

**APPROVED**  
**MAY 13 2013**

REPORT OF GENERAL MANAGER

NO. 13-125

DATE May 13, 2013

**BOARD OF RECREATION  
& PARK COMMISSIONERS**

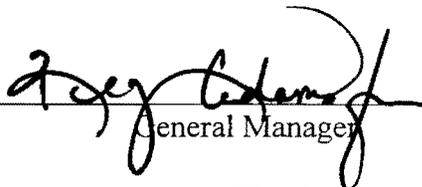
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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 109<sup>TH</sup> STREET RECREATION CENTER – POOL AND BATHHOUSE REPLACEMENT (PRJ1501P) (W.O. #E1906494) PROJECT – RE-BID FINAL PLANS AND CALL FOR BIDS

R. Adams \_\_\_\_\_  
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V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull MS  
N. Williams \_\_\_\_\_

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the 109<sup>th</sup> Street Recreation Center – Pool and Bathhouse Replacement (PRJ1501P) (W.O. #E1906494) project – Re-bid Final Plans and Call for Bids;
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, June 11, 2013 at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted for the Board's approval are the final plans and specifications for the 109<sup>th</sup> Street Recreation Center – Pool and Bathhouse Replacement (PRJ1501P) (W.O. #E1906494) project - Re-bid Final Plans and Call for Bids, located at 1431 East 110<sup>th</sup> Street, Los Angeles, California 90059. The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Sparano + Mooney Architecture, Inc., under the direction of the BOE, Architectural Division.

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The proposed scope for this project includes the following:

1. Demolition of the existing swimming pool and bathhouse.
2. Construction of:
  - a) A New 3,400 square-foot swimming pool,
  - b) A New 860 square-foot kidney-shaped splash pad,
  - c) A New 2,500 square-foot bathhouse, and
  - d) A New parking lot with connecting pathway to the swimming pool facility.

Previously, the Board had approved the final plans and called for bids for the project on July 8, 2009 (Board Report No. 09-185), and subsequently, bids were received on September 15, 2009. However, due to the lack of construction funds, the project was placed on hold and all the bids were allowed to expire. On September 5, 2012, the project was re-activated as sufficient construction funds were identified (Board Report No. 12-241). BOE and the design consultant have completed all necessary plan revisions and approvals to ensure the project meets the most current code compliance requirements.

To ensure the quality of work meets the construction standards of City pools, all bidders will be required to complete and submit the "Pool Contractor's Minimum Qualifications – Experience with Public Swimming Pools Construction" forms as part of their bids and the pool contractor must meet those minimum qualification requirements, as instructed in the bid package.

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. The purpose of the minimum participation level is largely to avoid contractors that serve merely as brokers and would therefore not have significant ability or expertise to keep projects on schedule and properly manage the construction and the work site. However, this project has a great deal of specialty work and therefore, the 50% minimum participation level may exclude competent general contractors from being able to meet the requirement. It is therefore proposed that the minimum prime participation level be reduced to 20%, which should still achieve the goal of avoiding brokers as prime contractors but at the same time not exclude competent general contractors. This should help attract a broader range of prime contractors, thus creating a more inviting and competitive bidding environment for this project.

The City Engineer's estimate for the construction costs for this project is \$4,630,000.00

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Funds are available from the following accounts:

<u>Funding Source</u>	<u>Fund/Dept./Acct. No.</u>
MICLA 2006-2007	298/88/88A216
Proposition K	43K/10/10F028
Quimby	302/89/89460K-NS
Site & Facilities	209/88/88G232
RAP General Capital	302/89/89270KCM

The proposed project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (FEIR) was certified, and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan adopted, on July 8, 2009 (Board Report No. 09-185). A Notice of Determination was filed with the Los Angeles County Clerk on July 9, 2009. The scope of the Project and the environmental setting has not substantially changed since the CEQA approval that would result in additional environmental impacts or an increase in the intensity of the projected impacts to require any new or modified mitigation. Therefore, no additional CEQA documentation is required.

The Bid Package has been approved by the City Attorney's Office.

FISCAL IMPACT STATEMENT

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, operations and maintenance costs will be evaluated and included in future Department budget requests.

This report was prepared by Willis Yip and Alex Ngo, Project Managers, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction, and Maintenance Branch, Department of Recreation and Parks.