

APPROVED
SEP 02 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 15-206

DATE September 2, 2015

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN PARK RECREATION CENTER – POOL AND BATHHOUSE
REPLACEMENT PROJECT (PRJ1504P) (W.O. #E1907715) – FINAL PLANS
AND CALL FOR BIDS

for *R. Barajas CSD K. Regan _____
H. Fujita _____ N. Williams _____
V. Israel _____

Not General for

General Manager

Approved ✓ Disapproved _____ Withdrawn _____
As Amended _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications, substantially in the form on file in the Board Office, for the Lincoln Park Recreation Center – Pool and Bathhouse Replacement (PRJ1504P) (W.O. #E1907715) project; and,
2. Approve the date to be advertised for receipt of bids as Tuesday, October 27, 2015, at 3:00 p.m. in the Board Office.

SUMMARY:

Submitted are the final plans and specifications for the Lincoln Park Recreation Center – Pool and Bathhouse Replacement (PRJ1504P) (W.O. #E1907715) project, located at 3501 Valley Boulevard, Los Angeles, California 90032, as prepared by the design consultant, Fisher Sehgal Yanez (FSY) Architects, Inc., under the direction of the Department of Public Works, Bureau of Engineering (BOE), Architectural Division.

The project scope provides for the improvements to the existing recreation center area of the park. The following is a general list of the improvements:

1. Demolition of the existing deteriorated aging swimming pool and bathhouse with adjacent concrete courtyard and equipment pump house.

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2. Construction of:

- a) New nine thousand (9,000) square-foot (sf) lap pool with seven thousand three hundred (7,300) sf pool deck.
- b) New one thousand six hundred (1,600) sf children's water play area with two thousand three hundred (2,300) sf adjacent concrete deck.
- c) New one thousand two hundred (1,200) sf equipment and chemical building.
- d) New four thousand three hundred (4,300) sf bathhouse.
- e) New concrete retaining wall adjacent to the pool.
- f) New landscaping & irrigation around the new pool and bathhouse.
- g) New pool perimeter fencing.
- h) New one thousand three hundred (1,300) sf bio-filtration swale.

The City Engineer's estimate for the construction costs of this project is five million five hundred thousand dollars (\$5,500,000.00.) Due to the nature of public competitive bidding, two (2) Deductive Bid Alternatives are included below. This will provide the Department with the flexibility to deduct portions of the scope of work to meet the approved funding and allow the successful award of the project for construction.

Deductive Bid Alternate No. 1 - Lump sum price to be subtracted from the Base Bid at the discretion of the Board at the time of award for deletion of all work associated with the one (1) inch mini mesh vinyl coated perimeter chain link fencing (CL), including its concrete footings and curbs, and replacing CL fencing with the tube steel picket fencing, including its concrete footings and curbs, as shown in the plans and specifications.

Deductive Bid Alternate No. 2 - Lump sum price to be subtracted from the Base Bid at the discretion of the Board at the time of award for deletion of all work associated with decorative lithocrete concrete work (Lithocrete), as shown in the plans and specifications, and replacing Lithocrete with an integral colored (white-cement and white-sand) concrete, as shown in the plans and specifications.

This project is partially funded by the Proposition K – L.A. for Kids Program (Prop K) fund. Prop K is funding the children's water play area portion in the pool facility. The remainder of the project is funded by Capital Improvement Expenditure Program (CIEP), Federal Community Development Block Grant (CDBG), Municipal Improvement Corporation of Los Angeles (MICLA) and Quimby funds.

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Funds are available from the following funding accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
CIEP General Fund	100/54/00K038
CDBG 40 TH PY	424/43/43L514
MICLA (14-15 Mayor Budget)	298/88/88LNB3
Proposition K (09-10) Competitive	43K/10/10F229
Proposition K (11-12) Reconciliation	44S/10/10H001
Proposition K (15-16) Competitive	43K/10/10MPBY
Quimby Report No. 09-258	302/89/89460K-MS
TOTAL:	

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the project will consist of the replacement of the existing pool, bathhouse and equipment pump house. Since the bathhouse is associated with one (1) of three (3) ninety-five (95) year old turn-of-the-century conservatory buildings at the park built in 1914, a historic structures evaluation was performed. It was determined that the bathhouse did not retain enough architectural integrity due to substantial modifications over the years to be a significant historical resource eligible for listing on either the California or National historic registers. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA), without exception, pursuant to Article III, Section 1, Class 1(11), Class 2(5) and Class 3(6, 17) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles City Clerk and Los Angeles County Clerk.

