

APPROVED

MAR 07 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-041

DATE March 07, 2018

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA SPORTS COMPLEX – PHASE I (RE-BID) (PRJ20308)
(W.O. #E1907694) – FINAL PLANS AND CALL FOR BIDS

AP Diaz

V. Israel

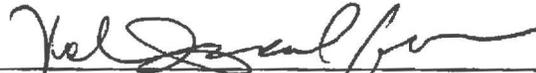
for *R. Barajas

CSB

S. Piña-Cortez

H. Fujita

N. Williams



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, as documented in the information on file in the Board Office, for the Rancho Cienega Sports Complex – Phase I (Re-Bid) (PRJ20308) (W.O. #E1907694) Project (Project), also referred to in the plans and specifications as the Rancho Cienega Sports Complex - Revised and Rebid; (Attachment 1)
2. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from thirty percent (30%) to twenty percent (20%) of the base bid price; and,
3. Approve the date to be advertised for receipt of bids as April 10th, 2018, 1:00 P.M. in the Board of Recreation and Park Commissioners' (Board) Office.

SUMMARY

The Rancho Cienega Sports Complex, located at 5001 Rodeo, Los Angeles in Council District No. 10, is a 24-acre complex, which serves a population of roughly one hundred thousand (100,000) people. The complex offers an assortment of amenities that support a variety of activities, including basketball, baseball, football, rugby, soccer, tennis, and swimming. This complex acts as a regional park for the area, and is the maintenance collection yard for smaller parks in the area. It also serves as an Emergency Operations Center during catastrophic events. The Jackie Robinson Stadium, located within the complex, is utilized as the home field for the football team of the adjacent Dorsey High School.

BOARD REPORT

PG. 2 NO. 18-041

The overall Project entails the design and construction of a forty-nine thousand (49,000) square foot sports complex which replaces the existing aging structures. The scope of work also includes the rehabilitation of the existing sports fields, walkways, play areas, parking, maintenance yards and park infrastructure within the 24-acre complex. Due to the extensive renovation work and funding requirements, construction of the Project shall be completed in two (2) phases. The Phase I plans and specifications were prepared by Department of Public Works, Bureau of Engineering (BOE) Architectural Division, in conjunction with the design consultant, Studio Pali Fekete Architects. Phase II will be completed at a later date, as funds become available.

An additional project component is the demolition of the existing Celes King Pool Building. The building houses the indoor pool, bathhouse and equipment room. The project scope of work is currently being evaluated for compliance with the California Environmental Quality Act (CEQA) including all necessary notifications and outreach for this project component. The CEQA document when ready will be presented to the Board for adoption of its findings prior to project implementation.

On February 15, 2017, through Board Report No. 17-037, the Board approved the final plans and solicitation of construction bids from the Department of Public Works Municipal Facilities Pre-Qualified Contractor List, with a City Engineer's Estimate of Twenty-Five Million Dollars (\$25,000,000.00) for Phase 1. Only one (1) bid was received, in the amount of Forty-Six Million, Forty-Seven Thousand Dollars (\$46,047,000.00), which exceeded the available construction funds. BOE and the Department of Recreation and Parks (RAP) staff evaluated that bid and determined that reducing scope on the plans and re-bidding the project with an open call for bids using the revised scope was necessary to enable the construction of this Project. Revisions to the plans include reducing the areas of the complex that will be touched, façade modifications, and a reduction of finished grading work. Submitted for the Board's approval are the revised final plans and specifications for the re-bid of Rancho Cienega Sports Complex - Phase I, with the scope of work reduced to bring the Project in line with available construction funds.

The Phase I scope of work will occur in the south central portion of the Project site, and the revised scope includes the following:

1. Demolition of:
 - a. The existing gymnasium
 - b. The existing outdoor restroom/staff office/storage building on the southern portion of the property
 - c. Landscape, hardscape, and infrastructure to accommodate new design elements

BOARD REPORT

PG. 3 NO. 18-041

2. Construction of:
 - a. New 25,000 square foot (Celes King III) indoor pool and bathhouse facility and Fitness Annex
 - b. New twenty-four thousand (24,000)-square-foot gymnasium.
 - c. Two (2) new restrooms & tenant improvements within the existing Tennis Pro Shop.
 - d. New site and infrastructure improvements and rough grading of parking lot.

