

APPROVED
JAN 17 2007

REPORT OF GENERAL MANAGER

NO. 07-17

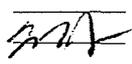
DATE January 17, 2007

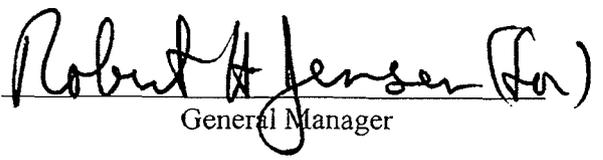
BOARD OF RECREATION
and PARK COMMISSIONERS

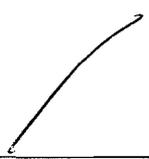
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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BENNY H. POTTER MEMORIAL WEST ADAMS AVENUE PARK -
UNIVERSAL ACCESS PLAYGROUND (#1206L)
(W.O. #E1904591) AND KEN MALLOY HARBOR REGIONAL PARK -
UNIVERSAL ACCESS PLAYGROUND (#1205L) (W.O. #E1904593) -
APPROVAL OF FINAL PLANS AND CALL FOR BIDS

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	


General Manager

Approved 

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for the Benny H. Potter West Adams Avenue Memorial Park - Universal Access Playground (#1206L) (W.O. #E1904591) and Ken Malloy Harbor Regional Park - Universal Access Playground (#1205L) (W.O. #E1904593);
2. Approve the designation of Landscape Structures, Inc., as the sole source vendor for the playground equipment for both Benny H. Potter West Adams Avenue Memorial Park - Universal Access Playground (#1206L) (W.O. #E1904591) and Ken Malloy Harbor Regional Park - Universal Access Playground (#1205L) (W.O. #E1904593) projects;
3. Approve the designation of The Public Restroom Company as the sole source vendor for the prefabricated restroom structures for both Benny H. Potter West Adams Avenue Memorial Park - Universal Access Playground (#1206L) (W.O. #E1904591) and Ken Malloy Harbor Regional Park - Universal Access Playground (#1205L) (W.O. #E1904593) projects;

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4. Approve the designation of Landmark Playsis BPI as the sole source vendor for the sensory alligator play sculpture at Ken Malloy Harbor Regional Park - Universal Access Playground (#1205L) (W.O. #E1904593) project;
5. 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,
6. Approve the date to be advertised for receipt of bids as Tuesday, March 6, 2007, at 3:00 P.M. in the Board Office.

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). The construction contract is being prepared for execution.

The UAP projects at Benny H. Potter West Adams Avenue Memorial Park (Benny Potter Park) and Ken Malloy Harbor Regional Park (Ken Malloy Park) were grouped together to form the next bid group.

Submitted are the final plans and specifications for the project that consist of two UAP projects, one at Benny Potter Park, located at 2413 Second Avenue, Los Angeles, CA 90018; and Ken Malloy Park, located at 25820 S. Vermont Avenue, Harbor City, CA 90710. The Bureau of Engineering (BOE) - Architectural Division prepared the plans and specifications.

The plans call for the construction of a new UAP at both Benny Potter Park and Ken Malloy Park with benches, picnic tables, and drinking fountains. The following improvements, including prefabricated restrooms that meet the requirements of the Americans with Disabilities Act (ADA), will be included in the bid as Additive Alternates in order to gain flexibility in meeting desired project scope within available funding:

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Additive Alternate No. 1:

Demolition of the existing restroom building and associated hazmat abatement work, and installation of a prefabricated ADA restroom building with all necessary utility connections at Benny Potter Park UAP project

Additive Alternate No. 2:

Demolition of the existing restroom building and associated hazmat abatement work, and installation of a prefabricated ADA restroom building with all necessary utility connections at Ken Malloy Park UAP project

Additive Alternate No. 3:

Renovation of the existing restrooms to meet ADA compliance at Ken Malloy Park UAP project.

Additive Alternate No. 4:

Sensory alligator sculpture, associated resilient rubber safety surface, electrical circuit and potable water line at Ken Malloy Park UAP project

The Base Bid prices of Benny Potter Park UAP project and Ken Malloy Park 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 Benny Potter Park and Ken Malloy Park 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 of the parks.

The City Engineer's estimate for the construction costs (excluding Additive Alternates) of the UAP projects at Benny Potter Park and Ken Malloy Park are \$519,000 and \$720,000, respectively, for a combined total of \$1,239,000. Funds are available from these accounts:

Benny Potter Park:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 Specified	205/89/WU06
Capital Improvement Expenditure Program (CIEP) 2005/06	100/54/Y607
Proposition 12 Roberti-Z'berg Harris (RZH)	46L/22/TBD

Ken Malloy Park:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 Specified	205/89/WU05
CIEP 2005/06	100/54/Y607

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Proposition 12 RZH

46L/22/TBD

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 Benny Potter Park and Ken Malloy Park 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 consultant, Shane's Inspiration. At both Benny Potter Park and Ken Malloy Park, 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 Benny Potter Park and Ken Malloy Park, 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.

The Department, in concert with BOE and the Department of General Services (GSD), has decided to develop a list of pre-qualified vendors of prefabricated restrooms. The Department, BOE and GSD, have determined that prefabricated restrooms will reduce both cost and installation time without sacrificing the appearance or the durability required for public restrooms. The manufacturers of the prefabricated restrooms must be licensed by the State of California to become a pre-qualified City vendor, and currently there are only three manufacturers that meet this requirement. The new prefabricated restrooms at the well-established City parks, such as Benny Potter Park and Ken Malloy Park, will require customized design to complement the appearance of historic buildings in the Benny Potter Park neighborhood and to match the original restroom at Ken Malloy Park. Although most manufacturers can offer some customization on their standard prefabricated restroom buildings, only The Public Restroom Company (TPRC) is State-licensed and has the capabilities to customize their products to:

- (a) match the specific design, configurations, materials and colors of the roofs and walls that are approved by the Department and the community; and,
- (b) comply with the Department's hardware and accessory specifications for park restrooms.

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Therefore, it is recommended that TPRC be approved as the sole source vendor to provide the prefabricated restrooms at both Benny Potter Park and Ken Malloy Park, as specified in the construction documents, as there is no known equal vendor.

The sensory alligator play sculpture, identified as Additive Alternate No. 4, is a special feature of the new playground at Ken Malloy Park, which incorporates stimulating textures, water misters and sound effects to appeal to children of all abilities and to encourage interactive and cooperative play. The sensory alligator sculpture has been custom-designed by Landmark Playsis BPI who will also fabricate and install the sculpture. This play sculpture will be a unique artwork that is sized to fit a specific space and modeled to support the aquatic playground theme developed during the community design workshop. This type of play element cannot be found in an equipment catalog, therefore it is recommended, Landmark Playsis BPI shall be the sole source vendor for the alligator play sculpture, as there is no known equal vendor.

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 construction of new playgrounds and prefabricated restrooms at both Benny Potter Park and Ken Malloy Park, and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11(3) of the City CEQA Guidelines.

The City Attorney has reviewed and approved the bid package.

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of State Proposition 40 Specified (AB716) and Proposition 12 RZH funds and the City's 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.