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. 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 Division; Deborah Weintraub, BOE, Chief 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
SEPTEMBER 2, 2015

15-206

LINCOLN PARK RECREATION CENTER – POOL AND
BATHHOUSE REPLACEMENT PROJECT (PRJ1054P)
(W.O. #E1907715) – FINAL PLANS AND CALL FOR BIDS

The Board, Department staff, and Project Manager Willis Yip of Bureau of Engineering discussed the design of the Lincoln Park Recreation Center Pool and Bathhouse project. General Manager Michael Shull requested that the Board Report be amended to include additional shade components in the design around the terrace seating based on funding availability.

President Patsouras requested a Motion to approve the General Manager's Reports as presented and General Manager's Report No. 15-206 as amended, with the exception of General Manager's Report No. 15-196 which was continued. Commissioner Sanford moved that the General Manager's Reports be approved, and that the Resolutions recommended in the Reports be thereby approved. Commissioner Zuñiga seconded the Motion. There being no objections, the Motion was unanimously approved.

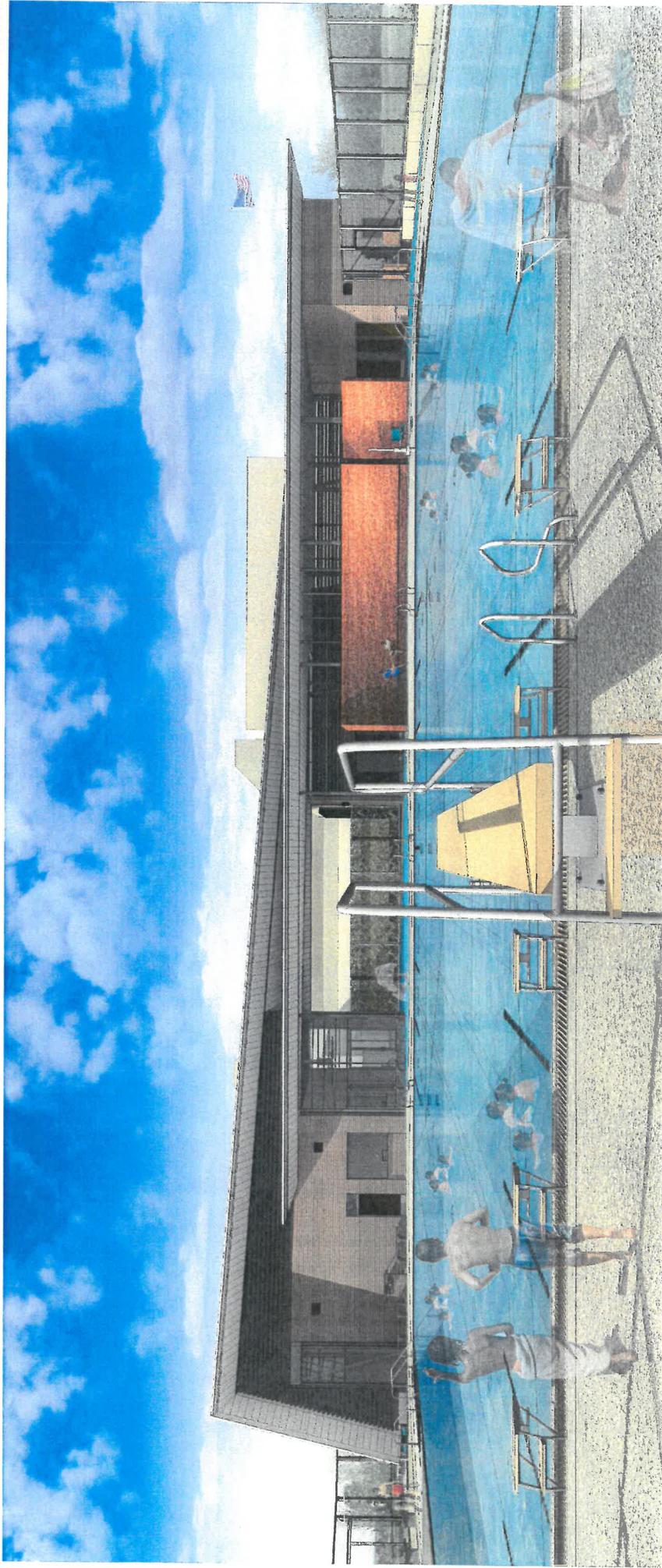
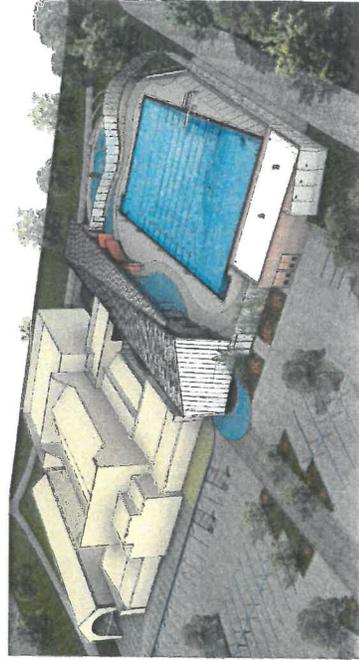


