



## Legislation Text

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File #: 2022-0255, Version: 1

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**DATE:** October 11, 2022

**SUBJECT:**

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARDING CONTRACT NO. 2022-07 TO LOGHMANI & ASSOCIATES DESIGN GROUP, INC., DBA L.A. DESIGN GROUP-WLA, IN THE AMOUNT OF \$1,430,000 FOR THE IMPERIAL BEACH PIER ENHANCEMENTS PHASE 2 PROJECT, IMPERIAL BEACH, AS AUTHORIZED BY THE BOARD IN THE FY 2022 ECONOMIC RECOVERY PROGRAM APPROPRIATION AND THE FY 2019-2023 CAPITAL IMPROVEMENT PROGRAM**

**EXECUTIVE SUMMARY:**

Staff recommends the San Diego Unified Port District (District) Board of Port Commissioners (Board) approve the plans and specifications and authorize the award of a construction contract to Loghmani & Associates Design Group, Inc., dba L.A. Design Group-WLA, in the amount of \$1,430,000 for the Imperial Beach Pier Enhancements Phase 2 project.

The plans and specifications define the contract work including replacement of the existing wood railing with stainless steel cable railing and construction of a new steel canopy with artistic stainless steel ceiling panels located across from the existing restrooms at mid-pier and replacement of existing wood railing with stainless steel cable railing at the pier end near the boat ramp, at the public fishing pier in Imperial Beach.

On August 31, 2022, the District received one bid for \$1,430,000. This responsive and responsible bid was submitted by Loghmani & Associates Design Group, Inc., dba L.A. Design Group-WLA, in the amount of \$1,430,000. Staff recommends award to this bidder.

**RECOMMENDATION:**

Adopt a resolution approving plans and specifications and awarding Contract No. 2022-07 to Loghmani & Associates Design Group, Inc., dba L.A. Design Group-WLA, in the amount of \$1,430,000 for the construction of the Imperial Beach Pier Enhancements Phase 2 project, as authorized by the Board in the FY 2022 Economic Recovery Program Appropriation and FY 2019-2023 Capital Improvement Program.

**FISCAL IMPACT:**

This project was approved in the FY 2022 ERP (Economic Recovery Program) Capital Outlay budget for \$850,000 from Imperial Beach Pier Enhancements Phase 2 project. ERP funds of which \$194,137

have already been allocated for design costs with \$655,863 remaining.

Additionally, funds from the Imperial Beach Pier Enhancements Capital Improvement Program (CIP) project will be used to supplement the remaining necessary funds to complete the project. This CIP project has a FY 2023 budget of \$1,456,200 remaining. Of those CIP funds, \$1,313,137 will be used to complete the project.

The projected funding sources are summarized in the table below:

Source	Amount
Economic Recovery Program (ERP)	\$655,863
Capital Improvement Program (CIP)	\$1,313,137
<b>Total:</b>	<b>\$1,969,000</b>

In addition, approval of this agenda item will authorize the expenditure of construction bid, construction administration costs, and allow a 20% construction contingency pursuant to Board Policy No.110 for a revised recommended budget of \$1,969,000. See table summary below:

Budget Items	Amount
Construction Bid	\$1,430,000
Contingency – 20%	\$286,000
Construction Administration Costs	\$253,000
<b>Total Project Cost</b>	<b>\$1,969,000</b>

**COMPASS STRATEGIC GOALS:**

Award of this construction contract will implement the ERP and CIP, approved by the Board to be in alignment with the District’s vision, mission and strategic goals.

This agenda supports the following Strategic Goal(s):

- A vibrant waterfront destination where residents and visitors converge.
- A Port that is a safe place to visit, work and play.

**DISCUSSION:**

This project is located at the Imperial Beach Fishing Pier. The District plans to activate the waterfront, attract visitors, and promote public interaction at this location. The Parks and Recreation department has been providing artwork at various locations on the pier to engage the public. This project along with the upcoming phase 3 of the pier enhancements will improve the aesthetics of the pier and opens the view for visitors to enjoy the vast ocean and the coastline.

The Project includes replacement of the existing wood railing with stainless steel cable railing and construction of a new steel canopy with stainless steel artistic ceiling panels located across from the existing restroom at the mid-pier. The canopy’s ceiling panels will be up-lighted by an LED light strip

to accentuate the ceiling and opening in the shape of the shark. A LED light strip will also be attached under the new handrail to highlight the edge of the pier at this location. The LED light strip is designed per the applicable Coastal guidelines and is further dimmable to 10% of its designed intensity.

The Project also includes the replacement of existing wood railing with 6'-high stainless steel cable railing and gates at the pier end near the existing boat berthing mechanism. The project design elements have been communicated to the City of Imperial Beach staff and the construction work has been coordinated with the City Manager.

