

October 23, 2003

Honorable Mayor and Members of
the Hermosa Beach City Council

Regular Meeting of
October 28, 2003

REPAIR OF CITY HALL AND LIBRARY HAND RAILING

Recommendation:

It is recommended that the City Council authorize staff to go out to bid to replace railing at Library and repair railing at City Hall front entrance.

Summary:

The existing railing constructed with the recent City Hall improvement project is not structurally adequate for heavy public use and has been broken on many occasions. The worst area is the railing at the Library handicapped ramp, which has been in disorder for many months. The contractor that constructed the railing performed numerous repairs during the one-year warranty period after completion of the project. The City has given final acceptance of the improvements and released the performance bonds for this work and therefore has no ability to get the contractor to provide any additional remedies. The problem is more related to design shortfalls as opposed to construction problems. Contractual problems with the original design architect also make it impossible to hold them responsible for poor design. Therefore, staff recommends that the City take responsibility and remedy these problems.

Because of concerns of spending "good money after bad", we are recommending a phased approach to determining the ultimate solution. Staff recommends that we first remedy the most urgent problems at the Library ramp and the damaged rail at the City Hall front entrance. Staff proposes to completely remove the existing railing at the Library and replace it with a stronger type of railing that can handle the heavy public usage. The recommended railing is a simple design using 1-1/2 inch diameter anodized aluminum tubular pipe rail and posts at 4-foot spacing. This replacement is estimated to cost \$12,000. We also recommend repairing the existing railing at City Hall's front steps by re-welding the short section of rail that is missing and structurally reinforcing this section with a 1/4" aluminum backer plate. This repair work will be at minimal cost.

By doing the above repairs we will be able to evaluate the two options for consideration of either repairing the existing rail with the backer plate and more pickets or replacing all of the railing at the front of City Hall with the stronger aluminum tubing. The railing at the rear of City Hall and the interior railing seem to be performing adequately and we may choose to leave as is. With Council approval, staff will solicit at least three bids to perform the work. Staff anticipates completing this work in December, 2003.

Fiscal Impact:

This first phase of work will result in a cost of approximately \$15,000 to be paid from Account No. 001-8622-4201 (City Hall improvement – General Funds).

Respectfully submitted,

Richard D. Morgan, P.E.
Director of Public Works/City Engineer

Noted for fiscal impact:

Concur:

Viki Copeland
Finance Director

Stephen R. Burrell
City Manager