

**APPROVED**  
JUN 15 2006

REPORT OF GENERAL MANAGER

NO. 06-167

DATE June 15, 2006

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LANARK POOL REPLACEMENT AND BATHHOUSE RENOVATION  
(W.O. #E170928D) – REVIEW OF BIDS AND AWARD OF CONTRACT

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	_____

*Robert H Jensen (for)*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Find that Western Group, Inc., whose base bid of \$2,750,000 is the lowest responsive and responsible bidder for the Lanark Pool Replacement and Bathhouse Renovation project (W.O. #E170928D);
2. Award the contract, Bid Option A, in the total award amount of \$2,750,000 to Western Group, Inc., all according to plans and specifications;
3. Authorize the Department's Chief Accounting Employee to encumber funds in the amount of \$2,750,000, from the following fund and account numbers under the awarding authority of this Board Report; and,

REPORT OF GENERAL MANAGER

PG 2

NO. 06-167

<u>FUNDING SOURCE</u>	<u>FUND NO. / ACCT.NO.</u>
General Fund	551 / 22/ Y610
Sites & Facilities FY05-06	209 / 88/ Y241
CRA AB1290 (FY96/97 to 03/04)	TBD
CRA AB1290 (FY 04/05)	TBD
Quimby Fees (FY 04/05)	302 /89/460K LA
Quimby Fees (FY 03/04)	302 /89/460K LA
Quimby Fees (fees transfer)	302 / 89/ 460K LA
Quimby Fees (fees transfer)	302/ 89 / 440K LA
Quimby Unexpended	302/ 89/ 460 K LA
Quimby Unexpended	302/ 89/ 440K LA
Prop 12 2/3 Per Capita	45W/22/Y453
Prop 40 1/3 PC Per Capita	47T / 22/ Y803
Prop 40 2/3 PC Per Capita	47T / 22/ Y803
Prop 40 1/3 RZH	47W / 22/ Y904
Prop 40 2/3 RZH	47W / 22/ Y904
Prop 12 RZH	46L / 22/ Y609
Municipal Recreation Fund	302/89/803M

4. Request staff to prepare a contract after which the Board President and Secretary be authorized to execute the same after the appropriate signatures by the other parties thereto and approval as to form by the City Attorney have been obtained.

SUMMARY:

On March 1, 2006, the Board approved final plans and called for bids for the Lanark Pool Replacement and Bathhouse Renovation (W.O. #E170928D), located at 21827 Strathern Street, Canoga Park, CA 91304 (Board Report No. 06-58). The work involves the replacement of the existing swimming pool and deck, renovation of the existing bathhouse and pool equipment house, replacement of existing fencing, repair of the existing parking lot, and removal of the existing water slide assembly.

The bid documents required all bidders to submit bids for two alternate scenarios – Option A called for removing the existing water slide and pump, and Option B called for retaining the existing water slide and relocating the existing pump (in the event that an approval was obtained from the Los Angeles County Health Department to retain the existing water slide prior to the bid opening).

REPORT OF GENERAL MANAGER

PG 3

NO. 06-167

Because the written authority to retain the existing water slide was not received from the County Health Department prior to the bid opening, it was announced, immediately after the receipt of bids and before the opening of bids on May 2, 2006, that the lowest responsible bidder shall be the responsible bidder who submits the lowest base bid for Option A (which includes removing the existing water slide and pump).

It should be noted that funding for this construction project will partially come from \$1,783,161 that the CRA will be transferring to the Department through a Cooperation Agreement. This agreement is under the Board's consideration (Board Report No. 06-147).

The Architectural Division of the Bureau of Engineering, in conjunction with Sparano + Mooney Architecture, Inc., the design consultant for the project, estimated the construction cost of the Base Bid for the project at \$2,564,000.

The bids received were as follows:

<u>BIDDER</u>	<u>OPTION A – BASE BID</u>	<u>OPTION B – BASE BID</u>
Western Group, Inc.	\$ 2,750,000	\$ 2,720,000
NSA Construction Group, Inc	\$ 2,986,000	\$ 3,056,000
Mepco Services, Inc	\$ 3,240,000	\$ 3,488,000
Mackone Development, Inc.	\$ 3,259,818	\$ 3,284,590
DJM Construction Co., Inc	\$ 3,294,000	\$ No bid submitted
Morillo Construction, Inc.	\$ 3,299,000	\$ 3,376,000
Trimax Construction Corp.	\$ 3,340,000	\$ 3,240,000
Pac West Construction	\$ 3,664,000	\$ 2,654,000
Tobo Construction, Inc.	\$ 3,780,000	\$ 3,680,000

Western Group, Inc., submitted the lowest Option A base bid, as shown above. Therefore, this makes Western Group, Inc., the apparent lowest bidder. The L.A. for Kids Steering Committee, at its meeting on June 1, 2006, recommended that the Board award the project to the apparent lowest bidder, at the base bid amount of \$2,750,000, subject to the approval of the City Attorney of the bid documents. There are sufficient funds available from the various funding sources to award the contract.

