

APPROVED  
JUN 04 2008

REPORT OF GENERAL MANAGER

NO. 08-145

DATE June 4, 2008

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BANDINI CANYON TRAIL PARK (#1200A) (W.O. #E1906001) – FINAL PLANS AND CALL FOR BIDS

|                  |                          |
|------------------|--------------------------|
| R. Adams _____   | J. Kolb _____            |
| H. Fujita _____  | F. Mok _____             |
| S. Huntley _____ | K. Regan _____           |
| V. Israel _____  | *M. Shull <u>for MS.</u> |

[Signature]  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Bandini Canyon Trail Park (#1200A) (W.O. #E1906001) project;
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, July 15, 2008, at 3:00 P.M. in the Board Office.

SUMMARY:

The Los Angeles Neighborhood Initiative (LANI), a non-profit organization, has served as a partner to many City departments in developing public improvement projects throughout the City. In 2003, at the request of the Mayor's Office and Councilmember Janice Hahn, LANI facilitated the development of a community-driven conceptual plan that seeks to transform a blighted vacant natural canyon in San Pedro into a much needed open space in one of the most park-poor communities in Los Angeles. In 2004, LANI served as the grant writer for the Department's Proposition 40 Urban Park Act grant application for the Bandini Canyon Trail Park project. The application resulted in an award of \$1.5 million of Proposition 40 funds to the City for the project. Additional funds were provided by the Community Development Block Grant (CDBG), Quimby,

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Proposition 40 Per Capita, Proposition 40 Roberti-Z'berg-Harris (RZH), and Proposition K Competitive grant.

On February 2, 2005, the Board (Board Report No. 05-35) approved a proposed agreement between the Department and LANI to provide design and project management services for the "Design" phase of the project. The agreement was executed on July 26, 2005, under Contract No. C-108484. Additionally, on July 11, 2007, the Board (Board Report No. 07-162) approved another proposed agreement between the Department and LANI to provide project management, construction management and construction administration services for the "Bid-and-Award" and "Construction" phases of the project. The agreement was executed under Contract No. C-112258. LANI has also conducted and facilitated extensive community outreach to mobilize and empower local stakeholders who oversaw and approved the final design for the project.

Submitted for the Board's approval are the final plans and specifications for the Bandini Canyon Trail Park (#1200A) (W.O. #E1906001) project, located at 417 N. Meyler Street, San Pedro, CA 90731, as prepared by LANI and its design consultant, RRM Design Group. The plans call for the construction of a new park, approximately 4.9 acres in size, to provide the following features and amenities:

1. Pedestrian natural trail, playground equipment on resilient surface, landscaping and irrigation.
2. Perimeter security gates and fences, and security lighting.
3. Benches, boulder seating areas, interpretive signage and drinking fountains.
4. Site utilities and service connections, grading, and an on-grade and underground site drainage system.

The following improvements will be included in the bid as Additive Alternates in order to gain flexibility in meeting the desired project scope with available funding:

Additive Alternate No. 1:

Fabrication and installation of two (2) decorative steel gates, one at each side of Marshall Court, in lieu of regular tube steel gates.

Additive Alternate No. 2:

Construction of decomposed granite trails with "NaturalPAVE XL Resin" by Soil Stabilization Products Company, Inc. (or approved equal) in lieu of "Gorilla Snot" by Soilworks, LLC (or approved equal).

Additive Alternate No. 3:

Construction of outdoor improvements on Cabrillo Avenue, between Bandini Canyon and Oliver Street.

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Additive Alternate No. 4:

Construction of outdoor improvements on a section of Cabrillo Avenue, between Bandini Canyon and Sepulveda Street.

The policy of this Board has been to require that the prime contractor on construction projects perform a minimum of 50% of the work on the project, as measured by the base bid price. It is proposed to reduce the prime contractor participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, thus, creating a more inviting and competitive bidding environment for this project. Also, changing this requirement should create more competitive pricing among the subcontractors providing bids to the prime contractors.

The City Engineer's estimate for the construction costs (excluding Additive Alternates) of this project is \$1,400,000. Funds are available from the following funding accounts:

| <u>Funding Source</u>           | <u>Fund No./Department No./Account No.</u> |
|---------------------------------|--|
| Proposition 40 - Urban Park Act | 205/89/WV01                                |
| Proposition 40 - Per Cap (2/3)  | 47T/22/A807                                |
| Proposition 40 - RZH (2/3)      | 47W/22/A911                                |
| CDBG (33 <sup>rd</sup> Year)    | CDD - 424/22/A745                          |

The Department's environmental staff has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6) and Class 4(3, 12) of the City CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles City and County Clerks in January 2004. The project scope and existing environmental conditions have not substantially changed since the filing of this NOE, and, therefore, the project is still considered exempt and no further CEQA documentation is required.

The City Attorney has reviewed and approved the bid package.

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, future operations and maintenance costs will be included in future Departmental annual budget requests.

This report was prepared by Paul Tseng, Project Manager, Architectural Division, Bureau of Engineering. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, Bureau of Engineering; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and, Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.