

APPROVED
AUG 14 2007

REPORT OF GENERAL MANAGER

NO. 07-177

DATE August 14, 2007

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FRED ROBERTS RECREATION CENTER (W.O. #E170943F) - FINAL PLANS
AND CALL FOR BIDS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>Blue for M.S.</u>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for the Fred Roberts Recreation Center (W.O. #E170943F) project;
2. Approve a reduction in the minimum value of base bid work to be performed by the Prime Contractor from 50% to 20%; and,
3. Approve the date for receipt of bids as Tuesday, September 11, 2007, at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted are final plans and specifications for the Fred Roberts Recreation Center (W.O. #E170943F) project, located at 4700 S. Honduras Avenue, Los Angeles, California, 90011. The Bureau of Engineering's Architectural Division prepared plans for this project, and the City Engineer's estimate for the construction cost of the base bid for this project is \$4,540,000. The base bid, without consideration of any additive or deductive alternates, shall be considered as the basis for determining the lowest bidder for the project. The plans provide for various improvements and the following is a general list of the improvements that are to be made:

REPORT OF GENERAL MANAGER

PG. 2

NO. 07-177

1. Demolish approximately 11,000 square feet of three-inch exterior asphalt sport courts and miscellaneous demolition of lighting standards, chain link fencing, and trees;
2. Perform earthwork to provide a certified building pad;
3. Construct a new, approximately 9,200 square foot gymnasium building, consisting of structural steel braced frames/framing, exterior steel stud walls with a pre-manufactured structural panel system, metal roof decking, and Fire/Life Safety and Security systems; and,
4. Install site landscaping and hardscape.

The following improvements will be included in the bid as additive alternates in order to gain flexibility in providing the maximum scope possible with the available funding:

ADDITIVE ALTERNATES

Additive Alternate No. 1 – Construct an approximately 2,400 square foot recreation center annex building to the south of the gymnasium building consisting of the same building materials and elements as the gymnasium building;

Additive Alternate No. 2 – Demolish the existing approximately 3,400 square foot asphalt area concrete masonry recreation center building; building will be demolished after completion of the base bid building;

Additive Alternate No. 3 – Install an approximately 10,000 square foot exterior asphalt area for a basketball court and volleyball courts with electrical pull boxes for future outdoor lighting; the sports court will be located within the area the existing recreation center now occupies;

Additive Alternate No. 4 - Install new landscaping and irrigation upon completion of Additive Alternate No. 2 to be awarded if Additive Alternate No. 3 is not exercised; and,

Additive Alternate No. 5 – Install new tubular steel fencing around the outdoor courtyard, to be awarded if Additive Alternate No. 1 is not exercised.

The scope of any building project involves the participation of many different types of sub-contractors with no particular contracting trade dominating the overall scope of work. Currently, the policy of the Board has been to require that the Prime Contractor perform a minimum of 50% of the value of the base bid. Staff believes that reducing the Prime Contractor minimum participation requirement to 20% on this project will help create more competitive bid pricing among the sub-contractors providing bids to the Prime Contractors and will also attract a broader range of Prime Contractors, thus, creating a larger competitive market.

REPORT OF GENERAL MANAGER

PG. 3

NO. 07-177

STATEMENT OF IMPACT:

Fred Roberts Recreation Center has an approved project budget which is insufficient to fund both the gymnasium and an additional 2,400 square feet of programming space which would be required to decommission the old existing recreation center. While it was always the intent of RAP to replace the existing center by including its function during the design of the new facility, the Bureau of Engineering (BOE) could only design an approximately 9,100 square foot recreation center building, due to budget limitations. The 9,100 square foot building only supports a lobby, office, restrooms, and full size gymnasium and does not meet the proposed definition of a new recreation center, because there is no multi-purpose room or storage space.

The location of the base bid building will not substantially reduce the amount of open green space, as it will be sited at the current location of the outdoor sports court. After design of the project had been started, the Department had requested that an additive alternate provision to replace the outdoor sports court be incorporated into the plans. If the Board elects to award Additive Alternate No. 3, the park will lose approximately 2,800 square feet of green space, but will increase the available amount of recreational activity area.

Funds for construction are available from the following sources and accounts:

<u>Funding Sources</u>	<u>Fund/Dept./Acct. No.</u>
Proposition K - Yr 9	43K/10/Y577
Proposition K - Yr 10	43K/10/A577
Proposition K - Yr 11	43K/10/C577
Proposition 40 Urban Park	205/89/WV05
Proposition 40 2/3 Per Capita	TBD

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements will not have a significant impact on the environment. This project has been determined to be Categorical Exempt per City CEQA guidelines Article III, Section 1c (new construction of small structures) and 1k (accessory structures). A Notice of Exemption was filed with the Los Angeles City Clerk's office on December 3, 2003 and posted by the County Clerk's office on December 3, 2003.

The bid package has been approved by the City Attorney's Office.

REPORT OF GENERAL MANAGER

PG. 4

NO. 07-177

FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's budget because the funding for construction comes from special funds as specified in this report. The assessments of the future operations and maintenance costs have yet to be determined.

This report was prepared by David Takata, Project Manager. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, Bureau of Engineering; Bradley M. Smith, P.E., Chief Deputy City Engineer, Bureau of Engineering and Michael A. Shull, Superintendent, Planning and Development Division, Recreation and Parks.