

APPROVED

REPORT OF GENERAL MANAGER

JUL 14 2010

NO. 10-189

DATE July 14, 2010

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SPECIALTY CONCRETE STRUCTURES – REVIEW OF RESPONSES TO REQUEST FOR QUALIFICATION AND AWARD OF CONTRACTS

R. Adams _____ F. Mok _____
V. Israel _____ K. Regan _____
H. Fujita _____ *M. Shull [Signature]
S. Huntley _____

[Signature]
General Manager

Approved [Signature]

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

- 1. Find, in accordance with Charter Section 1022, that the Department does not have, available in its employ, personnel with sufficient time or necessary expertise to undertake specialized concrete structures in a timely manner, and it is more feasible, economical and in the Department's best interest, to secure these services by contract with several contractors to perform this work as-needed and on an occasional, but frequent basis, without engaging in a new competitive bidding process for each individual project to be performed;
2. Find, in accordance with Charter Section 371(e)(2) and Los Angeles Administrative Code Section 10.15(a)(2), that a competitive bidding is not practicable or advantageous as it is necessary for the Department to be able to call on contractors to perform this work as-needed and on an occasional, but frequent, basis without engaging in a new competitive process for each individual project to be performed; however, from among as-needed contractors each individual project is assigned on the basis of availability of an as-needed contractor to perform the work, the price to be charged and the unique expertise of the as-needed contractor; and,
3. Find, in accordance with Charter Section 372, that obtaining competitive proposals or bids for each individual project for which work may be performed pursuant to this agreement is not reasonably practicable or compatible with the Department's interests of having available as-needed contractors who are assigned various projects on the basis of

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availability, price, and expertise, and that it is therefore necessary to have several as-needed contractors for this type of service available when called upon by the Department to perform services;

4. Approve the proposed Personal Services Contracts (Contracts), substantially in the form on file in the Board Office, between the City of Los Angeles, Department of Recreation and Parks (Department) and the following firms who successfully responded to the Request for Qualification Process (RFQ) for Specialty Concrete Structures with the term of the contracts to be one (1) year, with two (2) one-year options to renew, exercisable at the sole discretion of the General Manager, subject to approval of the Mayor and the City Attorney as to form;
 - Gary L. Barton Corporation
 - California Commercial Pools, Inc.
 - California Skateparks, Inc.
 - Grindline Skateparks, Inc.
 - Spohn Ranch, Inc.
5. Direct the Board Secretary to transmit the list of selected firms to the Mayor in accordance with Executive Directive No. 3 and to the City Attorney for review and approval as to compliance to the requirements set forth in the RFQ;
6. Approve the selection process for the selection of qualified firms; and,
7. Direct staff to prepare contracts and authorize the Board President and Secretary to execute the contracts, upon receipt of the necessary approvals.

SUMMARY:

The Department of Recreation and Parks (Department) requires as-needed specialty concrete structures contracts in order to perform current and future construction projects such as pool facility construction/rehabilitation, skate park/plaza construction/rehabilitation and miscellaneous concrete work associated with a multitude of park facilities including historical structures. The minimum qualifications as described in more detail below were established to address the highest and most complex needs of the Department.

It is imperative that the Department develop and award these contracts in order to continue its project facility upgrades and the construction of new park facilities particularly around swimming pools and skate parks/plazas. Having access to on-call, pre-qualified contractors who specialize in this type of work will help ensure our facilities are maintained in a safe operating condition with reduced interruption to public use when construction or maintenance is needed.

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The pre-qualified contractors will be required to competitively bid amongst those on the list as outlined in this report and will work as support to the Department's Planning and Construction staff and be called upon on an as-needed basis.

The Department operates sixty-two (62) swimming pools throughout the City servicing more than a million patrons every year. With approximately two-thirds of them being more than forty (40) years old and operating in a heavily chlorinated and wet environment, they require continued concrete maintenance work and/or reconstruction. Special knowledge of their construction in relation to the gutter systems, concrete reinforcement, electrical bonding, recirculation piping and coordination with the many other associated pool components, including but not limited to drains, surge pits, mounting of deck equipment and pool recirculation systems is an essential need of this Department. In addition, special knowledge of working in confined spaces and deep shoring is required due to the depth of the pools and the associated areas where concrete work is required.

The other major facility requiring special knowledge in concrete structures is skate parks/plazas. This is the most frequently requested concrete park facility in our Department. Skateboarding is one of the largest growing sports in the nation and requires knowledge of the sport along with creating safe skating areas that include proper finishing and reinforcing of concrete platforms and edges to minimize injuries and conflicts with the skaters.

