

REPORT OF GENERAL MANAGER

APPROVED

NO. 12-111

DATE April 4, 2012

APR 04 2012

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**BOARD OF RECREATION
and PARK COMMISSIONERS**

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SUBJECT: LOS ANGELES RIVERFRONT PARK – PHASE II (W.O. #E170406F) PROJECT
– FINAL PLANS AND CALL FOR BIDS

R. Adams
H. Fujita
V. Israel

K. Regan
*M. Shull
N. Williams

msf

[Signature]

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the Los Angeles Riverfront Park – Phase II (W.O. #E170406F) project; and,
2. Approve a reduction in the minimum value of base bid work to be performed by the Prime Contractor from 50% to 20%; and,
3. Approve the date to be advertised for receipt of bids as Tuesday, May 8, 2012 at 3:00 P.M. in the Board Office, subject to the approval of the Use Agreement with the Los Angeles County, Flood Control District.

SUMMARY:

Submitted are final plans and specifications for the Los Angeles Riverfront Park – Phase II (W.O. #E170406F) Project. Plans for this Project were prepared by Mia Lehrer & Associates, a consultant landscaping architectural firm.

The Los Angeles Riverfront Park – Phase II (Project) is a project initiated and principally funded by the Proposition K - L.A. for Kids Program. This Project is part of the overall Los Angeles Riverfront Park project that was specified in the Proposition K Ballot Measure to consist of land acquisition and greening along the Los Angeles River. The overall riverfront project consists of various phases that will eventually extend along the Los Angeles River, generally along the south side of the river, from the eastern edge of Studio City to the Interstate 405 (San Diego) freeway.

REPORT OF GENERAL MANAGER

PG. 2 NO. 12-111

The overall riverfront project is also part of the Los Angeles River Revitalization Master Plan (LARRMP), adopted by the City Council in May 2007.

This Project is to be constructed on land that is owned by the Los Angeles County Flood Control District, which is governed as a separate entity by the County Board of Supervisors. The Project site is on two river reaches that are located along the south bank of the river, between Sepulveda Boulevard and Kester Avenue, and between Coldwater Canyon Boulevard and Whitsett Avenue. This area is currently used as a flood control channel maintenance access road but it is not currently accessible to the public. The Los Angeles County Flood Control District has approved a 25-year Use Agreement with the City for this portion of the riverfront. The Use Agreement Report is being considered by the Board on April 4, 2012.

The Project plans call for the construction of public recreational improvements that include, but are not limited to, ornamental fencing, landscaping, an irrigation system, gateways and vehicle ramps, enriched paving, seating, and recreational trails. The City Engineer's estimated total construction cost is for the base bid of this project is \$4,000,000. The base bid, without consideration of any additive alternates, shall be considered as the basis for determining the lowest bidder for the project.

The following improvements will be included in the bid as additive alternates in order to gain flexibility in providing the maximum scope possible with the available funding:

- Additive Alternate No. 1 – Sight Lighting (luminaries).
- Additive Alternate No. 2 – Entry Signage.
- Additive Alternate No. 3 – Interpretive Environmental Signage.
- Additive Alternate No. 4 – Small Park on the Sepulveda Reach.

Additive Alternate No. 1 involves wiring and installation of site lighting for security purposes only and not to provide for public use of the site at night. If awarded, Additive Alternate No. 1 would entail electrical work for a total of approximately one mile of lighting. Thus, the bid package includes the Board of Public Works Enhanced Electrical Safety Policy which requires the contractor to employ electrical workers that meet certain enhanced levels of training for electrical work.

REPORT OF GENERAL MANAGER

PG. 3 NO. 12-111

The scope of this project involves the participation of many different types of subcontractors with no particular contracting trade dominating the overall scope of work. Currently, the policy of the Board has been to require that the Prime Contractor perform a minimum of 50% of the value of the base bid. Staff believes that reducing the Prime Contractor minimum participation requirement to 20% on this project will help create more competitive bid pricing among the subcontractors providing bids to the Prime Contractors and will also attract a broader range of Prime Contractors, thus, creating a larger competitive market.

Funds for construction including contingency, are available in Proposition K - Year 9 through Proposition K - Year 18 from the following accounts:

<u>Funding Source</u>	<u>Fund/Dept. No./Acct No.</u>
Proposition K - Year 09	43K/10/10Y232
Proposition K - Year 10	43K/10/10A232
Proposition K - Year 10	43L/10/10A232
Proposition K - Year 11	43K/10/10C232
Proposition K - Year 12	43K/10/10E232
Proposition K - Year 13	43K/10/10F232
Proposition K - Year 14	43L/10/10G232
Proposition K - Year 15	43K/10/10H232
Proposition K - Year 15	43L/10/10H232
Proposition K - Year 16	43K/10/TBD ⁽¹⁾
Proposition K - Year 17	43K/10/TBD ⁽¹⁾
Proposition K - Year 18	43K/10/TBD ⁽¹⁾

⁽¹⁾ This project also qualifies for Proposition K Interest and/or Inflation and To Be Determined (TBD) Funds pending approval of the Reprogramming Report which is part of the Annual Assessment Report and approval of the Engineer's Report by the Los Angeles City Council, anticipated to occur by June 30, 2012.

Staff has determined that the Project was previously evaluated for compliance with the California Environmental Quality Act (CEQA) and was found to be categorically exempt pursuant to Article III, Section 1(d), Class 4(13) of the City CEQA Guidelines with no exceptions. The scope of work that formed the basis of the exempt determination is substantially the same and the current environmental conditions have not changed. Therefore, the exemption is still valid for the Project. The bid package has been approved by the City Attorney's office. Council District Two and Valley Region Staff support the recommendations set forth in this report.

REPORT OF GENERAL MANAGER

PG. 4 NO. 12-111

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department of Recreation and Parks' General Fund for the design and construction of the Project. However, once this project is completed, operational maintenance cost will be determined and a request for funding will be submitted in future Department annual budget requests.

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