Harbor Tidelands and Harbor Uplands Funds, to cover the total construction cost of said project and all pertinent contingencies.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That \$140,000 shall be appropriated from the Harbor Tidelands Fund and \$110,000 from the Harbor Uplands Fund to cover the total construction cost of the Pier Revitalization Project - Phase I, Pier Common Area Improvement, Job No. 70450, and all pertinent contingencies.

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED THIS 7<sup>th</sup> day of FEBRUARY, 2012.

\_\_\_\_\_  
Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) SS  
CITY OF REDONDO BEACH        )

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 1202-573 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 7<sup>th</sup> day of February, 2012, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael W. Webb, City Attorney Office

PASSED, APPROVED AND ADOPTED THIS 7<sup>th</sup> day of FEBRUARY, 2012.

\_\_\_\_\_  
Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) SS  
CITY OF REDONDO BEACH     )

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No.1202-574 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 7<sup>th</sup> day of February, 2012, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael W. Webb, City Attorney Office

**City of Redondo Beach  
Inter Office Memo**

**Name of Project: Pier Revitalization Proj, Phase I, Pier Common Area Improvements  
Project No. 70450**

1/18/2012

TIME 10:00 A.M.

To : Steve Huang, Engineering  
From: City Clerk's Office

	<b>Name of Company</b>	<b>Bid Bond (10%)</b>	<b>Additive Alternate A</b>	<b>Additive Alternate B</b>	<b>Base Bid (\$)</b>
1	<b>Mallcraft, Inc.</b>	yes	\$ 43,200	\$ 76,140	\$ 618,054
2	<b>C. S. Legacy Construction</b>	yes	\$ 31,834	\$ 131,881	\$ 727,183
3	<b>Zusser Company, Inc.</b>	yes	\$ 30,000	\$ 111,000	\$ 663,703
4	<b>Simgel Co., Inc.</b>	yes	\$ 20,000	\$ 80,000	\$ 496,861
5	<b>Los Angeles Engineering</b>	yes	\$ 31,500	\$ 127,000	\$ 1,021,134
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**For Results or Questions Contact: Mazin Azzawi, Project Manager, at (310) 318-0661 Ext. 2432.  
Number of Bids: 5**



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# Administrative Report

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Commission Action Date: February 13, 2012

To: MEMBERS OF THE HARBOR COMMISSION  
From: PETE CARMICHAEL, HARBOR, BUSINESS & TRANSIT DIRECTOR  
Subject: DIRECTOR'S REPORT

## RECOMMENDATION

Receive and file a report from the Harbor, Business & Transit Director on current and upcoming Harbor Department projects and activities.

## EXECUTIVE SUMMARY

An oral report will be provided by the Harbor, Business & Transit Director at the Commission meeting on current and upcoming Harbor Department projects and activities.

## BACKGROUND

Periodic reports from Harbor, Business & Transit staff help keep members of the Commission informed of the status of general Harbor operations. The Director's report will provide information on current and upcoming department projects and activities.

## COORDINATION

Department staff collaborated on the development of this report.

## FISCAL IMPACT

The cost for preparing this report is included within the Harbor, Business & Transit Department's adopted FY2011-12 annual budget and is part of the Department's annual work program.

Submitted by:

Pete Carmichael  
Harbor, Business & Transit Director



