

**APPROVED**

REPORT OF GENERAL MANAGER

NO. 10-028

DATE February 17, 2010

**FEB 17 2010**

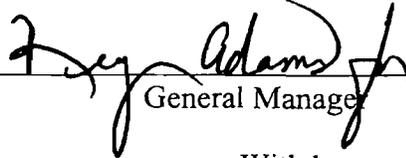
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**BOARD OF RECREATION  
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK - RIVERSIDE PARK OUTDOOR DEVELOPMENT (PHASE I)  
(PRJ#1234A) (W.O. #E1906090) - REJECTION OF BIDS AND RE-BID

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	*M. Shulk 

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Reject all bids received on January 27, 2009, for Elysian Park - Riverside Park Outdoor Development (Phase I) (PRJ#1234A) (W.O.#E1906090);
2. Approve the revised final plans and specifications to re-bid this project, subject to final approval of the re-bid package by the City Attorney;
3. 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;
4. Advertise the date for receipt of bids as Tuesday, March 30, 2010, at 3:00 p.m. in the Board Office; and,
5. Direct staff to file a Notice of Determination for the Mitigated Negative Declaration (MND) reviewed and adopted by the Board on January 20, 2010, with the Office of the Los Angeles City Clerk and the Office of the Los Angeles County Clerk.

SUMMARY:

On December 11, 2008, the Board approved the final plans and call for bids for the Elysian Park - Riverside Park Outdoor Development (Phase I) (#1234A) (W.O. #E1906090) project, located at

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1880 Riverside Drive, Los Angeles, CA 90039 (Report No. 08-324), as prepared by the Bureau of Engineering (BOE), Architectural Division.

The proposed scope involves the development and improvements of the first 5 acres of the City purchased 18-acre site with the following features: a new permeable parking lot with handicap parking stalls to meet Americans with Disabilities Act (ADA) compliance; new services and connection for water and electricity utilities; two multipurpose game courts, an open lawn area, picnic areas, children's play area, landscape, irrigation, benches, fencing, trails with nature interpretive area and outdoor classroom; park access road connecting lower and mid level of the park, and bio-swales for the capture and infiltration of onsite storm water.

On January 27, 2009, twenty bids were received for this project. The bid amounts received are as follows:

<u>Bidders</u>	<u>Base Bid</u>	<u>Deductive Alternate</u>
Mega Way Enterprises	\$609,000.00	\$50,000.00
C.S. Legacy Construction, Inc.	\$648,531.00	\$72,712.00
Pima Corporation	\$747,155.00	\$60,000.00
Valley Crest Landscape Development, Inc.	\$780,720.00	\$47,700.00
Environmental Construction, Inc.	\$842,812.00	\$48,753.00
Bitech Construction Company, Inc.	\$893,216.00	\$60,562.00
Los Angeles Engineering, Inc.	\$915,500.00	\$79,500.00
Tobo Construction, Inc.	\$927,000.00	\$43,200.00
Mallcraft Builders, Inc.	\$940,000.00	\$66,000.00
Landshapes	\$948,000.00	\$61,800.00
Ohno Construction Co.	\$961,500.00	\$68,600.00
Jehu Engineering & Construction	\$975,289.20	\$118,394.60
Simgel Co Inc	\$997,000.00	\$63,000.00
Mariposa Horticultural Enterprises, Inc.	\$1,020,689.00	\$76,329.00
C.G. Construction Inc.	\$1,045,777.00	\$73,914.00
Masters Contracting Corporation	\$1,148,000.00	\$35,000.00
SP Pazargad Engineering .Construction, Inc.	\$1,170,000.00	\$149,000.00
L.A. Builders, Inc.	\$1,178,630.00	\$69,000.00
Oak Tree Construction, Inc.	\$1,288,000.00	\$90,000.00
AM Classic Construction, Inc.	\$1,439,000.00	\$129,750.00

Although the bids were received, the project could not be awarded due to the suspension of State Proposition 40 funds. While waiting for the State Proposition 40 funding resolution, the bidders were asked to extend their bids. The first bid extension extended the bids for 90 days until July 26, 2009. The second bid extension extended the bids for another 90 days until October 24, 2009. The third bid extension extended the bids 30 more days until January 22, 2010.

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Pima Corporation, who submitted the third lowest bid, was the sole bidder remaining after the third bid extension.

Since the bids were received over a year ago, and the current construction market and bidding environment continue to be in the City's favor, it is recommended that the project be re-bid in order to receive the most competitive bid prices.

Staff recommends that the Board reject all bids and rebid, as the expected lower bid prices will help preserve the City's limited resources. The other reason for re-bid is that the revised final plans and specifications, as prepared by the BOE Architectural Division, now include additional information as required by the City Department of Building and Safety.

With the additional requirements imposed by Department of Building and Safety on the revised final plans and specifications, the City Engineer's revised estimate for the construction costs of this project is \$1,195,000. Funds are available from the following funding accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>
Proposition 40 Urban Park Act*	205/89/WV04
Proposition 40 Per Capita*	47T/89/TBD
Proposition 40 RZH*	47W/89/TBD

- \* Funding sources for the project are California State Prop 40 funds. The Proposition 12/40 Cash Flow account (managed by CAO & CLA - LA for Kids Steering Committee) will be used to cash flow the project and will be promptly repaid upon reimbursement of funds from the State.

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.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) that included both the acquisition and development elements of the project was reviewed and adopted by the Board on January 20, 2010. The MND will be filed with the Los Angeles City Clerk and the Los Angeles County Clerk.

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

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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 Willis Yip, Project Manager, Bureau of Engineering (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 Development Division, Department of Recreation and Parks.