View of Poolside Plaza - 08/16/14

LINCOLN PARK RECREATION CENTER POOL & BATHHOUSE REPLACEMENT

3501 VALLEY BLVD., LOS ANGELES, CA 90031

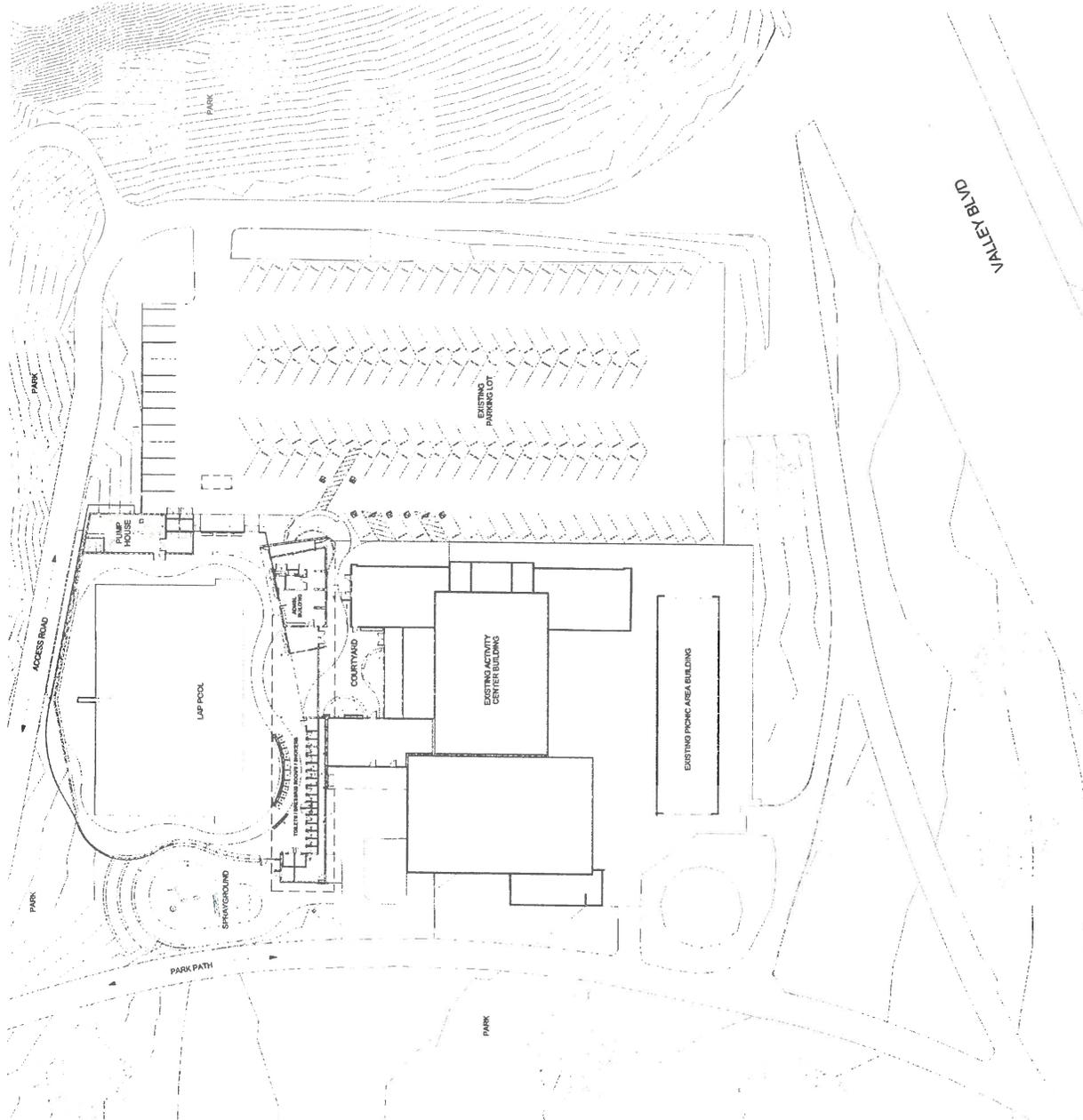