Staff has reviewed the outreach effort made by Western Group, Inc., and, based on the documents submitted, has determined that a "good faith" effort has been made. The outreach Document

## REPORT OF GENERAL MANAGER

PG 4

NO. 06-167

Package is on file in the Board Office and a synopsis of the said package is attached.

Staff reviewed the responsiveness and work performance of Western Group, Inc., on past projects and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that they have no record of labor compliance violations by Western Group, Inc., since they have not performed any work with the Department.

Staff has determined that since the subject project will consist of the replacement and renovation, it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2(5) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on December 30, 2004.

### FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department; however, future operations and maintenance costs will be assessed upon completion of the project.

Prepared by Fred O. David, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Mahmood Karimzadeh, Principal Architect, BOE Architectural Division; by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; by Bradley Smith, Chief Deputy City Engineer, BOE.

**GOOD FAITH EFFORT CHECKLIST- EVALUATION RESULTS**

Bidder: Western Group Inc.,

Bid Date: 05/12/2006

**PROJECT: LANARK PARK POOL REPLACEMENT AND BATHHOUSE RENOVATION  
(W.O. #170928D)**

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Points	
1	The bidder's or proposer's efforts to obtain participation by MBEs, WBEs and other business enterprises could reasonably be expected by the Board of Recreation and Park Commissioners (the "Board") to produce a level of participation by interested sub-contractors, including 15% MBE and 2% WBE.		0	0
2 Pre-Bid Meeting	a) Attend pre-bid meeting and be listed on the attendance sheet; or b) Submit a letter prior to the pre-bid meeting either by fax to (213) 847-5172, or by mail to the Bureau of Engineering, Project Award and Control Division, 600 S. Spring, 6 <sup>th</sup> Floor, Los Angeles, Ca. 90014		10	10
3 Work Areas	Proof of this must be demonstrated in either Indicator 4 or 5.		13	13
4 Ad	A copy of the advertisement or a proof of publication statement or other verification which confirms the date the advertisement was published. The advertisement must be specific to the project, not generic, and may not be a planholder advertisement provided by the publication. It should include the City of Los Angeles project name, name of bidder, areas of work available for subcontracting, and a contact person's name and telephone number, information on the availability of plans and specifications and the bidder's policy concerning assistance to subcontractors in obtaining bonds, lines of credit and/or insurance. Consideration will be given to the wording of the advertisement to ensure that it did not exclude or seriously limit the number of potential respondents.		9	9
5 Letters to Potential Subs	A copy of each letter sent to available MBEs, WBEs and OBEs for each item of work to be performed. If there is only one master notification, then a copy of the letter along with a listing of all recipients will suffice. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelope or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.		10	10
6 Follow-up to Letters	A copy of telephone logs. These logs must include the name of the company called, telephone number, contact person, who did the calling, time, date, and the result of the conversation. Bidder must follow-up with all subcontractors to whom they sent letters.		10	10
7 Plans	Include in Indicator 4 or 5, information detailing how, where and when the bidder will make the required information available to interested subcontractors.		5	5
8 Outreach Letters	A copy of each letter sent to outreach agencies requesting assistance in recruiting MBEs, WBEs and OBEs. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelopes or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.		10	10
9 Negotiate in Good Faith	a) Copies of all MBE/WBE/OBE bids or quotes received; and b) Summary sheet organized by work area, listing bids received and the subcontractor selected for that work area. If the bidder elects to perform a listed work area with its own forces, they must include a bid that shows their own costs for the work.		26	26
10 Bonds	Include in Indicator 4 or 5, information about the bidder's efforts to assist with bonds, lines of credit and insurance.		7	0
<b>TOTAL POINTS ACHIEVED</b>			<b>93</b>	
<b>MBE/WBE % ACHIEVED:</b>			<b>10.8%</b>	

MBE= 4.8% WBE=4.8% OBE=0% PRIME=23.6%