

**APPROVED**  
JUL 08 2009

REPORT OF GENERAL MANAGER

NO. 09-187

DATE July 8, 2009

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

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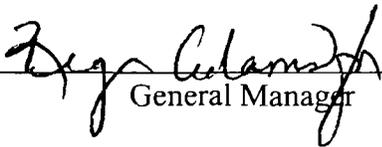
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN PARK – POOL BATHHOUSE REPLACEMENT (PRJ#1504P)  
(W.O. #E1906492) – FINAL PLANS AND CALL FOR BIDS

R. Adams \_\_\_\_\_  
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S. Huntley \_\_\_\_\_  
V. Israel \_\_\_\_\_

J. Kolb \_\_\_\_\_  
F. Mok \_\_\_\_\_  
K. Regan \_\_\_\_\_  
\*M. Shull \_\_\_\_\_



  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Lincoln Park - Pool and Bathhouse Replacement (PRJ#1504P) (W.O. #E1906492) project;
2. Approve the reduction in the value of work that the specifications required 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, September 29, 2009, at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted for the Board's approval are the final plans and specifications for the Lincoln Pool and Bathhouse Replacement (PRJ#1504P)(W.O. #E1906492) project, located at 3501 Valley Boulevard, Los Angeles, CA 90032, as prepared by the design consultant, Fisher Sehgal Yanez Architects, Inc. (FSY), under the direction of the Bureau of Engineering, Architectural Division (BOE).

The proposed scope involves the demolition of the existing deteriorated aging swimming pool, bathhouse and equipment pump house, construction of a new 3,400 square-foot lap pool, two-person water surfing "FlowRider", a 1,360 square-foot splash pad activity pool, a new 1,000 square-foot equipment and chemical building and a new 2,300 square-foot bathhouse. All three new pools will serve youth and adult swimming classes as well as recreational water activities.

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To ensure the quality and to meet the standards of the construction of the City pools, all bidders will be required to complete and submit “ Pool Contractor’s Minimum Qualifications – Experiences with Public Swimming Pools Construction” forms as part of their bids, as instructed in the bid package.

It has been the policy of this Board to require that the prime contractor on construction projects perform a minimum of 50% of the work for the project, as measured by the base bid price. It is proposed that the Board reduce the prime contractor’s 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, it should create more competitive pricing among the specialty pool subcontractors providing bids to the prime contractors.

The City Engineer’s estimate for the construction costs of this project is \$4,800,000. Funds are and/or will be available from the following funding accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>
MICLA Fiscal Year 2009-2010	298/88/F219
MICLA Fiscal Year 2006-2007	298/88/A219
Proposition K Year 2008-2009	TBD
Quimby Funds	TBD

Staff has determined that the subject project will consist of the replacement of the existing pool, bathhouse and equipment pump house. Since the bathhouse is associated with one of three 95-year old turn-of-the-century conservatory buildings at the park built in 1914, a historic structures evaluation was performed. It was determined that the bathhouse did not retain enough architectural integrity due to substantial modifications over the years to be a significant historical resource eligible for listing on either the California or National historic registers. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 1(11), Class 2(5) and Class 3(6, 17) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles City Clerk and Los Angeles County Clerk.

The bid package has been approved by the City Attorney’s Office.

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 Department annual budget requests.

This report was prepared by Willis Yip, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.