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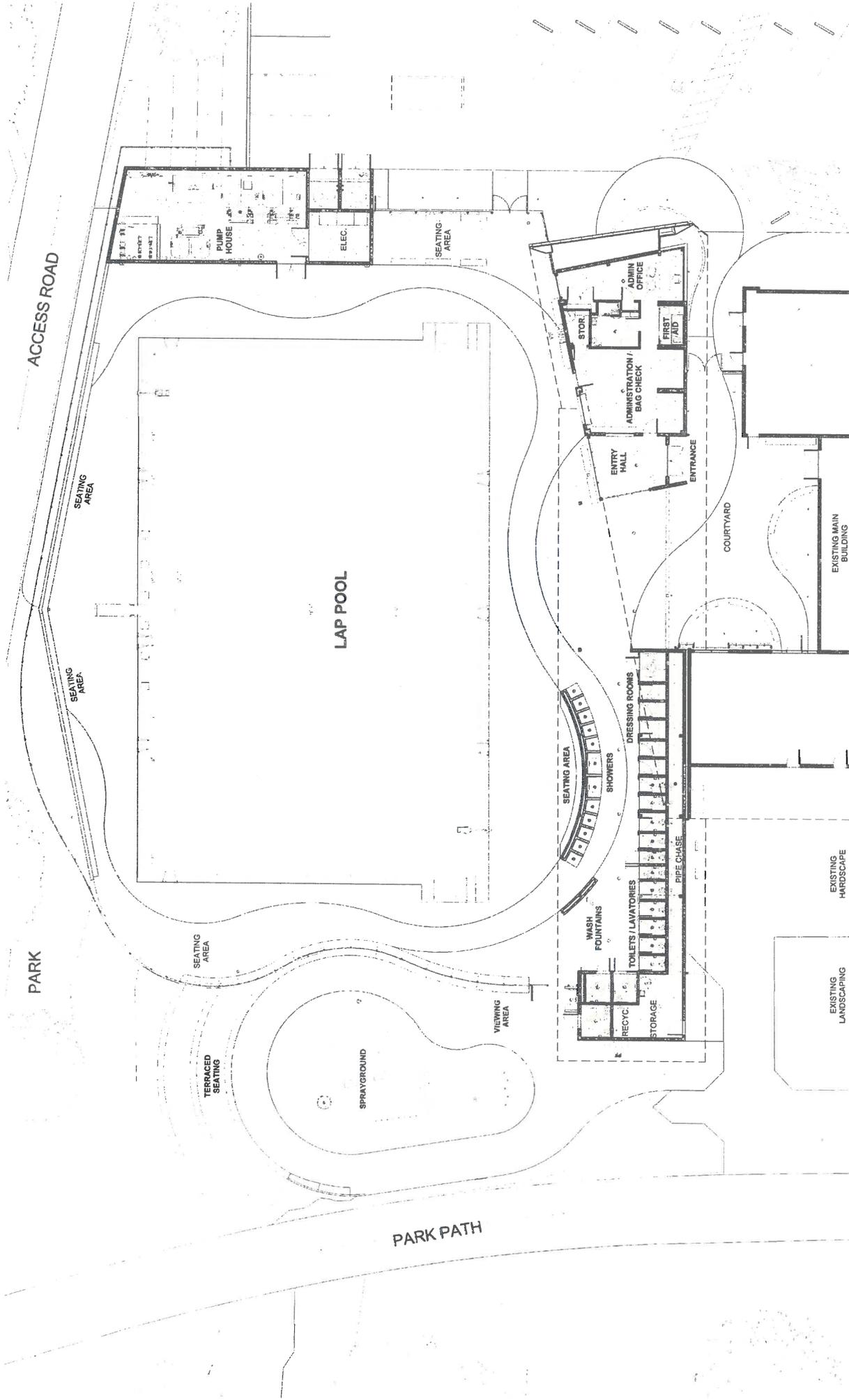




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