

**APPROVED**  
MAY 16 2007

REPORT OF GENERAL MANAGER

NO. 07-106

DATE May 16, 2007

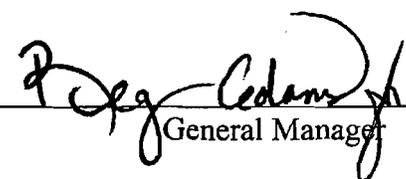
**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 7

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT: HANSEN DAM GOLF COURSE – CART PATHS AND IRRIGATION PROJECT  
(#1101D/#1016G) (W.O. #E170412F) – REVIEW OF BIDS AND AWARD OF  
CONTRACT**

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

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

**RECOMMENDATION:**

That the Board:

1. Find Mallcraft, Inc., and American Landscape, Inc., a Joint Venture (Joint Venture), sole bidder with a negotiated reduced base bid of \$5,722,415, to be the responsive and responsible bidder for the Hansen Dam Golf Course - Cart Paths and Irrigation Project (#1101D/#1016G) (W.O. #E170412F);
2. Award the contract, in the total amount of \$5,722,415, all according to the plans and specifications;
3. Authorize the Department's Chief Accounting Employee to encumber funds in an amount not to exceed \$5,722,415 from the following fund and account numbers under the awarding authority of this Board report;

<u>FUND SOURCE</u>	<u>FUND/DEPT/ACCOUNT</u>	<u>ENCUMBRANCE AMOUNT</u>
Golf Surcharge	302/89/932-HI	\$5,722,415
<b>TOTAL</b>		<b>\$5,722,415</b>

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4. Direct staff to prepare a contract, subject to approval as to form by the City Attorney; and,
5. Authorize the Board President and Secretary to execute the contract, subject to approval as to form by the City Attorney.

SUMMARY:

On August 9, 2006 (Board Report No. 06-213), the Board of Recreation and Park Commissioners approved final plans and call for bids for the Hansen Dam Golf Course – Cart Paths and Irrigation Project (#1101D/#1016G) (W.O. #E170412F) project, located at 10400 Glenoaks Boulevard, Pacoima, 91331. The plans provide for the demolition of approximately 32,452 square feet of 5 ½-inch thick concrete cart path in selected locations and installation of approximately 116,168 square feet of 4-inch thick concrete cart paths joining with the existing cart paths to complete a tee to green pathway throughout the existing golf course, and the installation of an automated irrigation system that includes the necessary infrastructure for future use of reclaimed water.

On January 16, 2007, one bid was received for this project.

Bidder	Base Bid
Mallcraft, Inc. / American Landscape, Inc, a Joint Venture	\$5,789,000

While the bid received from the Joint Venture was approximately 19.2% over the City's estimate, the prequalification requirement for the General Contractor to have performed irrigation work on three existing golf courses in the last five years had significantly reduced the qualified General Contractor pool, and re-bidding the project may not change the availability of qualified General Contractors. It is also unlikely that a substantially lower bid will be received as material prices are currently increasing every week.

As only a single bid was received, it is allowable for the City to negotiate with the bidder regarding the bid price or the scope of work prior to the award. As such, the Bureau of Engineering (BOE) and the Department of Recreation and Parks staff met with the representatives of the Joint Venture on March 16, 2007, to discuss potential value engineering reductions in the bid documents to help reduce the amount of their bid. Based on the identified value engineering credits and adds as described in BOE's letter dated April 17, 2007, and the Joint Venture's letter dated April 19, 2007, both parties have agreed to reduce the bid amount by \$66,585. Therefore, staff recommends that the contract be awarded for the negotiated amount of \$5,722,415.

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Staff has reviewed the documentation provided by the Joint Venture regarding its Good Faith Effort (GFE) Minority Business Enterprise/Women Business Enterprise/Other Business Enterprise (MBE/WBE/OBE) outreach to minority/women/other business subcontractors, and based on the documents submitted, has determined that the Joint Venture has satisfied the GFE outreach requirement. The Joint Venture obtained a MBE/WBE/OBE participation of two percent (2%) and satisfied 100 of the 100-point requirements outlined by the Board's outreach program thereby satisfying the 75-point minimum requirement. The outreach document is on file in the Board Office and a synopsis of the GFE package is attached. The City Attorney and staff have reviewed the bids submitted by the Joint Venture and found them to be in order. The Joint Venture is a responsive and responsible bidder.

