

REPORT OF GENERAL MANAGER

APPROVED
SEP 07 2011

NO. 11-230

DATE September 7, 2011

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTHEAST VALLEY ROLLER AND SKATEBOARD RINK – PHASE I (SKATEBOARD RINK/SKATEPARK) (W.O. #E170125F) PROJECT – REJECTION OF BIDS AND RE-BID

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull MS
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Reject all bids received on June 21, 2011, for the Southeast Valley Roller and Skateboard Rink – Phase I (Skateboard Rink/Skatepark) (W.O. #E170125F) project, pursuant to Section 10.15 (c) of the Los Angeles Administrative Code and Paragraph 3, page 3A of the original Instructions to Bidders;
2. Approve the re-bid documents, which include various scope changes to the originally bid project, subject to final approval of the re-bid package by the City Attorney;
3. Authorize the Bureau of Engineering (BOE) staff to solicit bids from all the firms on the Pre-Qualified On-Call Skate Park/Skate Plaza Design-Build list for the Southeast Valley Roller and Skateboard Rink – Phase I (Skateboard Rink/Skate Park) (W.O. #E170125F) project; and,
4. Approve the date for receipt of bids as Tuesday, October 25, 2011, at 3:00 p.m., in the Board Office.

SUMMARY:

On May 4, 2011, the Board approved the bid documents and call for bids for the Southeast Valley Roller and Skateboard Rink – Phase I (Skateboard Rink/Skatepark) (W.O. #E170125F) project, located at 12477-12511 Sheldon Street, Sun Valley, California 91352 (Report No. 11-118).

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The proposed scope, as previously bid, involved the design and construction of a new at-grade streetscape skate plaza with approximately 20,000 square feet of skateable area with elements to include “hubbas”, stairs, flat rails, “manuel” pads, ledges, bumps, kickers, grass pads, “tranny” ramps, and hand rails. Areas would be designated for beginner, intermediate, and advanced skaters. Additionally, a new parking lot, a pre-fabricated restroom building, landscaping and irrigation, drinking fountain, security lighting, and Americans with Disabilities (ADA) pathways will be designed and constructed.

On June 21, 2011, two bids were received for this project. The bid amounts received are as follows:

<u>Bidders</u>	<u>Base Bid</u>
California Skateparks	\$ 937,000
Spohn Ranch, Inc.	\$1,429,800

After the bids were received, the Department of Recreation and Parks (RAP) expressed a desire to expand the project scope in order to create a premier skating facility for the community. The Department has the right to reject all bids, pursuant to Section 10.15 (c) Los Angeles Administrative Code and Paragraph 3, page 3A of the original Instructions to Bidders. Therefore, it was decided to reject all bids and re-bid the project with the additional scope incorporated. Project parameters that would change include increasing the size of the skateable surface from the previously proposed 20,000 square feet to up to 25,000 square feet; the installation of up to three (3) shade structures; and the addition of a storage area to the restroom building. Staff has also prepared a more detailed conceptual plan to provide greater specificity to the proposers, which should result in better bids being received and ensure that the ultimate project design better meets the programmatic requirements of RAP.

Therefore, staff recommends that the Board of Recreation and Park Commissioners (Board) reject all bids and re-bid the project with the scope modifications as described above.

The project is to be designed and constructed by experts within the skating industry. The Board approved an On-Call Skate Park/Skate Plaza Design-Build List (Board Report No. 08-306). The bid documents are not being advertised to the general public as they will only be issued to the firms on the pre-qualified design-build list. It is therefore recommended that the Board authorize the Bureau of Engineering (BOE) to utilize the On-Call Skate Park/Skate Plaza Design-Build List to solicit bids for the project.

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The revised City Engineer's estimate for the project is \$1.5 million. Funds are available from the following funding accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT NO</u>
Proposition K Year 14	43K/10/G289
Quimby	302/89/460K-XF

Staff has determined that the proposed skateboard facility may have environmental effects that could require mitigation measures to be incorporated into the project to reduce impacts to a level less than significant. A Mitigated Negative Declaration will be prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and adopted prior to the award of the contract for design and construction of the project. If the mitigation measures are minimal in cost and time impact to the project, then they will be incorporated into the contract as a change order. However, if the mitigation measures significantly affect cost and time, then design and construction of the mitigations will not be performed under the Design-Build contract. They will be completed independently from the skate park project by City forces or outside contractors as determined by the nature of the mitigation.

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

FISCAL IMPACT STATEMENT:

For Fiscal Year 2011-2012, the Department will request \$31,000 for yearly maintenance of this facility. This amount would include one part-time employee, materials, and supplies. This would provide adequate maintenance seven days a week, year round. If the funding is not granted, this facility will be included in the existing Valley Region routes, resulting in reduction of core functions on the existing routed facilities. This may also impact the hours of operation of these facilities.

This report was prepared by Gary Lam, Project Manager, Department of Public Works, Bureau of Engineering (BOE), Recreational and Cultural Facilities Program. Reviewed by Neil Drucker, Program Manager, Department of Public Works, BOE, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, Department of Public Works, BOE, and Michael A. Shull, Superintendent, Department of Recreation and Parks, Planning, Construction and Maintenance Division.