It is important to add that much of the work associated with pool rehabilitation projects, and other miscellaneous concrete work such as skate plazas, is performed by City staff within the Planning and Construction Division. The installation of all recirculation piping, drains, deck equipment and pool filter and treatment equipment is performed by City staff. This type of contract is called upon to support our staff with specialized concrete and associated work at Department facilities.

On April 7, 2010, the Board approved a RFQ, which was released May 13, 2010. On June 22, 2010, the Department received five (5) proposals in response to the Request for Qualifications for Specialty Concrete Structures.

- 1) Gary L. Barton Corporation
4700 Long Beach Boulevard
Long Beach, California 90805

- 2) California Commercial Pools, Inc.
2255 East Auto Centre Drive
Glendora, California 91740

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- 3) California Skateparks, Inc.
273 North Benson Avenue
Upland, California 91786
- 4) Grindline Skateparks, Inc.
4619 14th Avenue SW
Seattle, Washington 98106
- 5) Spohn Ranch, Inc.
15131 Clark Avenue
City of Industry, CA 91745

Responders were required to provide evidence of their qualifications and were required to meet at least 1 of the 2 minimum requirements listed below.

1. Successful completion of the construction and/or renovation of a minimum of 15 public commercial size pools with a minimum of a 250,000 gallon tank each involving concrete demolition, concrete placement and rebar of work associated with either the pool deck, tank, gutter system or surge pit completed between July 1, 2007 and April 1, 2010 and at a value greater or equal to \$50,000 per project.
2. Successful completion of the construction and/or renovation of a minimum of ten (10) skate parks/plazas involving cast in place concrete with a minimum of 10,000 square feet in size completed between July 1, 2007 and April 1, 2010 and at a value greater or equal to \$100,000 per project.

Of the five proposals, the following two (2) responders met the minimum qualifications for public pools specified above and would not be eligible to bid on skate parks/plazas projects. However, they would be eligible to bid on other miscellaneous concrete work associated with a multitude of park facilities including historical structures.

Gary L. Barton Corporation
4700 Long Beach Boulevard
Long Beach, California 90805

California Commercial Pools, Inc.
2255 East Auto Centre Drive
Glendora, California 91740

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The remaining three (3) responders met the minimum qualifications for skate parks/plazas specified above and would not be eligible to bid on public pools. However, they would be eligible to bid on other miscellaneous concrete work associated with a multitude of park facilities including historical structures.

California Skateparks, Inc.
273 North Benson Avenue
Upland, California 91786

Grindline Skateparks, Inc.
4619 14th Avenue SW
Seattle, Washington 98106

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RFQ responses were evaluated solely for the minimum qualifications (as stated in RFQ Document). The minimum qualifications as set forth will determine the responder's knowledge and experience to perform the terms and specifications of this Contract. It was found through review and verification by Department Staff that the above listed responders met and/or exceeded the minimum qualifications as set forth in the RFQ.

Once it was determined that the responders had met all of the minimum qualifications the staff verified with the respondents' provided references. Questions were posed regarding respondent's ability to produce a quality product that met all necessary standards, in a timely manner. They were also asked if the respondent was timely and effective in their correspondence with governing agencies. All of the references for the respondents who met our minimum qualifications responded favorably to these questions and highly recommend the respective respondent. It was then determined that the above listed Respondents should be selected as a pre-qualified specialty concrete contractor and eligible to bid on future Department projects.

We are seeking authorization to direct staff to prepare contracts for each of the five (5) responders and authorize the Board President and Secretary to execute these contracts, subject to City Attorney and CAO approval. The selected pre-qualified contractors will be recommended to the Board for a one (1) year contract, with two (2), one-year options to renew, at the sole discretion of the General Manager, in an amount not to exceed an annual concrete structure expenditure of \$7,000,000. The contract amount is an estimate, and the Department does not guarantee that the contract maximum amount will be reached. The construction services that the Department is requesting shall be on an as-needed basis; the Department, in entering into an

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agreement, guarantees no minimum amount of business or compensation. Contracts awarded through this RFQ shall be subject to funding availability and early termination by Department, as provided in the Standard Provisions for City Contracts.

Funding for projects will be provided from various funding sources including to but not limited to Proposition K, Quimby, and Proposition 40.

FISCAL IMPACT STATEMENT:

Executing these as-needed contracts has no impact to the Department's General Fund.

This report was prepared by Michael Shull, Division Head, Planning and Construction Division.