The Department has worked with both Mallcraft, Inc., and American Landscape, Inc., on numerous Department projects, and they have performed satisfactorily. Additionally, American Landscape, Inc., who will perform the construction services for the project, has successfully completed many golf projects for the Department.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed park development will have no significant impact on the environment. The proposed project consists of the operation, repair, maintenance, replacement, reconstruction or minor alteration of existing public facilities or structures involving negligible or no expansion of use beyond that previously existing. Therefore, it is exempt from the provisions of CEQA pursuant to Article III, Section 1, Classes 1 (3) and 2 (5) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund because the project will be funded entirely from the Golf Surcharge Account. The assessments of the future operations and maintenance costs have yet to be determined.

Prepared by David Takata, Project Manager, and reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, Bradley M. Smith, P.E., Chief Deputy City Engineer, Bureau of Engineering, James Ward, Golf Manager.

**GUIDELINES FOR EVALUATION OF GOOD FAITH EFFORT CHECKLIST**

**Bidder:** Mallcraft / American Landscape – Joint Venture Bid      **Bid Date:** January 16, 2007

**Project Name:** Hansen Dam Golf Course (W.O. #170412F)

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Points	
1	The bidder's or proposal's efforts to obtain participation by MBEs, WBEs and other business enterprises could reasonably be expected by the Board of Recreation and Park Commissioners (the "Board") to produce a level of participation by interested sub-contractors, including 15% MBE and 2% WBE.		0	0
2 Pre-Bid Meeting	a) Attend pre-bid meeting and be listed on the attendance sheet; or b) Submit a letter prior to the pre-bid meeting either by fax to (213) 847-5172, or by mail to the Bureau of Engineering, Project Award and Control Division, 600 S. Spring, 6 <sup>th</sup> Floor, Los Angeles, Ca. 90014		10	10
3 Work Areas	Proof of this must be demonstrated in either Indicator 4 or 5.		13	13
4 Ad	A copy of the advertisement or a proof of publication statement or other verification which confirms the date the advertisement was published. The advertisement must be specific to the project, not generic, and may not be a planholder advertisement provided by the publication. It should include the City of Los Angeles project name, name of bidder, areas of work available for subcontracting, and a contact person's name and telephone number, information on the availability of plans and specifications and the bidder's policy concerning assistance to subcontractors in obtaining bonds, lines of credit and/or insurance. Consideration will be given to the wording of the advertisement to ensure that it did not exclude or seriously limit the number of potential respondents.		9	9
5 Letters to Potential Subs	A copy of each letter sent to available MBEs, WBEs and OBEs for each item of work to be performed. If there is only one master notification, then a copy of the letter along with a listing of all recipients will suffice. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelope or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.		10	10
6 Follow-up to Letters	A copy of telephone logs. These logs must include the name of the company called, telephone number, contact person, who did the calling, time, date, and the result of the conversation. Bidder must follow-up with all subcontractors to whom they sent letters.		10	10
7 Plans	Include in Indicator 4 or 5, information detailing how, where and when the bidder will make the required information available to interested subcontractors.		5	5
8 Outreach Letters	A copy of each letter sent to outreach agencies requesting assistance in recruiting MBEs, WBEs and OBEs. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelopes or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.		10	10
9 Negotiate in Good Faith	a) Copies of all MBE/WBE/OBE bids or quotes received; and b) Summary sheet organized by work area, listing bids received and the subcontractor selected for that work area. If the bidder elects to perform a listed work area with its own forces, they must include a bid that shows their own costs for the work.		26	26
10 Bonds	Include in Indicator 4 or 5, information about the bidder's efforts to assist with bonds, lines of credit and insurance.		7	7
<b>TOTAL POINTS ACHIEVED</b>			100	
<b>MBE =0% WBE= 0%</b>			<b>MBE/WBE ACHIEVED: 2%</b>	

MBE= 1% WBE= 1% OBE= 0% PRIME= 86%

**RESPONSIVE**