

APPROVED

REPORT OF GENERAL MANAGER

MAR 20 2013

NO. 13-069

DATE March 20, 2013

BOARD OF RECREATION AND PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLYWOOD RECREATION CENTER – POOL AND POOL BUILDING (PRJ1402B) (W.O. #E170344F) PROJECT – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull RAF
N. Williams _____

Approved _____

Disapproved _____

[Signature]
General Manager
Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve final plans and specifications for the Hollywood Recreation Center – Pool and Pool Building (PRJ1402B) (W.O. #E170344F) project;
2. Approve the reduction in the value of the 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, April 23, 2013 at 3:00 P.M. in the Board Office.

SUMMARY:

The Department of Public Works, Bureau of Engineering (BOE) and the Department of Recreation and Parks (RAP) propose to construct the Hollywood Recreation Center – Pool and Pool Building (PRJ1402B) (W.O. #E170344F) project. This project is designed to replace the aged and dilapidated pool and pool building at the site, located at 1122 North Cole Avenue, Hollywood, California 90038. The project is listed as a specified project in the Proposition K ballot measure, and the specified scope of work is listed as follows: “CONSTRUCT MODERN GYM AND POOL BUILDING”. RAP has also requested to reconstruct the pool, using Quimby and other funds, and this scope was merged with the Proposition K project, resulting in the combined “Pool and Pool Building” project. Construction of a modern gym is not included in this phase of the Proposition K project. The gym will be under a future phase.

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The Proposition K – L.A. for Kids Steering Committee directed staff to commence the design of the pool building portion of the Proposition K Specified project scope on September 25, 2008. The Council District Office and RAP formed the Hollywood Recreation Center Local Volunteer Neighborhood Oversight Committee (LVNOC) to provide input on potential designs and recreational amenities to be incorporated in the project that would be consistent with the needs of the community. During the final approval phase for the plans, the Community members approached the Council District Office and RAP and requested to add a pool heating system, pool building glazing and heating, ventilation, and an air conditioning system, to allow the pool to be “winterized”, for year round use should operational funds become available. As the plans were being revised and approved, the existing pool and pool building were demolished by the Department of General Services, Construction Forces under an MOU approved on May 16, 2012 (Board Report No. 12-146). This demolition work is expected to shorten the project construction time and allow delivering this much-needed recreational amenity to the community much sooner.

Final plans and specifications are complete for the current phase of the Hollywood Recreation Center – Pool and Pool Building (PRJ1402B) (W.O. #E170344F) project. The proposed project is funded by Proposition K and Quimby funds (Board Report Nos. 08-63, 10-209, and 12-185). As required under the Proposition K – L.A. for Kids Program, three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings have been held, and the LVNOC has approved the scope of this project. Also, two (2) additional community outreach meetings were held and those in attendance were supportive of this project.

Plans and specifications provide for the following scope:

1. Construct new pool, approximately 9,575 square feet, with integrated splash area, pool deck with Americans with Disabilities Act (ADA) access ramp and railing, waterslide, diving stand, covered spectators areas, life guard seats and required pool water heating, cleaning, filtering and conveying systems;
2. Construct new pool building with shower facilities for both gender, family changing area, facility administration area, and life guard observation and training area with all utilities, communication, security, fire alarm, lighting, heating, ventilation, and air conditioning system, and pool equipment room;
3. Construct storm water tank, irrigation, landscape, perimeter fence with gate, facility signage, and access gates; and,
4. Construct wall surface area and coordinate with the City Contract Artist who will install artwork/mural.

The City Engineer’s estimate for the construction cost of this project is \$6,300,000.

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Funding will be drawn from the funding sources listed below:

<u>Funding Source</u>	<u>Fund/Dept./Acct. No.</u>
Proposition K Year 11	43K/10/10C590
Proposition K Year 12	43K/10/10E590
Proposition K Year 13	43K/10/10F590
Proposition K Year 15	43K/10/10H590
Quimby Fees	302/89/89460K-HF

It has been the policy of this Board to require that the prime contractor on construction projects perform a minimum of 50% of the work for the project, as measured by the base bid price. It is proposed that the Board reduce the prime contractor's participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, thus creating a more inviting and competitive bidding environment for this project. Also, it should create a more competitive pricing among the specialty subcontractors providing bids to the prime contractors.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be mitigated to a level less than significant. On December 8, 2010, the Board (Board Report No. 10-331) adopted the MND and associated Mitigation Monitoring and Reporting Program (MMRP), and a Notice of Determination was filed with the Los Angeles County Clerk on December 14, 2010. Since the proposed changes to the project scope will not result in any new, significant environmental effects, will not increase the severity of previously identified effects, and will not result in substantial changes in the environmental setting, the adopted MND is still valid. Therefore, no additional CEQA compliance is required.

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

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to RAP's General Fund. The assessments of the future operations and maintenance costs have yet to be determined and will be addressed in future budget requests.

This Report was prepared by Shashi Bhakta, Project Manager, BOE Recreational and Cultural Facilities Program. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.