

APPROVED
JUL 09 2014

REPORT OF GENERAL MANAGER

NO. 14-176

DATE July 9, 2014

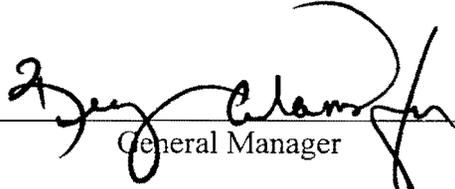
**BOARD OF RECREATION
& PARK COMMISSIONERS**

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WOODLAND HILLS RECREATION CENTER – PARK RENOVATION
(PRJ20090) (W.O. #E1907454) PROJECT – FINAL PLANS AND CALL FOR
BIDS

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



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications, substantially in the form on file in the Board Office, for the Woodland Hills Recreation Center – Park Renovation (PRJ20090) (W.O. #E1907454) project;
2. Approve the date to be advertised for receipt of bids as Tuesday, August 19, 2014, at 3:00 P.M. in the Board Office; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Submitted for approval are the final plans and specifications for the Woodland Hills Recreation Center – Park Renovation (PRJ20090) (W.O. #E1907454) project, substantially in the form on file in the Board Office, located at 5858 Shoup Avenue, Los Angeles, California 91367. The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Gruen Associates.

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The proposed scope for this project includes the following:

1. Demolition of the existing administration and gymnasium buildings, and construction of a new 12,400 square-foot (s.f.) recreation building that includes a gymnasium, multipurpose rooms, office, kitchen, restrooms and support facilities. Additional improvements include outdoor lighting, an outdoor terrace, children's play areas, seating, landscaping and irrigation (Portion A of the proposed final plans).
2. Demolition of the existing swimming pool and bathhouse, construction of a new 6,750 s.f. (90-foot by 75-foot) pool, a 2,000 s.f. bathhouse, a 1,000 s.f. pool equipment building, and utility infrastructure upgrades (Portion B of the proposed final plans).
3. Construction of a new playground (Portion C of the proposed final plans).

The City Engineer's construction cost estimate for the project including Portions A, B, and C of the proposed final plans is \$13,500,000.00. The estimate for Portion A is \$9,000,000.00 and the estimate for Portions B and C is \$4,500,000.00. The low bidder will be determined based on the base bid amount. The base bid amount for this project is the combined total lump sum prices of Portions A, B, and C. Portions B and C are deductive alternates per the bid documents. The Department of Recreation and Parks (Department) reserves the right to award the project without the deductive alternates. The Department also has the option to add Portion B or Portion C or both, within ninety (90) days of the award of the contract. The selected bidder is required to hold the bid price for Portion B and C for this 90-day period.

Funds are currently available from the following funding accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Quimby	302/89/89460K-WH
Proposition K	TBD

Staff determined that the subject project consists of operation, repair, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing. Additionally, the project provides for demolition and replacement of existing structures and facilities where the new structure will be located on the same site and have the same purpose and capacity as the structure replaced; and construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section I, Classes 1(13), 2(3) and 3(6) of the City CEQA Guidelines. A Notice of Exemption (NOE) that included the development elements of the project was prepared and filed with the Los Angeles City Clerk on April 16, 2014 and the Los Angeles County Clerk on April 18, 2014.

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

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. Current staff will continue to provide the necessary maintenance service. Improvements will be an asset to this facility.

This report was prepared by Willis Yip, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program, Jose Fuentes, BOE Acting Deputy City Engineer, and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.