**PROCUREMENT:**

The Contract Documents including plans IB 2022-01 and specifications 2022-07 were issued for advertisement for a total duration of 30 calendar days starting on Aug 2, 2022. Project was advertised for formal competition thru the Port of San Diego's Vendor Portal, PlanetBids®. On August 31, 2022, the District received one bid for \$1,430,000 as shown in the table below. The Bid Tabulation in Attachment [D] contains the bidder's amounts for individual bid line items.

<b>Company</b>	<b>Location</b>	<b>Total Bid for Contract</b>
Loghmani & Associates Design Group, Inc., dba L.A. Design Group-WLA	Playa Del Rey, CA	\$1,430,000.00

Based on a review of the bids by representatives of the District's Procurement Department and Office of the General Counsel and in accordance with the California Public Contract Code (PCC) Section § 10180, the only responsive and responsible bid was determined to be submitted by Loghmani & Associates Design Group, Inc., dba L.A. Design Group-WLA. Review of Bid, herein attached as Attachment [E], contains the checklist used for bid qualifications and informalities.

The Engineer's construction cost estimate was \$1,150,000. Staff contacted the contractors who had expressed interest and uploaded the construction contract bid documents. The consensus was that there were numerous other jobs available in the area that the contractors were focusing on which prevented them from bidding on this project. This project is rather specialized with a majority of its cost in steel railing and canopy work with few other work elements for general contractors to be interested in or profit from. The abundance of available construction projects, lack of contractors' participation to bid this job, and price increases for materials and labor has resulted in one bid and caused the bid to be above the Engineer's estimate.

Upon Board authorization, construction is expected to commence in November 2022 and be completed by April 2023.

Staff recommends that the Board approve the plans and specifications and award Contract No. 2022-07 to Loghmani & Associates Design Group, Inc., dba L.A. Design Group-WLA, in the amount of \$1,430,000 for the construction of the Imperial Beach Pier Enhancements Phase 2 project.

**General Counsel's Comments:**

The Office of the General Counsel has reviewed and approved this agenda and proposed resolution, as presented, as to form and legality.

**Environmental Review:**

The proposed Board action, including without limitation, a resolution approving plans and specifications and Design Group, Inc., DBA L.A. Design Group-WLA, in the amount of \$1,430,000 for the Imperial Beach Pier Enhancements Phase 2 Project, is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures) of the District's Guidelines for Compliance with CEQA because the project would consist of the installation of a steel canopy and replacing the existing timber railing at the extension with a cable railing that would involve replacement/reconstruction of an existing structure and construction and location of new, small structures. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). The project was previously determined to be exempt from CEQA on August 12, 2022. Pursuant to Section 15378(c) of the CEQA Guidelines, the term "project" refers to the activity being approved, which may be subject to several discretionary approvals of governmental agencies and does not mean each separate governmental approval. Accordingly, the proposed Board action is a subsequent discretionary approval of a previously approved project. No further action under CEQA is required.

The proposed Board action complies with Section 87 of the Port Act, which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation, as well as for the establishment and maintenance of those lands for open space, ecological preservation, and habitat restoration. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Board action is consistent with the Public Trust Doctrine.

The proposed Board action is considered excluded development pursuant to Sections 8.a. (Existing Facilities), 8.b. (Replacement or Reconstruction) and 8.c. (New Construction or Conversion of Small Structures) of the District's Coastal Development Permit Regulations because the project would consist of the installation of a steel canopy and replacing the existing timber railing at the extension with a cable railing that would involve replacement/reconstruction of an existing structure and construction and location of new, small structures. A categorical determination of exclusion and notice of approval was previously issued for this project on August 12, 2022, and became effective 10 working days after notification to California Coastal Commission staff, since no appeals were received. Therefore, issuance of a Coastal Development Permit or subsequent exclusion is not required for the proposed Board action.

**Equal Opportunity Program:**

A 3% SBE goal was established for this contract opportunity. Loghmani & Associates Design Group, Inc., dba L.A. Design Group-WLA, is an SBE. The SBE participation for this contract is 100%.

Respondents	Cert	Subs	Subs Cert	DEI Policy	Total Workforce			Executives		
					Total	Women	BIPOC	Total	Women	BIPOC
Loghmani & Associates Design Group, Inc., dba L.A. Design Group – WLA	SBE	None	N/A	No	12	2	6	2	1	1

**PREPARED BY:**

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**Attachment(s):**

Attachment A: Spec # 2022-07 Project Location Map

Attachment B: Spec # 2022-07 Plans

Attachment C: Spec # 2022-07 Specifications

Attachment D: Spec # 2022-07 Bid Tabulation

Attachment E: Spec # 2022-07 Review of Bid

Attachment F: Loghmani & Associates Design Group, Inc. DBA L.A. Design Group-WLA  
Employment and Ownership Report