

**APPROVED**  
**JUN 06 2011**

REPORT OF GENERAL MANAGER \_\_\_\_\_

NO. 11-144

DATE June 6, 2011

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH HOLLYWOOD MULTI-PURPOSE INTERGENERATIONAL CENTER AT TIARA STREET – NEW BUILDING AND LANDSCAPING (PRJ1543B) (W.O. #E170240F) PROJECT – REVIEW OF BIDS AND AWARD OF CONTRACT

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

[Signature]  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Find Landshapes, with a base bid of \$1,977,700, to be the lowest responsive and responsible bidder for the North Hollywood Multi-purpose Intergenerational Center at Tiara Street – New Building and Landscaping (PRJ1543B) (W.O. #E170240F) Project;
2. Award the contract to Landshapes, for a total award amount of \$1,977,700, all according to the plans and specifications;
3. Authorize the Department's Chief Accounting Employee to encumber up to \$1,977,700 from the following fund and account numbers under the awarding authority of this Board Report; and,

<u>Funding Source</u>	<u>Fund/Dept/Account</u>	<u>Encumbrance Amount</u>
Proposition K-Year 2	43K/10/N208	\$1,000,000
Quimby	302/89/460K-TS	\$ 977,700
Total:		\$1,977,700

4. Authorize the Board President and Secretary to execute the contract, subject to City Attorney approval as to form.

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SUMMARY:

On February 18, 2011, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids for the North Hollywood Multi-Purpose Intergenerational Center at Tiara Street - New Building and Landscaping (PRJ1543B)(W.O. #E170240F) Project, located at 11480 West Tiara Street, Los Angeles, California 91601 (Board Report No. 11-049). Building plans for this project were prepared by the Bureau of Engineering (BOE), and landscape plans were prepared by the Department of Recreation and Parks Planning, Construction and Maintenance Division. The project's scope of work includes the construction of a new 2,100 square foot, one-story wood framed building with a multi-purpose room, lobby area, storage and equipment rooms, restrooms, staff office/ranger sub-station, and break room. The building will have fire sprinklers throughout for fire life safety protection. Landscaping and outdoor amenities include a children's play area with rubberized surfacing, decomposed granite walking paths, new turf areas, a trellis, benches, gaming tables, solar powered lighting, outdoor fitness exercise equipment stations, picnic tables, drinking fountain, landscaping, irrigation, shade structure, perimeter fencing, a trash enclosure, and a new asphalt concrete parking lot to accommodate up to nineteen (19) vehicles.

On April 12, 2011, thirteen (13) bids were received for this project. The lowest responsive and responsible bidder is Landshapes, with a base bid amount of \$1,977,700, which is \$322,300 below the City Engineer's cost estimate of \$2,300,000. The bids received are as follows:

<u>Bidders</u>	<u>Bid Amount</u>
Landshapes	\$1,977,700
Metro Builders & Engineers Group Ltd.	\$1,987,711
PacWest Corp.	\$2,077,000
NSA Construction Group, Inc.	\$2,194,000
Icon West, Inc.	\$2,274,700
Acon Development, Inc.	\$2,332,095
Morillo Construction, Inc.	\$2,422,000
Ian Thomas Group, Inc.	\$2,688,000
Los Angeles Engineering, Inc.	\$2,761,550
Shefir Construction, Inc.	\$2,890,000
K-Son Construction, Inc.	\$2,900,000
United Engineering & Construction, Inc.	\$3,043,282
A & R Construction Corp.	\$3,128,000

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It is recommended that the project be awarded to Landshapes, for a total construction contract amount of \$1,977,700. Sufficient funds are available for the construction of this project from Proposition K and Quimby funds.

Staff has reviewed the subcontractor outreach effort made by Landshapes, and based on the documents submitted, has determined that a “good faith” effort has been made. Landshapes, achieved 91 of the 100 points possible as outlined by the Board’s Outreach Program which requires a score of at least 75 points out of 100 to achieve a “good faith” effort. The Outreach Document Package is on file in the Board Office and a synopsis of said package is attached (Attachment A). The City Attorney has reviewed the bid submitted by Landshapes, and found it to be in order.