The Phase II scope of work, scheduled to occur at a later date, includes the elements noted below, and will be bid as a totally separate project at a future date:

1. Demolition of:
 - a. Parking lots
 - b. Outdated electrical and plumbing infrastructure
 - c. Asphalt maintenance driveways, concrete sidewalks
2. Construction of:
 - a. Northwestern driveway
 - b. Off street parking
 - c. Park landscaping
 - d. Park infrastructure and park furniture
 - e. Tennis Block: bleachers and shade structure for the tennis court
 - f. Bleachers and shade structure for the baseball fields as deemed appropriate
 - g. Stadium Block: press box, concession stand, elevated bleachers, restrooms

COMMUNITY OUTREACH

The proposed Project was initiated with a design competition that included input from the community, which enabled a variety of ideas from three (3) professional architectural teams to be presented. The competition kickoff meeting held on November 21, 2013 provided a platform for community members and stakeholders to relay their concerns to the design teams. Addressing the community and programmatic concerns took precedence at the final community meeting and design presentation which occurred on January 30, 2014.

A total of three Local Voluntary Oversight Committee (LVNOC) meetings were held for this project to address the requirements of the Proposition K – L.A. for Kids Program (Proposition K) funded line items within the Project scope. The initial meeting was held on September 24, 2015. The second meeting was held on October 21, 2015. At the third meeting that was held on July 9, 2016, the six (6) member LVNOC committee reached a unanimous consensus on the

BOARD REPORT

PG. 4 NO. 18-041

proposed scope, budget, and timeline. This meeting was also attended by two (2) concerned community members, BOE Project Management staff, RAP Aquatic Supervisors, and RAP Park and Recreation Supervisors.

The Rancho Cienega Sports Complex's catchment area includes a variety of cultural backgrounds: African American - fifty-one percent (51%); American Indian – one percent (1%); Asian American – five percent (5%); Caucasian American – twenty-two percent (22%); Hispanic – seventeen percent (17%); Native Hawaiian/ Pacific Islander - less than one percent (1%); Other – five percent (5%) per 2010 census. People who use the park are primarily from the adjacent or nearby Baldwin Hills, Crenshaw Manor, View Park, Village Green, and Leimert Park neighborhoods.

PROJECT FUNDING

The revised City Engineer's construction cost estimate for the revised project scope is Thirty-Three Million Dollars (\$33,000,000.00). The City Engineer Estimate has been adjusted to reflect an increase in material unit costs and an increase in labor costs, as result of the current local construction market. The inflation in the local construction climate is largely due to a high demand for subcontractors, and increased material costs.

This Project is partially funded by two (2) Proposition K specified projects which provide partial funding for the Sports Complex, as well as one Proposition K competitive project. Proposition K will fund the following components of the Phase I project scope:

- Rancho Cienega Sports Complex – Construct Fitness Annex (Proposition K Specified Project ID No. S93): will partially fund the fitness annex.
- Rancho Cienega Sports Complex – Improvements to Athletic Fields, Bleachers, Parking Lot, Picnic Area, Irrigation, and Fencing (Proposition K Specified Project ID No. S94): Improvements to the athletic fields, fencing, irrigation, picnic area and bleachers were previously completed partially with Proposition K funds along with Proposition 40 Per Capita, Proposition 40 RZH, and CDBG funds. Residual Proposition K specified funds will partially fund the parking lot, landscape and hardscape improvements.
- Rancho Cienega – Security Lighting and Shade Structures for Tennis Courts and Baseball Fields (Proposition K 8th Cycle Competitive Project ID No. C227-8): out of the total Five Hundred Thousand Dollars (\$500,000.00) in Proposition K competitive funds allocated to this Project, Two Hundred Fifty Thousand Dollars (\$250,000.00) will be used to partially fund park security lighting; the remaining Two Hundred Fifty Thousand Dollars (\$250,000.00) will be used in Phase II to fund shade structures for the tennis court bleachers and baseball field bleachers.

BOARD REPORT

PG. 5 NO. 18-041

Phase I of the Project is also funded by Capital Improvement Expenditure Program (CIEP), Federal Community Development Block Grant (CDBG), Sites and Facilities, Municipal Improvement Corporation of Los Angeles (MICLA), and RAP funds. Funds are available from the following accounts:

FUNDING SOURCE	FUND/DEPT/ ACCT NO
Community Development Block Grant (CDBG), United States Department of Housing and Urban Development (HUD; PY 40, FY 14-15)	424/43/43L505
Proposition K (Sports Complex/Fitness Annex/Lighting)	
Proposition K - K-17 (S93 - PY 17; FY 2013-14)	43K/10/10K213
Proposition K - K-18 (S93 - PY 18; FY 2014-15)	43K/10/10L213
Proposition K - K-18 (S93 - PY 19; FY 2015-16)	43K/10/10MPDB
Proposition K Gap Fund - K-18 (S93 - PY 19; FY 2015-16)	43K/10/10MGGG
Proposition K - K-20 (S93 - PY 20; FY 2016-17)	43K/10/10PPAV
Proposition K - K-18 (S94 - PY 18; FY 2014-15) inflation	43K/10/10LK04
Proposition K - K-17 (8 th Cycle) (C227-8; PY 17; FY 2013-14)	43K/10/10KM20
Proposition K - K-18 (8 th Cycle) (C227-8 - PY 18; FY 2014-15)	43K/10/10LM20
Proposition K Assessment Gap (FY 16-17)	TBD
Proposition K Recon Report (2015 appropriation)	100/54/00L094
Other	
CIEP (2013-14)	100/54/00K035
Sites and Facilities (15-16)	209/88/88M211
Sites and Facilities (16-17)	209/88/88NABB
RAP Funding Commitment	TBD
Municipal Improvement Corporation of Los Angeles (MICLA)	
MICLA (FY 14-15) – (CF-14-0600)	298/88/88LNB1
MICLA (FY 15-16) – (CF-15-0600)	298/50/50LTRC
MICLA (15-16) – (CF 15-0600) Remaining Authorized Amt	TBD
MICLA (CD10 Commitment)	TBD

