

APPROVED
SEP 11 2013

REPORT OF GENERAL MANAGER

NO. 13-229

DATE September 11, 2013

BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AS-NEEDED PARK FACILITY CONSTRUCTION – REISSUANCE OF REQUEST FOR QUALIFICATIONS

R. Adams _____

K. Regan _____

H. Fujita _____

*M. Shull _____

V. Israel _____

N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a Request for Qualifications (RFQ) for as-needed Park Facility Construction, substantially in the form on file in the Board Office, for contracts whose expiration will coincide with current Park Facility Construction contracts, subject to the review and approval of the City Attorney as to form;
2. Direct the Board Secretary to transmit the RFQ to the City Attorney for approval as to form; and,
3. Authorize staff to advertise the RFQ and conduct the RFQ process, subsequent to City Attorney review and approval as to form.

SUMMARY:

The Department of Recreation and Parks (RAP) is in need of park facility construction services, which current staffing can only provide on a limited basis. Currently, RAP has five (5) contracts in place to perform park facility construction services that will help supplement our current city forces. With over 420 park locations under the jurisdiction of RAP, park facility construction services contracts are critical to maintaining and expanding our current park facility infrastructures.

On the June 5, 2013, the Board approved the award of the Park Facility Construction contracts to Chris Kelly dba. Childs Play, Commercial Paving and Coating, California Landscape & Design dba. California Skate Parks, Ohno Construction Company and United Riggers & Erectors, Inc. (Board Report No. 13-146). Although RAP staff is currently pleased with the qualifications of

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our existing contractors, it was anticipated and desired to have more than five (5) Park Facility Construction contractors on the pre-qualified list. In order to obtain more competitive bids for RAP projects, it will be beneficial to have additional Park Facility Construction contractors added to our pre-qualified list of Park Facility Construction contractors. Also, having a limited number of contractors on the list, a contractor might hit the contract ceiling amount limit and be disqualified from all future work. Having more contractors will allow for more projects to be done simultaneously.

These contracts will provide RAP with additional resources to perform Park Facility Construction services to help supplement current City forces. In addition, these contracts will provide RAP's Planning, Construction and Maintenance Branch with a tool to meet current and future park facility construction projects.

The scope of this contract will include but is not limited to asphalt paving, demolition, hazardous material abatement, grinding, resurfacing or coating of roadways, parking lots, renovation/replacement of basketball courts (coatings and striping included), pathways, work to include parking lot striping design and striping and compliance with applicable permits, Low Impact Development (LID), and the American with Disabilities Act (ADA). Contractor may be requested to prepare design plans and secure applicable permits prior to construction work when necessary. Contractor may be required to construct all work associated with asphalt paving included but not limited to grading, excavation, compacted backfill, drainage, catch basins, preparing sub-base, driveways, and concrete curb and gutter. Contractor will provide a California Licensed Surveyor when required to provide topography, site survey and property line surveys to establish grades as identified in construction documents. Contractor shall also be prepared to secure and construct athletic and playing surfaces and associated amenities. Concrete paving, demolition, hazardous material abatement, grinding, renovation/replacement of basketball and tennis courts (coating and striping included) and pathways. Construction of masonry and concrete retaining and property line walls. Design, engineering, permitting and all associated construction documents may be required. Athletic Field Construction-Renovation which may include grading of parking lots, building pads, open turf areas, baseball, softball, football and soccer fields including but not limited to removal and replacement of infields, outfields and topsoil, drainage improvements, hazardous material abatement and to bring fields into compliance with the Americans with Disabilities Act. Contractor will provide a California Licensed Surveyor when required to provide topography and property line surveys to establish grades as identified in construction documents. Contractor shall also be prepared to secure and construct associated baseball, softball and soccer field amenities such as but not limited to nets, fencing (perimeter, foul line, dugouts, outfield and backstops), goals, batting cages, bleachers and scoreboards. New Park Construction may include the construction of new parks. Work shall include but not be limited to demolition, hazardous material abatement, grading, plumbing, electrical, security cameras, property line fencing, property line masonry walls and gates, playground equipment installation, pathways, irrigation and landscaping.

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Staff is now ready to re-release, at the direction of the Board, a RFQ which will be advertised on RAP's website and posted on the Los Angeles Business Assistance Virtual Network (BAVN). The Planning, Construction and Maintenance Branch, which oversees RAP's construction and maintenance projects, has reviewed the RFQ and provided input.

A pre-bid conference will be held approximately two weeks after the release of the RFQ in order to provide potential bidders with a review of the submittal documents, compliance documents, and requirements for the Business Inclusion Program as required by Executive Directive No. 14, and the Board's policy.

Evaluation Process

Responses will be evaluated in two (2) levels. Level I will be a review by staff for the minimum qualifications (as stated in RFQ Document). The minimum qualifications will determine the responder's knowledge and experience to perform the terms and specifications of this Contract. If a responder's minimum qualification cannot be verified by City Staff, the responder will be disqualified and no further evaluation will be performed on the response. Level II will evaluate all required compliance and submittal documents as required per City Ordinance. Responder must successfully pass Level I before staff will proceed to Levels II.

If responder/s are successful in meeting the City's minimum qualifications requirements, then response evaluation will be based solely on the responses submitted by responder.

In the interest of maintaining a competitive environment and maximizing the City's contracting options, staff may choose to award contracts to multiple vendors. If multiple vendors are awarded this contract, vendors will have the opportunity to submit a competitive quote for each project issued by RAP's Planning, Construction and Maintenance Branch, within the terms of this contract.

The selected Responder/s will be recommended to the Board for contract/s with the contract term expiration date coinciding with the current executed Park Facility Construction contracts. Each contract will be for an amount not-to-exceed \$10,000,000.00 per year. The contract amount is an estimate, and RAP does not guarantee that the contract maximum amount will be reached. The construction services that RAP is requesting shall be on an as-needed basis; RAP, in entering into an agreement, guarantees no minimum amount of business or compensation. Contracts awarded through this RFQ shall be subject to funding availability and early termination RAP, as provided in the Standard Provisions for City Contracts (Rev 03/09).

Funding for service will be provided and will include various funding sources.

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FISCAL IMPACT STATEMENT:

Releasing the Request for Qualification has no impact to RAP's General Fund.

This Report was prepared by Jimmy Newsom, Management Analyst II, Planning, Construction and Maintenance Branch.