

APPROVED

AUG 09 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-173

DATE August 9, 2017

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERTSON RECREATION CENTER PROJECT - (W.O. #E170266F)
(PRJ20021) - REVIEW OF BIDS AND AWARD OF CONTRACT

fer
AP Diaz

R. Barajas

H. Fujita

CSD

V. Israel

N. Williams



General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS

1. Find Ford E.C., Inc., to be the lowest responsive and responsible bidder for the Robertson Recreation Center project (PRJ20021) (W.O. #E170266F); and,
2. Award the construction contract to Ford E.C., Inc., in the amount of Ten Million Seven Hundred Eighty-Five Thousand Dollars (\$10,785,000.00), all according to the plans and specifications approved on April 19, 2017 through Report No. 17-101;
3. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to encumber funds in the amount of Ten Million Seven Hundred Eighty-Five Thousand Dollars (\$10,785,000.00);
4. Authorize the RAP's General Manager or Designee to make technical corrections as necessary to carry out the intent of this Board Report; and,
5. Authorize the Board President and Secretary to execute the contract, subject to approval by the City Attorney as to form.

SUMMARY

On April 19, 2017, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids for the Robertson Recreation Center (Project) (W.O. #E170266F) (PRJ20021) project located at 1641 Preuss Road, Los Angeles, California, 90035, (Report No. 17-101). The project plans were prepared by Kevin Daly Architects under the supervision of the Bureau of Engineering, Architectural Division.

BOARD REPORT

PG. 2 NO. 17-173

The scope of work is to demolish the existing recreation center to make room for the new facility. The proposed facility will include a new gymnasium and community center that will total 11,750 square feet in area. The existing childcare center building will remain but will undergo modernization. The new facility will provide twenty (20) new parking spaces and twenty (20) bicycle parking spaces. The City Engineer's estimated construction cost for this project is Ten Million Three Hundred Thousand Dollars (\$10,300,000).

In addition, two (2) Deductive Alternates were identified to allow RAP the flexibility to deduct portions of the scope of work and meet the approved funding. The Deductive Alternates are described as follows:

Deductive Alternate No.1: – A lump sum price to be subtracted from the Base Bid for the deletion of the acoustic ceiling and wall panels in the Gymnasium and Office spaces, including its supporting structure.

Deductive Alternate No. 2: - A lump sum price to be subtracted from the Base Bid to replace the pervious pavement and storm water collection system with reinforced concrete pavement.

As approved by the Board on April 19, 2017, bids for the project were solicited only from the eight contractors that are on the Department of Public Works, Bureau of Engineering list of Pre-Qualified General Contractors. On May 30, 2017, the Board received one (1) bid as follows:

<u>Bidder</u>	<u>Base Bid</u>
Ford E.C., Inc.,	\$10,939,000
Deductive Alternate No.1:	\$ 120,000
Untitled eventDeductive Alternate No.2:	\$ 15,000

Since only one (1) bid was received, BOE staff met with Ford E.C., Inc., to discuss and negotiate the bid price submitted. As a result, Ford E.C., Inc., submitted a proposal to reduce their Base Bid to Ten Million Seven Hundred and Eighty-Five Thousand Dollars (\$10,785,000.00), which is a reduction of One Hundred and Fifty-Four Thousand Dollars from the initial bid.

RAP and the Chief Administrative Officer (CAO) have identified funding to reduce the gap between the reduced bid amount and the City Engineer's estimate. Sufficient funds are available to award the construction contract, plus contingency, without exercising the deductive alternates, from the following fund and account numbers:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT</u>
Proposition K – YR 1-6	43K/10/10P307
Proposition K – YR 15	43K/10/10H307
Proposition K – YR 16	43K/10/10J307

BOARD REPORT

PG. 3 NO. 17-173

Proposition K – YR 17	43K/10/10K307
Proposition K – YR 18	43K/10/10L307
Proposition K – YR 19	43K/10/10MPCY
Proposition K – YR 20	43K/10/10NPCY
Proposition K – Interest & Inflation	43K/10/TBD
Quimby	302/89/89460K-RG

Department of Public Works, Bureau of Engineering staff reviewed the responsiveness and work performance of Ford E.C., Inc., on a past City project and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that there has been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

The City Attorney and staff have reviewed the bid submitted by Ford E.C., Inc., and found it to be in order. Staff recommends that the Board find Ford E.C., Inc., to be the lowest responsive and responsible bidder, and to award the project to Ford E.C., Inc., for a total construction contract amount of Ten Million Seven Hundred and Eighty-Five Thousand Dollars (\$10,785,000.00).

