



Legislation Details (With Text)

**File #:** 09-1332      **Version:** 1      **Name:** PW/PRM-Visitor Center Restoration at Rancho Los Cerritos D8

**Type:** Contract      **Status:** CCIS

**File created:** 10/26/2009      **In control:** City Council

**On agenda:** 12/15/2009      **Final action:** 12/15/2009

**Title:** Recommendation to authorize City Manager to execute a contract with Mark Sauer Construction for construction of a visitor education center and restoration of the arroyo at Rancho Los Cerritos in an estimated amount of \$1,943,636, plus a 10 percent contingency amount of \$194,364, for a total of \$2,138,000, and execute any documents necessary for the implementation and administration of the project;

Increase appropriations in the amount of \$275,000 in Capital Projects Fund (CP 201) in the Department of Public Works (PW) to budget a Rivers and Mountains Conservancy (RMC) state grant; and

Authorize City Manager to submit an application to the Rancho Los Cerritos Foundation (Foundation) and receive a gift of grant funds in the amount of \$1,232,733 from the Foundation, and increase appropriations in the Capital Projects Fund (CP 201) in the Department of Public Works (PW) in the amount of \$1,232,733. (District 8)

**Sponsors:** Public Works, Parks, Recreation and Marine

**Indexes:** Contracts

**Code sections:**

**Attachments:** 1. 121509-R-38sr&att.pdf

Date	Ver.	Action By	Action	Result
12/15/2009	1	City Council	approve recommendation	Pass

Recommendation to authorize City Manager to execute a contract with Mark Sauer Construction for construction of a visitor education center and restoration of the arroyo at Rancho Los Cerritos in an estimated amount of \$1,943,636, plus a 10 percent contingency amount of \$194,364, for a total of \$2,138,000, and execute any documents necessary for the implementation and administration of the project;

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In accordance with the Rancho Los Cerritos Master Plan approved in concept by the City Council in 2002, the Parks, Recreation, and Marine Department (PRM), in conjunction with the Public Works Department, is moving forward with the construction of a visitor education center and restoration of the arroyo at Rancho Los Cerritos (Rancho). These projects are designed to help preserve the

historic 1844 adobe home, improve visitor orientation, enhance site security, and encourage appreciation of the native landscape. They will also support educational and public programming at this national, State, and Long Beach Historic Landmark property.

The visitor education center, designed with replica adobe similar to the adobe home, will enable the Foundation to expand and diversify its attendance figures as it implements an exciting and unique "Visitors from the Past" interpretive tour program. Guided tours will begin in the new center, and will involve costumed living history characters who will share specific stories of the Rancho and its history. The visitor education center will be a multi-use structure and include interpretive exhibits as well as an educational video on the history of the Rancho. Gallery space will also be used to highlight the Rancho's collections of historical and contemporary interest. The visitor education center will also house a costume storage area for interpreters and include a small museum shop and office space for the volunteer coordinator and receptionist.

The arroyo partially surrounds the proposed visitor education center and will also be restored. The arroyo is the last element of open space without historic gardens or improvements on the 4.74-acre ranch property. Improvements are planned to restore habitat, expand recreational use of the property, improve aesthetics and security, and address drainage issues. At the edge of the arroyo, outdoor exhibit panels are planned to interpret the Tongva Indian village of Tibahangna, which existed near the Los Angeles River along the Rancho's western boundary. Seating areas and viewpoints will also provide visitors with opportunities for interpretation, rest, and observation while protecting the arroyo habitat area.

The total project cost of the visitor education center and the arroyo restoration is \$2,909,980 (which includes contingency, construction management and overhead). The funding is being provided from a variety of sources, including the Foundation, two State grants (Rivers & Mountains Conservancy (RMC) and California Cultural and Historical Endowment (CCHE), Proposition 40, City Park Impact Fees and General Fund. The breakdown is as follows:

• Foundation:	\$1,603,928
• RMC:	\$ 275,000
• CCHE:	\$ 678,092
• Prop 40:	\$ 75,000
• Park Impact Fees:	\$ 199,640
• General Fund:	<u>\$ 78,320</u>
Total:	\$2,909,980

The Foundation has already purchased the replica adobe blocks for \$196,195 and will also pay directly for other costs such as required temporary facilities, an archeologist's services, security and furniture, fixtures and equipment in the amount of \$175,000 for a total of \$371,195. Additionally, the Foundation will reimburse the City \$1,232,733 in construction costs. With input and approval, the Foundation will be responsible for any additional costs related to change orders, cost overruns or scope changes. Upon approval by City Council, the Foundation agrees to liquidate sufficient assets to deposit \$1,023,326 in an interest bearing escrow account for withdrawal by the City for quarterly reimbursements of construction costs. The remaining \$209,407 will be deposited into the escrow account by June 1, 2010.

The project was advertised for bids on September 4, 2009 and a total of seven bids were opened on October 1, 2009. One was an MBE and none were DBE, WBE or LBBS. The two lowest bidders did

not meet the qualification requirements of prior experience with similar adobe projects, and were therefore rejected as unresponsive. The third lowest bidder, Mark Sauer Construction, Inc., is suitably qualified and has completed numerous adobe and historically significant projects including 18 on the State and National Register. Information on the selected contractor is provided in the attached award document.

This matter was reviewed by Deputy City Attorney Linda Trang on November 18, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on November 24, 2009.

### SUSTAINABILITY

The visitor education center is an adobe building that will maintain an average temperature of 72 degrees year round and thus require minimal air conditioning greatly reducing energy consumption. Additionally, the arroyo restoration and new landscaping adjoining the visitor center will incorporate native plants, which will reduce irrigation needs.

City Council action is requested on December 15, 2009, in order to finalize the contract prior to expiration of the contractor's bid guarantee on December 31, 2009 and to pull construction permits prior to their expiration date of May 31, 2010. In addition, construction needs to proceed to avoid expiration of both State grants and loss of funding.

The contract award amount is \$1,943,636, plus a 10 percent contingency for a total of \$2,138,000. \$1,031,052 of this amount (CCHE, Prop 40, Park Impact Fees and General Fund) is currently budgeted in the Capital Projects Fund (CP 201) in the Department of Public Works (PW). An appropriation increase in the amounts of \$275,000 for the RMC grant and \$1,232,733 for the Foundation grant is requested as part of the recommendation for a total appropriation increase of \$1,507,733. The funds will be budgeted in the Capital Projects Fund (CP 201) in the Department of Public Works (PW).

Approve recommendation.

MICHAEL P. CONWAY  
DIRECTOR OF PUBLIC WORKS

APPROVED:

PHIL T. HESTER  
DIRECTOR OF PARKS, RECREATION AND MARINE

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PATRICK H. WEST