

APPROVED

REPORT OF GENERAL MANAGER

NO. 07-44

DATE February 21, 2007

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C.D. 9 & 11

BOARD OF RECREATION
and PARK COMMISSIONERS

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SUBJECT: SOUTH PARK RECREATION CENTER - UNIVERSAL ACCESS PLAYGROUND (#1210L) (W.O. #E1904601) AND STONER RECREATION CENTER - UNIVERSAL ACCESS PLAYGROUND (#1212L) (W.O. #E1904600) - FINAL PLANS AND CALL FOR BIDS

R. Adams	_____	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<i>M. Shull</i>

[Signature]

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for the South Park Recreation Center - Universal Access Playground (#1210L) (W.O. #E1904601) and the Stoner Recreation Center - Universal Access Playground (#1212L) (W.O. #E1904600) projects;
2. Approve the designation of Landscape Structures, Inc., as the sole source vendor for the playground equipment for both South Park Recreation Center - Universal Access Playground (#1210L) (W.O. #E1904601) and Stoner Recreation Center - Universal Access Playground (#1212L) (W.O. #E1904600) projects;
3. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from 50% to 20% of the Base Bid price; and,
4. Approve the date to be advertised for receipt of bids as Tuesday, March 27, 2007, at 3:00 P.M. in the Board Office.

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SUMMARY:

There are thirteen Universal Access Playground (UAP) projects in the Proposition 40 UAP Program. Currently, one UAP project is complete at Lake Street Recreation Center, and one UAP project is near construction completion at Hansen Dam. The remaining eleven UAP projects are being packaged in five bid groups for bid and construction in order to maximize their economy of scale and attract more competitive bids. The first bid group, which consists of UAP projects at Shadow Ranch Park and Anthony C. Beilenson Park, will be constructed by the Department's in-house construction forces in conjunction with contract City vendors. The second bid group, which consists of UAP projects at Lincoln Park Recreation Center, Hazard Park Recreation Center, and Martin Luther King, Jr. Therapeutic Recreation Center, has been awarded to Malibu Pacific Tennis Courts, Inc., by the Board at its meeting of December 13, 2006 (Board Report No. 06-352), and the construction contract has been executed. The third bid group, which consists of UAP projects at Benny H. Potter West Adams Avenue Memorial Park and Ken Malloy Harbor Regional Park, was approved by the Board at its meeting of January 17, 2007 (Board Report No. 07-17) for approval to call for bids.

The UAP projects at South Park Recreation Center and Stoner Recreation Center are grouped together to form the next bid group.

Submitted are the final plans and specifications for the projects that consist of two UAP projects, one at South Park, located at 345 E. 51st Street, Los Angeles, CA 90018; and one at Stoner Recreation Center, located at 1835 Stoner Avenue, Los Angeles, CA 90025. The Bureau of Engineering (BOE), Architectural Division prepared the plans and specifications.

The plans call for the construction of a new UAP at both South Park Recreation Center and Stoner Recreation Center with benches and drinking fountains. The following improvements will be included in the bid as Additive Alternates in order to gain flexibility in meeting the desired project scope within available funding:

Additive Alternate No. 1:

Substitute resilient surfacing for stabilized decomposed granite path in the Children's Sensory Garden at South Park Recreation Center UAP project

Additive Alternate No. 2:

Add the "sway fun" component to the play structure at South Park Recreation Center UAP project

The Base Bid prices of South Park Recreation Center UAP project and Stoner Recreation Center UAP project are identified as Base Bid "A" and Base Bid "B", respectively. The determination of the lowest bidder will be made on the basis of the Base Bid amount excluding the Additive Alternates. The Base Bid will be the total combined lump sum price for the South Park Recreational

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Center and Stoner Recreation Center UAP projects, i.e., the total price of Base Bid "A" plus Base Bid "B". The Department reserves the right to award either Base Bid "A" or Base Bid "B", or both; however, because each of the parks has its own funding, the contractor will be required to complete each park for the bid price amount stated for each park and must submit separate billings for each park.

The City Engineer's estimate for the construction costs (excluding Additive Alternates) of the UAP projects at South Park Recreation Center and Stoner Recreation Center are \$432,000 and \$485,000, respectively, for a combined total of \$917,000. Funds are available from the following accounts:

South Park Recreation Center:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 Specified (AB716)	205/89/WU10
Capital Improvement Expenditure Program (CIEP) 2005/06	100/54/Y607
Proposition 12 Roberti-Z'berg Harris (RZH)	46L/22/TBD

Stoner Recreation Center:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 Specified (AB716)	205/89/WU12

The UAPs require special adaptation of conventional playground equipment to facilitate not only equal access in a technical sense, but also to create a play environment that serves children of all abilities. The size and shape constraints of the South Park Recreation Center and Stoner Recreation Center project sites also dictate highly specific playground equipment requirements that cannot be met with a generic specification. Manufacturers of universally accessible play equipment design their handicapped access ramps and platforms to specific lengths and slopes that comply with ADA code requirements, but their ramps are not the same length and slope. Play equipment is selected based on space availability, community input and the recommendations of the City's Universal Access Playground consultant, Shane's Inspiration. At both South Park Recreation Center and Stoner Recreation Center, the new play equipment will be custom fabricated and installed in spaces with dimensions that are fixed by the design of the new play pits. After the selection of the equipment with customized design for each specific play pit, it is not possible to substitute another manufacturer's equipment with a platform and ramp system that will fit in the same play pit. Landscape Structures, Inc. (LSI), produces unique play panels and custom theme panels that are not available from other vendors and are not interchangeable with other equipment; therefore, it is recommended that LSI be approved as the sole source vendor to provide the playground equipment at both South Park Recreation Center and Stoner Recreation Center, as specified in the construction documents, as there is no known equal vendor. LSI has provided both UAP and standard playground equipment for numerous parks citywide, and the quality of their product has been high and consistent.

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The policy of this Board has been to require that the prime contractor on construction projects perform a minimum of 50% of the work on the project, as measured by the base bid price. It is proposed to reduce the prime contractor participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, and thus, create a more inviting and competitive bidding environment for this project. Also, it should create more competitive pricing among the subcontractors providing bids to the prime contractors. Furthermore, given the relatively large number of specific types of trades required to complete the construction (including play equipment, resilient surfacing, landscaping, irrigation, concrete paving, benches, etc.), it would be very difficult for any prime contractor to perform 50% of the contract work.

Staff has determined that the subject project will consist of the replacement of existing playgrounds with new Universal Access Playgrounds at both South Park Recreation Center and Stoner Recreation Center, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 (1) of the City CEQA Guidelines.

The City Attorney has reviewed and approved the bid package.

FISCAL IMPACT STATEMENT:

Both the South Park Recreation Center and Stoner Recreation Center UAP projects are funded by the Proposition 40 funds, with the South Park Recreation Center UAP project receiving additional funding from Proposition 12 RZH and City CIEP funds. There is no immediate fiscal impact to the Department's operational and maintenance budget; however, future operations and maintenance costs will be included in future Departmental annual budget requests.

This report was prepared by Paul Tseng, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; and by Bradley Smith, Chief Deputy City Engineer.