

APPROVED
JUL 09 2014

REPORT OF GENERAL MANAGER

NO. 14-191

DATE July 9, 2014

BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET POOL (POOL & NEW BATHHOUSE) RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT – FINAL PLANS AND CALL FOR BIDS

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

[Signature]

 General Manager

Approved as amended Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project; and,
2. Approve the date to be advertised for receipt of bids as Tuesday, August 26, 2014, at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted are the final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project, located at 3351 South Gaffey Street, San Pedro, California 90731, within Angels Gate Park. The plans and specifications were prepared by the Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Paul Murdoch Architects.

The proposed scope for this project includes the following:

1. Refurbishment of the existing historical 110-foot by 50-foot, 5,500 square-foot (SF), swimming pool, and construction of a new 4,471 SF bathhouse with a pool equipment room. Additional improvements include handicapped access ramps and stairs, walkways, access road, parking areas, seating, exhibit panels and plaque, hillside grading, landscaping and irrigation (Portion A).

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2. Construction of a new event concrete terrace and associated landscaping (Portion B).

The City Engineer's construction cost estimate for the project, for Portions A and B, is \$7,100,000.00. However, the construction cost estimate for Portion B is \$500,000.00 and is included as a deductive alternate in the construction documents. Therefore, the City Engineer's estimate for Portion A is \$6,600,000.00. The construction cost estimate for Portions A and B is within the current total funding. Funds are currently available from the following funding accounts. The Proposition K funds can only be used toward the cost of restoring the pool. The rest of the project must be funded with non-Proposition K funds.

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>
Harbor Department MOU ⁽¹⁾	205/88/88JMA3
Proposition K	43K/10/10J893
Proposition K	43K/10/10K893
Proposition K (Interest and Inflation) ⁽²⁾	43K/10/TBD

Notes: ⁽¹⁾ Harbor Department Funding was approved via an MOU under Board Report No. 12-196. The total MOU amount available for this project is \$6,966,012.00.

⁽²⁾ The Project qualified for Proposition K Interest and Inflation Funds up to an estimated amount of \$600,000.00.

A Memorandum of Understanding (MOU) with the Harbor Department for the construction, development and operation of the Gaffey Street Pool – Restoration Project was approved by the Board on June 20, 2012 (Board Report No. 12-196). The MOU between RAP and the Harbor Department has RAP being responsible for the completion of the design and construction of the proposed improvements and upon its completion, RAP shall maintain the improvements. The Harbor Department shall be responsible for providing the necessary funding up to \$6,966,012.00 to complete the project.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) that included the development elements of the project will be considered by the Board on July 9, 2014 under a separate Board Report. A Notice of Determination (NOD) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk.

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

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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. However, future operations and maintenance costs will be included in future Department annual budget requests.

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.

EXCERPT FROM THE MINUTES OF THE REGULAR MEETING
BOARD OF RECREATION AND PARK COMMISSIONERS
July 9, 2014

14-191

GAFFEY STREET POOL (POOL & NEW BATHHOUSE)
RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT –
FINAL PLANS AND CALL FOR BIDS

Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, amended Page 2, Summary No. 2, above Funding Table (Funding Source) of the report to insert the following language respectively:

The base bid amount for this project is the combined lump sum total of the prices for portions A and B. Portion B is a deductive alternate in the Bid documents. The Department of Recreation and Parks reserves the right to award the project without the deductive alternate. The Department also reserves the option to add portion B within a 90-day period of award of the contract. The selected bidder is required to hold the bid price for portion B in this 90-day period.