



# Administrative Report

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H.15., File # 21-2954

Meeting Date: 9/7/2021

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**To:** MAYOR AND CITY COUNCIL  
**From:** TED SEMAAN, PUBLIC WORKS DIRECTOR

## **TITLE**

APPROVE AGREEMENT WITH SPOHN RANCH, INC. FOR DESIGN BUILD SERVICES FOR THE CITYWIDE SKATE FACILITIES - PERRY PARK AND PAD 10 LOCATIONS PROJECT, JOB NO. 30740, FOR AN AMOUNT NOT TO EXCEED \$140,000

## **EXECUTIVE SUMMARY**

Staff has recently completed a solicitation for design-build services for the Citywide Skate Facilities, - Perry Park and Pad 10 Locations Project, Job No. 30740 ("Project"), and recommends awarding an agreement with Spohn Ranch, Inc. in the amount not to exceed \$140,000 to perform said services. The Agreement (see attachment) includes a scope of work to provide a final design concept for City review and public comment, prior to development of construction drawings and ultimately, construction of skating facilities at each of the two indicated locations. The Agreement anticipates substantial completion of the facilities prior to Memorial Day in 2022. Although there were inquiries about the project from other firms, Spohn Ranch, Inc. was the only firm to submit a proposal.

This is the City's first true design-build agreement in recent memory, which accounts for the time required to develop the solicitation and contract documents after the authorization was given by the Council in October of 2020. The recommendation for a direct contract award, rather than an adoption of a resolution of award typical for the City's construction projects, is a variation of the norm and is necessary due to the structure of the contract. Despite these differences, staff intends to apply the adopted policy for construction project contract administration and change orders (APP 14.1).

## **BACKGROUND**

On October 20, 2020, City Council received an update to the Skatepark Feasibility Study, which included consideration of a project location at Pad 10, on the Redondo Beach Pier. A review of this new location was directed by Council in lieu of an installation in Czuleger Park. As part of the presentation, staff reported on activity and comments from the Harbor Commission meeting held on September 14, 2020, when the Harbor Commission voted in favor of siting a skate facility at Pad 10. At the October 20, 2020 meeting, City Council directed staff to develop a solicitation for design build services for skate facilities at two locations, Perry Park and Pad 10, in accordance with the Skatepark Feasibility Study recommendations for those sites.

The City has not recently solicited for design-build services and engaged outside counsel to help develop both a request for proposals (RFP) and a contract document that would meet the needs of this innovative project delivery method. Staff began advertisement of the RFP by posting it on the

City's solicitation webpage at the end of May 2021. Proposals were due on July 1, 2021. On that date the City had received only a single proposal (from Spohn Ranch, Inc.), which was found to be complete and responsive to the solicitation. Representatives of the Waterfront and Economic Development, Community Services and Public Works Departments evaluated the proposal and recommend moving forward with contract negotiations with Spohn Ranch, Inc. Spohn Ranch, Inc. has reviewed the contract document and requirements and agrees with the price and terms. Therefore, staff recommends awarding the attached design-build services agreement to Spohn Ranch, Inc. for the Project.

### **COORDINATION**

The review of the proposal and subsequent recommendation to award were coordinated with the Waterfront and Economic Development Department, the Community Services Department and the Public Works Department. The City Attorney's office has developed the contract document and approves it as to form.

### **FISCAL IMPACT**

Funding for the Project is available in the City's adopted Capital Improvements Program, Job No. 30740. Additional funding from the Los Angeles Kings Foundation has been pledged but the transfer to the project account is not yet consummated.

#### **Funding:**

Subdiv. Park Trust Funds	\$145,528
Capital Project Funds	\$ 17,758
LA Kings Foundation	<u>\$ 25,000*</u>
Total	\$188,286

#### **Estimated Expenditures:**

Design-Build Contract	\$140,000
Contingency/PM/Insp.	\$ 48,286
Total	\$ 188,286

\* Pledged but not secured at this time

### **APPROVED BY:**

*Joe Hoefgen, City Manager*

### **ATTACHMENTS**

1. Design Build Agreement