

APPROVED

DEC 14 2011

REPORT OF GENERAL MANAGER

NO. 11-334

DATE December 14, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SPRING STREET PARK – PHASE II (PRJ20387) (W.O. #E1907464) PROJECT
– FINAL PLANS AND CALL FOR BIDS

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>M. Shull</i></u>
V. Israel	_____	N. Williams	_____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the Spring Street Park – Phase II (PRJ20387) (W.O. #E1907464) 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;
3. Approve the date to be advertised for receipt of bids as Tuesday, February 7, 2012, at 3:00 P.M. in the Board Office; and,
4. Approve the use of the Business Inclusion Program (BIP) by the Bureau of Engineering for this project only.

SUMMARY:

Submitted are the final plans and specifications for the Spring Street Park -- Phase II (PRJ20387) (W.O. #E1907464) project, located at 426 South Spring Street, Los Angeles, CA 90013, as prepared jointly by the Bureau of Engineering (BOE) Architectural Division and Lehrer Architects. The scope of the project includes walking paths, landscaping, irrigation, seating, permeable pavers, water fountain, art work, security fencing, security lighting, drinking fountain, and site utility connections.

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The development of the Spring Street Park is being completed in two phases as detailed in Board Report No. 11-217, approved by the Board on August 3, 2011. The Phase-I work involves the site demolition and preparation to make the site ready for Phase-II work, which involves the actual construction of the new park.

The Phase-I work, awarded by the Board of Public Works to an on-call pre-qualified demolition contractor, is currently in progress and is expected to be completed by early 2012.

One Additive Alternate has been identified in the bid in order to gain flexibility in meeting the desired project scope with available funding:

Additive Alternate No. 1:

Improvements in the Public Right-Of-Way area outside the park along Spring Street, including repair and/or replacement of existing concrete sidewalk and curbs including removal of existing driveway aprons and construction of new tree wells for street trees to be planted in the future.

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 cost (excluding the Additive Alternate) of this project is \$1,200,000. Funds are available from the following funding accounts:

<u>Funding Source</u>	<u>Fund/Dept./Acct No.</u>
Quimby	302/89/460K-SZ

The project, including the Phase II work, has been previously declared exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6, 9), Class 4(1, 3), and Class 11(6) of the City CEQA Guidelines (Board Report No. 11-217). The Additive Alternative has additionally been determined to be a Class 1(3) categorical exemption for the repair and/or minor alterations of existing streets and sidewalks. The new street trees will be planted in the future when a source of funding or donation is identified. The new street trees will be similar to the trees in the new park, which are covered by the previous exemption under Class 4(3) of the City CEQA Guidelines.

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It is noted that this is the first project with the bid package that incorporates and implements the City's new Business Inclusion Program (BIP), in compliance with the Mayor's Directive No. 14.

For this project only, the Bureau of Engineering used the Business Inclusion Program (BIP) per Mayor Executive Directive No. 14 issued on January 12, 2011 which is intended to ensure that all businesses, including job-creating small business, have an equal opportunity to do business with the City of Los Angeles. The BIP has not been approved by the Board for use by the Department. A board report to approve a process which will allow the Department to comply with the BIP and address the different types of contracts the Department (i.e., construction, personal service, concession, partnership, leases, etc.) will be presented at a later date. It is recommended that the BIP process used by the Bureau of Engineering be allowed for this project only.

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

FISCAL IMPACT STATEMENT:

At this time there is no fiscal impact to the Department's General Fund. However, once this project is completed operational maintenance cost will be determined. Upon project completion, a request for funding will be submitted in future Department annual budget requests.

This report was prepared by Paul Tseng, Project Manager, Architectural Division, Bureau of Engineering (BOE). 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, Construction and Maintenance Division, Department of Recreation and Parks.