



**WEST BASIN MUNICIPAL WATER DISTRICT**  
17140 S. Avalon Blvd., Suite 210  
Carson, CA 90746

**AGENDA NO. 30**

**MAY 21, 2010 – Building Ad Hoc**  
Smith (Chair), Little  
**JUNE 1, 2010 – Board Meeting**  
Prepared by: Margaret Moggia  
Submitted by: Margaret Moggia  
Approved by: Rich Nagel

## ACTION CALENDAR

### BUILDING IMPROVEMENTS AND REHABILITATION

#### SUMMARY:

On May 21, 2010, staff met with the Building Ad Hoc Committee to discuss the next phase of the building improvements and rehabilitation at the Carson facility. As an industry recognized leader in water management, reuse and innovation, West Basin Municipal Water District's (West Basin) administration building does not show this innovation but rather an old and outdated view or negative brand.

Previously the Board had provided approval to pursue improving the monument sign at street level and pursue a more appropriate Ocean Friendly garden. While staff worked with RRM Design Group and other potential partners to proceed forward with these projects, staff identified additional minimal fixes to rehabilitate the "public" space where visitors create a first impression of West Basin.

Conservation staff met with G3 (The Green Gardens Group) to further detail the conceptual landscape design and provide input on installing a demonstration garden at the Carson facility similar to the successful demonstration garden at the Edward C. Little Water Recycling Facility. Staff would like to recommend a sole source to G3 Los Angeles, LLC, to continue the theme of demonstration gardens between West Basin's facilities. West Basin is familiar of their quality of work and they have quote savings in their pricing. At the Building Ad Hoc's request, G3 has provided two options for the full Board to consider:

#### Proposal 1: Targeted Landscape

- Approximately 2,000 square feet (see colored areas on Exhibit "A")
- Cost - \$25,000

#### Proposal 2: Full Landscape

- Approximately 4,400 square feet (see colored areas on Exhibit "B")
- Cost - \$52,800

Staff recommends proceeding forward with Proposal 2 as the full landscape proposal shows our commitment to native and drought-tolerant gardens, the entire landscape can be maintained efficiently, and the savings for completing the entire landscape at one time.

In addition, staff and the Building Ad Hoc Committee discussed other rehabilitation effort for the building includes improving the image of West Basin's public space areas including additional building signage to continue to brand West Basin. Improvements to the public space include lighting, paint and/or re-stain walls, flooring (first floor), lighted display case (third floor) and improvements to the elevators that are showing signs of aging and are not ADA compliant or fire

rated, and improving the 3<sup>rd</sup> floor public restrooms. Staff has received preliminary estimates from RRM Design Group ranging from \$18,000-\$57,000 depending on the scope. The low end represents certain partition replacements, painting and some new fixtures. The high end represents all new floor tile, partitions, countertops, and fixtures. Staff will meet with the Building Ad Hoc Committee to discuss the options, timeline and associated costs and will bring forth a recommendation to the full Board for their consideration.

Staff recommends amending RRM Design Group's contract to assist West Basin with the coordination and permitting requirements to make the necessary improvements and rehabilitations to the Carson facility. It is estimated their costs for these services is \$30,000 and the scope of services includes: 1) lighting; 2) bathroom; 3) building signage; and 4) other rehabilitation.

STRATEGIC BUSINESS PLAN IMPLEMENTATION:

Goal 4: Sound Financial and Resources Management – West Basin is committed to efficient business operations, financial planning, and asset management.

FISCAL IMPACTS:

Funds are available in the PAYGO budget for Building Remodel.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

COMMITTEE STATUS:

This item was reviewed at the Building Ad Hoc Committee on May 21, 2010 and recommended for approval at the June 1, 2010 Board meeting.

RECOMMENDED MOTION:

That the Board authorizes the General Manager:

1. To amend Contract #W2036 with RRM Design for an additional \$30,000 plus 10% contingency for a total not-to-exceed amount of \$139,000; and
2. To G3 Los Angeles, LLC for the landscape design and implementation of the Carson Facility for an Ocean Friendly Garden for the full landscape to G3 Los Angeles, LLC, in the amount of \$52,800 plus 10% contingency for a total not-to-exceed amount of \$58,080.

LIST OF EXHIBITS:

Exhibit "A" – Targeted Landscape Plan  
Exhibit "B" – Full Landscape Plan