PUBLIC OUTREACH

The Community was involved throughout the Project's design process. As required by Proposition K, Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted. On this project, five (5) LVNOC meetings were held as follows: Meeting No. 1 - May 13, 2014, Meeting No. 2 - August 26, 2014, Meeting No. 3 - October 27, 2014, Meeting No. 4 - March 3, 2015, and Meeting No. 5 - May 5, 2015.

Also, BOE held two (2) community public meetings were held on November 7, 2011, and February 19, 2015, to gather information and inform the community. Additionally, a design charrette took place on August 6, 2015. The LVNOC and Council District No. 5 are in full support of the project.

TREES AND SHADE

The existing park is on a narrow triangular site. Established Melaleuca trees surround the park. The building design was shaped around the trees to preserve and protect as many trees as possible and still achieve the building program requirements. Of the existing forty-two (42) trees identified on site, ten (10) are proposed to be removed to make room for the new construction. Twenty (20) new trees will be planted. The proposed new trees include four (4) Melaleuca Quinquinerva (Paper Bark tree), six (6) Ulmus Parvifolia true green (Liquidamber Styraciflua) and ten (10) Arbutus 'Marina' (Marina Strawberry) trees. There are no shade structures included in this project since the existing trees and the new trees will provide shade.

A report was completed by a licensed Arborist to determine the impacts of construction and to take inventory of the species, size, and health of the trees on the site. The report focused on the

BOARD REPORT

PG. 4 NO. 17-173

trees that are near the proposed buildings. The report concluded that strict adherence to tree protection zones would preclude some of the required programming and construction from taking place. Therefore, the report includes recommendations to protect existing trees. The Arborist's report with its recommendations were included as part of the construction documents.

ENVIRONMENTAL IMPACT STATEMENT

On April 19, 2017, the Board determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 2, Class 3 (17) and Class 11 (7) of City CEQA Guidelines.

A Notice of Exemption was filed with the Los Angeles County Clerk on April 28, 2017.

FISCAL IMPACT STATEMENT

The proposed construction is fully funded by Proposition K and Quimby funds. There will be no fiscal impact to RAP's General Fund associated with this project. However, operations and maintenance costs will be evaluated and included in future RAP budget requests

This Report was prepared by Jaime Contreras, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Proposition K Program Manager; Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENT(S)

1. Reduced bid offer from Ford E.C., Inc.

FORD ENGINEERING & CONSTRUCTION INC.

10850 WILSHIRE BLVD. #380
LOS ANGELES, CA 90024
TEL: (310) 474-7999
FAX: (310) 474-7992
GENERAL CONTRACTORS
LIC. #396212

August 2, 2017
City of Los Angeles
Architectural Division
Bureau of Engineering, Department of Public Works
1149 S. Broadway, 8th Floor - Suite 860
Los Angeles, CA 90015
Attn: Mr. Jaime A. Contreras
Tel: 213-847-4710

Re: Robertson Recreation Center, Project No. WO#E170266F

Dear Mr. Contreras:

Pursuant to our June 7, 2017, meeting and after review of our submitted bid for the above mentioned project and some consideration to our means and methods on self performing works, we are pleased to inform you that our Total Bid Price could be decreased to \$10,785,000.

Please note that this consideration will not deviate or change any scope of work, plans and specification and our subcontractor list. Both deductive bid alternate #1 (\$120,000) and bid alternate #2 (\$15,000) for the amounts listed still remains in place in the case the City of LA wishes to exercise them.

I hope that above consideration facilitates to award the project and give us the opportunity to serve and accomplish another quality project for City of Los Angeles and Department of Recreation and Parks.

Sincerely,



Sia Daghighian
President

C.C. Arash Daghighian—Ford E.C., Inc