

APPROVED

SEP 19 2007

REPORT OF GENERAL MANAGER

NO. 07-214

DATE September 19, 2007

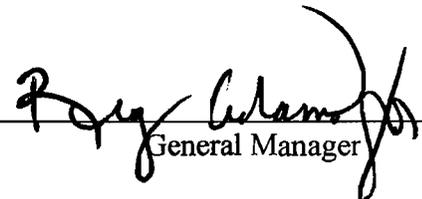
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GILBERT LINDSAY RECREATION CENTER (PHASE II) – NEW RECREATION CENTER (#1400B) (W.O. #E170308F) – FINAL PLANS AND CALL FOR BIDS

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



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for the Gilbert Lindsay Recreation Center (Phase II) – New Recreation Center Building (#1400B) (W.O. #E170308F) project;
2. 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
3. Approve the date to be advertised for receipt of bids as Tuesday, October 23, 2007, at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted are final plans and specifications for the Gilbert Lindsay Recreation Center (Phase II) – Recreation Center Building (#1400B) (W.O. #E170308F) project, located at 429 East 42nd Street, Los Angeles, California, 90011. The project is funded with Proposition K Year 9, Proposition 12 RZH, Proposition 40 Urban Park, and Proposition 40 2/3 Per Capita funds. Plans for this project were prepared by the Bureau of Engineering Architectural Division. The City Engineer’s estimate for the construction cost of this project is \$1,770,000. The plans provide for the demolition of an existing office/restroom building, construction of a new recreation building including restrooms,

REPORT OF GENERAL MANAGER

PG. 2 NO. 07-214

resurfacing of the basketball courts, and expansion of the parking lot. The following is a general list of the construction and improvements to be made to the park facilities.

1. Demolish the existing one-story wood frame building, including all foundation.
2. Remove existing sand box, T-ball poles, and relocate container.
3. Remove and relocate existing light pole.
4. Remove existing tree.
5. Relocate the existing switchboard and install a new switchboard.
6. Construct a new 2,400 square foot, one-story recreation building including restrooms, as specified in the plans.
7. Construct new concrete walkway around the new recreation building.
8. Construct new play area curb.
9. Construct new asphalt – paved parking lot, new access driveway and install rhino gate.
10. Resurface and re-stripe the existing basketball courts, replace goals and posts, and install chain link fence.
11. Construct a new eight-foot high trash and recycling enclosure made of masonry block with anti-graffiti coating.
12. Install a new irrigation system.
13. Install a conduit for security camera.
14. Provide new landscaping and trees.

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 Alternate No. 1 – Replacement and improvement of basketball court lighting.

Additive Alternate No. 2 – Installation of security camera and equipment.

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. 07-214

The proposed recreation center building was designed with various considerations. The proposed building location is relatively in the same location as the existing support building, which is to be demolished. This existing support building is centrally located within the park, which promotes good access from the parking area for park patrons and maintenance staff, and provides good visibility for the security of the park. The proposed 2,400 square feet building will house the required programming for the park. This proposed building will be constructed over the footprint of the existing building and an under utilized lawn area and planter space. Although approximately 1600 square feet of green space is proposed to be covered by the building envelop, the loss of under utilized green space is countered by a much needed programmed space within the building.

Funds for construction are approved for the proposed improvements as follows:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT NO./ACCT NO.</u>
Prop K YR 9	43K/10/Y018
Prop 12 RZH	46L/22/TBD
Prop 40 2/3 Per Capita	47T/22TBD
Prop 40 Urban Parks	205/89/WV06

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

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. A Notice of Exemption was filed with the Los Angeles City Clerk's office on December 2, 2005, and posted by the County Clerk's office on December 2, 2005.

FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's budget because the project's constructed costs will be fully funded by the above listed funding sources specifically identified and approved for use in this project. The assessments of the future operations and maintenance costs have yet to be determined and would be addressed in future budget request.

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