

APPROVED
DEC 13 2006

REPORT OF GENERAL MANAGER

NO. 06-369

DATE December 13, 2006

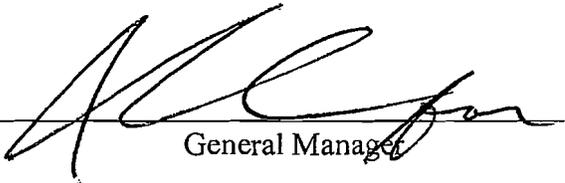
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ORCUTT RANCH – REFURBISHMENT OF BUILDINGS AND GROUNDS, AMERICANS WITH DISABILITIES ACT (ADA) ACCESS IMPROVEMENTS (W.O. #E170211F) – TERMINATION OF MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING AND DEPARTMENT OF GENERAL SERVICES - CALL FOR BIDS

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>C.M. f.w.s.</u>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the General Manager to execute the proposed Mutual Termination Agreement for the subject project, in accordance with the terms of the Memorandum of Understanding between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE) and the Department of General Services (GSD), to provide construction services for the Orcutt Ranch - Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project, on file in the Board Office;
2. Approve final plans and specifications for Orcutt Ranch – Refurbishment of Buildings and Grounds, ADA Access Improvements project (W.O. #E170211F); and,
3. Advertise the date for receipt of bids as Tuesday, January 30, 2007, at 3:00 PM, in the Board Office.

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SUMMARY:

On April 5, 2006, the Board approved the final plans and specifications and call for bids for the Orcutt Ranch - Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project (Report No. 06-82).

On May 23, 2006, four bids were received; however, the apparent lowest bid contractor, C-1 Construction, did not hold a valid State Contractor's license at the time of bid, while the second low bidder did not meet the Good Faith Efforts requirements, and the third and fourth bids received were approximately \$1 million and \$2 million respectively over the City Engineer's estimate. All bids; therefore, were rejected, and a Memorandum of Understanding (MOU) between RAP, BOE, and GSD was established to provide the construction service for the project (Report No. 06-172). After reviewing the construction documents; however, GSD has indicated that they would not be able to provide the construction services at the cost of low bid price. Therefore, it is recommended that the MOU be terminated in accordance with its terms, and, that subsequent to the execution of a Mutual Termination Agreement to terminate the executed MOU by the parties thereof, that the project be advertised for bids again.

Submitted are final plans and specifications for the Orcutt Ranch - Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project, located at 23600 Roscoe Boulevard, West Hills, CA 91304. The project is a specified Proposition K project in Years 7, 8 and 9. Plans for this project were prepared by the BOE's Architectural Division. Their estimate for the base bid construction cost of this project is \$1,523,060. The plans provide for refurbishment and improvements to the existing buildings and grounds of Orcutt Ranch Park. The following is a general list of the improvements to be made to the park facilities:

1. Installation of new chain link, Woodcrete, and wrought iron fence to replace existing,
2. Replacement of irrigation system in orchard and community garden areas,
3. Grading and drainage improvements at park entry, around buildings, and in stream area,
4. Installation of decomposed granite and gravel path with markers for new nature trail,
5. Provision of landscaping at orchard, stream areas, and at various locations,
6. Installation of new security lighting and walkways adjacent to existing buildings,
7. Installation of new site furnishings including kiosk, benches, waste receptacles, and signage,
8. Renovation of existing office building to provide an ADA accessible restroom, and
9. Provision of improvements to existing parking area to provide ADA accessible parking.

The following improvements will be included in the bid as additive/deductive alternates in order to gain flexibility in providing the maximum scope possible with the available funding.

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ADDITIVE ALTERNATES

Additive Alternate No. 1 - Renovation of existing historical barn/storage building for use as educational exhibit space

Additive Alternate No. 2 - Installation of new 6-foot high chain link fence enclosure with pedestrian gate at existing crop fans (windmill)

Additive Alternate No. 3 - Installation of utility poles and boulders around edge of new loop nature trail

Additive Alternate No. 4 - Planting of sixty-four (64), 15-gallon orange trees in orchard areas to replace dead and missing trees

Additive Alternate No. 5 - Installation of six (6), 15-foot high security light standards, located at entry to park along new walkway leading to parking area and existing buildings

Additive Alternate No. 6 - Installation of ten backless benches located along the nature trail loop (historic road)

Additive Alternate No. 7 - Installation of replacement bridge with new ADA turn-around area located at stream area

Additive Alternate No. 8 - Installation of ramp with handrails located at stream area, and fabrication and installation of one (1) ADA parking sign adjacent to ramp

DEDUCTIVE ALTERNATES

Deductive Alternate No. 1 - Installation of new non-pressure irrigation lines, valves, and heads in orchard area

Deductive Alternate No. 2 - Installation of sixteen (16) bronze plaque trail markers as located at nature trail area and at park entry/sediment area

Deductive Alternate No. 3 - Construction of new masonry and wood kiosk and construction of new masonry mailbox

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Funds for construction are available for the proposed improvements. The cost estimate for the base bid was prepared by the BOE Architectural Division, and the base bid amount is \$1,523,060. Funding is available in the following fund accounts:

<u>FUND SOURCE</u>	<u>FUND / ACCOUNT NO.</u>
PROP K YR 7	43K/10/V469
PROP K YR 8	43K/10/W469
PROP K YR 9	43K/10/Y469*

*Additional Proposition K reprogrammed funds are pending Council Approval.

In compliance with the California Environmental Quality Act (CEQA), staff has reviewed the project and has determined that the proposed improvements will not have a significant impact on the environment. A Notice of Determination was filed with the Los Angeles City and County Clerks on June 23, 2004. Mitigation measures were made a condition of the project approval. A Negative Declaration was prepared for this project and may be examined at the office of the City Engineer.

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

This report was prepared by Marlon Calderon, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering, and was reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; and by Bradley M. Smith, Chief Deputy City Engineer, Bureau of Engineering.