

APPROVED
AUG 13 2014
BOARD OF RECREATION
1 PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 14-211

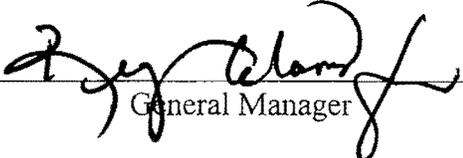
DATE August 13, 2014

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CENTRAL RECREATION CENTER – POOL AND BATHHOUSE RENOVATION (PRJ20251) (W.O. #E1907620) PROJECT – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

<i>for</i>	R. Adams	<u>CSD</u>	V. Israel	_____
	*R. Barajas	_____	K. Regan	_____
	H. Fujita	_____	N. Williams	_____


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the demolition and removal of the existing 6,570 square-foot swimming pool and other site elements by the Department of Public Works, Bureau of Engineering;
2. Approve the final plans and specifications, substantially in the form on file in the Board Office, for the Central Recreation Center – Pool and Bathhouse Renovation (PRJ20251) (W.O.#E1907620) project;
3. Approve the date to be advertised for receipt of bids as Tuesday, September 23, 2014 at 3:00 P.M. in the Board Office; and,
4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Submitted for the Board's approval are the final plans and specifications of the Central Recreation Center – Pool and Bathhouse Renovation (PRJ20251) (W.O. #E1907620) project, located at 1357 East 22nd Street, Los Angeles, California, 90011. The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Lehrer Architects. Staff from BOE and the design consultant completed all necessary plans and approvals to ensure the project meets the most current code standards.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-211

The proposed scope for this project includes the following:

1. Demolition of the existing 6,570 square-foot swimming pool by a separate contract.
2. Construction of a new 6,300 square-foot swimming pool.
3. Renovation of the existing bathhouse, including Americans with Disabilities Act improvements.

The Central Recreation Center pool was damaged during the 1994 Northridge Earthquake and was in-and-out of service until it finally closed in 2004. The bathhouse was originally constructed in 1970. The bathhouse has never been remodeled and it is no longer serviceable. The Central Recreation Center – Pool and Bathhouse Renovation (PRJ20251) (W.O. #E1907620) project would construct a new pool for the facility and renovate the existing bathhouse.

In the summer of 2013, the Department of Recreation and Parks (RAP) staff recommended and received approval to use Quimby funds for construction of the new pool. In parallel, RAP applied for and was awarded funding from the Proposition K program to construct a new pool and to remodel the existing bathhouse. Also, pending execution of the award agreement, Proposition 1C Housing funds can be used for all aspects of the project.

On September 12, 2013, BOE transmitted a task order solicitation to the on-call architectural list to hire a consulting architect to design the new pool and remodeled bathhouse. Subsequent to the selection process Lehrer Architects was issued the task to design the new pool as well as improvements in the bathhouse on March 10, 2014.

To ensure the quality of work that meets the construction standards of City pools, all bidders will be required to complete and submit “Pool Contractor’s Minimum Qualifications – Experience with Public Swimming Pools Construction” forms as part of their bids, as instructed in the bid package.

It has been the policy of this Board to require that the prime contractor on construction projects perform a minimum of 30% of the work for the project, as measured by the base bid price. The purpose of the minimum participation level is largely to avoid contractors that serve merely as brokers and would therefore not have significant ability or expertise to keep projects on schedule and properly manage the construction and the work site. However, this project has a great deal of specialty work and therefore the 30% minimum participation level may exclude competent general contractors from being able to meet the requirement. It is therefore proposed that the minimum prime participation level be reduced to 20% which should still achieve the goal of avoiding brokers as prime contractors but at the same time not exclude competent general contractors. This should help attract a broader range of prime contractors, thus creating a more inviting and competitive bidding environment for this project.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-211

The City Engineer's construction cost estimate for the project is \$3,900,000. Funds are currently available from the following funds and accounts:

<u>Funding Source</u>	<u>Fund/Department/Account No.</u>
Quimby	302/89/89440K-CR
Proposition K	TBD
Proposition 1C Housing	TBD

Staff has determined that the subject project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) as part of the Proposition K Assessment, and was found to be exempt. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on June 6, 2013. The scope of the project and the environmental conditions has not substantially changed since the NOE was filed, and is still valid for the Board's actions. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

There will be no fiscal impact associated with this project to RAP's General Fund, except the cost of maintenance and operations related to operating the pool facility. Future costs related to the pool's maintenance and operation will be included in RAP's annual budget request. All development costs are being funded through Quimby funds, Proposition K funds and Proposition 1C Housing funds. The cost estimate of maintenance for seasonal pool use, which consists of staffing and programming, will be \$80,000.00.

This report was prepared by Renee Curtis, Landscape Architect I, and Carl Nelson, Project Manager, BOE Architectural Division; and reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Division, Deborah Weintraub, Chief Deputy City Engineer and Cathie Santo Domingo, Superintendent, RAP Planning, Construction and Maintenance Branch.