The Department of Public Works, Office of Contract Compliance indicated that there have been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

Staff reviewed the responsiveness and work performance of Landshapes, on past Department projects and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance indicated that there have been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the subject project will consist of construction of new small and accessory structures, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3 (6, 17), Class 4(1), and Class 11 (3) of the City CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on January 13, 2011.

### FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department’s General Fund as the project’s construction costs will be fully funded by the above listed-funding sources specifically identified and approved for this project. The assessments of the future operations and maintenance costs have yet to be determined and would be addressed in future budget requests.

This report was prepared by Gary Lam, Project Manager, Recreation and Cultural Facilities Program, 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, Construction and Maintenance Division, Department of Recreation and Parks.

ATTACHMENT A

GFE Evaluation Results Worksheet, dated April 13, 2011

## GOOD FAITH EFFORT CHECKLIST

Bidder: LANDSHAPES

Bid Date: April 12, 2011

**PROJECT: North Hollywood Multi-purpose Intergenerational Center at Tiara Street 11480 West Tiara Street (W.O. # E170240F)**

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Points	
1	The bidder's or proposer's efforts to obtain participation by MBEs, WBEs and other business enterprises could reasonably be expected by the Board of Recreation and Park Commissioners (the "Board") to produce a level of participation by interested sub-contractors, including 15% MBE and 2% WBE.		0	0
2 Pre-Bid Meeting	a) Attend pre-bid meeting and be listed on the attendance sheet; or b) Submit a letter prior to the pre-bid meeting either by fax to (213) 847-0703, or by mail to the Bureau of Engineering, Project Award and Control Division, 1149 S. Broadway, 1 <sup>st</sup> Floor, Los Angeles, Ca. 90015.		10	10
3 Work Areas	Proof of this must be demonstrated in either Indicator 4 or 5.		13	13
4 Ad	A copy of the advertisement or a proof of publication statement or other verification which confirms the date the advertisement was published. The advertisement must be specific to the project, not generic, and may not be a planholder advertisement provided by the publication. It should include the City of Los Angeles project name, name of bidder, areas of work available for subcontracting, and a contact person's name and telephone number, information on the availability of plans and specifications and the bidder's policy concerning assistance to subcontractors in obtaining bonds, lines of credit and/or insurance. Consideration will be given to the wording of the advertisement to ensure that it did not exclude or seriously limit the number of potential respondents.		9	0
5 Letters to Potential Subs	A copy of each letter sent to available MBEs, WBEs and OBEs for each item of work to be performed. If there is only one master notification, then a copy of the letter along with a listing of all recipients will suffice. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelope or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.		10	10
6 Follow-up to Letters	A copy of telephone logs. These logs must include the name of the company called, telephone number, contact person, who did the calling, time, date, and the result of the conversation. Bidder must follow-up with all subcontractors to whom they sent letters.		10	10
7 Plans	Include in Indicator 4 or 5, information detailing how, where and when the bidder will make the required information available to interested subcontractors.		5	5
8 Outreach Letters	A copy of each letter sent to outreach agencies requesting assistance in recruiting MBEs, WBEs and OBEs. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelopes or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.		10	10
9 Negotiate in Good Faith	a) Copies of all MBE/WBE/OBE bids or quotes received; and b) Summary sheet organized by work area, listing bids received and the subcontractor selected for that work area. If the bidder elects to perform a listed work area with its own forces, they must include a bid that shows their own costs for the work.		26	26
10 Bonds	Include in Indicator 4 or 5, information about the bidder's efforts to assist with bonds, lines of credit and insurance.		7	7
<b>TOTAL POINTS ACHIEVED</b>			<b>91</b>	
<b>MBE/WBE % ACHIEVED:</b>			<b>0</b>	

MBE= 0%      WBE= 0%      OBE= 44%      PRIME= 56%

**RESPONSIVE**