

APPROVED

REPORT OF GENERAL MANAGER

AUG 14 2007

NO. 07-178

DATE August 14, 2007

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK - RECREATION CENTER (W.O. #E170317F) - FINAL  
PLANS AND CALL FOR BIDS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<i>Clu p. 14.3</i>

*[Signature]*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for the LaFayette Park Recreation Center (W.O. #E170317F) 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 LaFayette Park - Recreation Center (W.O. #E170317F) project, located at 625 S. LaFayette Park Place, Los Angeles, California, 90057. The Department of Recreation and Parks' consultant, Kanner Architects, prepared plans for this project, and the City Engineer's estimate for the construction cost of the base bid for this project is \$6,175,000. The base bid amount, not taking into account any additive or deductive alternates, is the amount that shall be considered the bid price for purposes of determining the lowest bidder. The plans provide for several improvements, and the following is a general list of the improvements that are to be made:

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1. Demolish an approximately 4,500 square foot portion of the existing community center including under floor space housing mechanical equipment, lead paint and asbestos abatement;
2. Construct a new addition, approximately 12,200 square feet, to create a 17,000 square foot recreation center. The addition includes a gymnasium, clubroom, offices, restroom, and storage spaces constructed of concrete masonry walls with structural steel braced frames and roof trusses and metal roof decking on a pier and grade beam foundation, storefront window wall system, and a "level 5" methane mitigation system.
3. Convert existing basement restrooms and mechanical room into new offices, clubroom, mechanical/electrical rooms, and storage;
4. Perform earthwork to provide a certified pad for parking lot and hardscape; and,
5. Install site landscaping and hardscape.

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

ADDITIVE ALTERNATES

Additive Alternate No. 1 – Replace existing windows and doors, including frames, in the existing Community Center;

Additive Alternate No. 2 – Install acoustic wall panels in gymnasium;

Additive Alternate No. 3 – Demolish the existing guardrail at exterior balcony and install a new guardrail;

Additive Alternate No. 4 – Install an L-shaped counter for computer stations (located in the southeast corner of room 'C'); and,

Additive Alternate No. 5 – Remove the asbestos containing acoustic ceiling in the existing community center and install new ceiling treating.

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

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requirement to 20% on this project will help create more competitive bid pricing among the sub-contractors providing bids to the Prime Contactors and will also attract a broader range of Prime Contractors, thus, creating a larger competitive market.

The project location was chosen based on numerous considerations, the main one being the size of the recreation center to continue the current programming activities while meeting the Proposition K line item and budget. During the pre-design phase, it was determined that in order to provide the same level of service to the community, the original portion of the community center would remain and the new recreation center would be constructed adjacent to it. This would require the demolition of a 1980's addition of a small gym area, multipurpose room, staff offices and restroom facilities.

This location was determined to have the least amount of impact on the park as it only required the loss of approximately 7,000 square feet of green space, which consisted mainly of smaller planter and lawn areas among the walking paths to the site of the new building. An additional 8,000 square feet of lawn area seldom used by the community will also be lost due to the installation of an employee parking area, trash/recycling enclosure and disabled access path of travel from the upper to lower park.

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

<u>Funding Sources</u>	<u>Fund/Dept./Acct. No.</u>
Proposition K - Yr 7	43K/10/V468
Proposition K - Yr 8	43K/10/W468
Proposition K - Yr 9	43K/10/Y468
Proposition K - Yr 10	43K/10/A468
Proposition K - Yr 11	43K/10/C468
Proposition K - Yr 11	43L/10/C468
Proposition 12 RZH	46L/22/TBD
GIFT - HOLA	205/88/AD01

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. The environmental document for this project includes six mitigating measures, as approved by the Board on June 16, 2004 (BR 04-211), and the City Council on June 22, 2004 (CF 04-0529), which have been addressed and incorporated into the construction documents. A Notice of Determination was filed with the Los Angeles City Clerk's office on June 23, 2004, and posted by the County Clerk's office on June 23, 2004.

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

FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's budget for the construction of this project. 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.