BOARD REPORT

PG. 6 NO. 18-041

PRIME CONTRACTOR PERFORMANCE

To ensure the quality of work that meets the construction standards for 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 thirty percent (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 thirty percent (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 twenty percent (20%), which should still achieve the goal of avoiding brokers as prime contractors, and 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.

TREES AND SHADE

The Landscape Architect and RAP Forestry Division have surveyed the trees on the site and determined that ninety-one (91) of the one hundred seventy-eight (178) existing trees may be removed during Phase I and Phase II work, due to a variety of reasons. Poor health, placement of structures and walkways, and maintenance concerns dictate the replacement of trees. The majority of the trees to be removed are of the Magnolia grand flora type (Southern Magnolia), which either conflict with the placement of buildings and new infrastructure, or present significant maintenance concerns.

Extensive analysis has been performed to determine how best to reestablish the tree canopy with one hundred sixty-seven (167) new trees, which presents a 1:1.8 tree replacement ratio. The existing tree canopy currently equates to 151,436 square feet (roughly 13% site coverage). The new trees will have a minimum forty-eight inch (48") box size, and will provide a tree canopy of 153,858 square feet (roughly 13% site coverage) in five (5) years, and 268,479 square feet (roughly 24% site coverage) in ten (10) years. Ten (10) years is the typical benchmark for gauging the required maturity for trees, per the City's adopted landscape ordinance.

The new trees may be selected and contract grown in advance, as part of the construction contract, to ensure that an appropriate sized tree is installed during construction.

BOARD REPORT

PG. 7 NO. 18-041

Phase I includes the demolition of: seven (7) trees due to poor health, ten (10) trees due to the placement of the parking lot, eleven (11) trees due to the placement of new sidewalks, and fifteen (15) trees due to the new building foot print, for a total of forty-three (43).

Eleven (11) existing trees shall be retained, and forty-eight (48) new trees will be planted as part of the Phase I scope. The tree replacement ratio of 1:1.8 cannot be achieved in Phase I due to the limited availability of landscaped area within the Phase I work footprint. The remaining one hundred and nineteen (119) new trees needed to achieve the 1:1.8 replacement ratio will be planted as part of the Phase II work.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (FEIR) was certified, and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan was adopted by the Board, on December 14, 2016 Report No. 16-250). A Notice of Determination was filed with the Los Angeles County Clerk on December 15, 2016. The scope of the Project and the environmental setting has not substantially changed since the CEQA approval, with no additional environmental impacts or an increase in the intensity of the projected impacts which might have required a new or modified mitigation assessment. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

The Project will be funded by a combination of the funding sources listed above. There is no immediate fiscal impact to RAP's General Fund. However, operations and maintenance costs will be evaluated and included in future RAP budget requests.

The City's Liability under the contract resulting from this bid process shall only extend to the present City appropriation to fund the contract. However, if the City appropriates funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.

This Report was prepared by Ohaji K. Abdallah, Project Manager, and reviewed by Rebecca Abano, Sr. Project Manager, Neil Drucker, Proposition K Program Manager, Mahmood Karimzadeh, Division Manager, BOE Architectural Division; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, RAP Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

- 1) Rancho Cienega Sports Complex Final Plans and Specifications - Revised and Rebid Set
- 2) Letter of Support by Councilmember Herb J. Wesson, Jr., Tenth Council District



HERB J. WESSON, JR.
COUNCILMEMBER, 10TH DISTRICT
PRESIDENT, LOS ANGELES CITY COUNCIL

December 5, 2017

To Whom It May Concern:

I write in strong support of the Rancho Cienega Sports Complex and its continued enhancement. The Rancho Cienega Sports Complex is an excellent community resource that provides a range of recreational opportunities for children and adults throughout Central Los Angeles.

This park facility is of particular importance to the children living within our community as it provides unparalleled access to sports field and recreational amenities that would otherwise be unavailable to the surrounding neighborhoods.

My office has worked with the necessary City agencies during my tenure to ensure the viability of this worthwhile greenspace. The surrounding community anxiously awaits its completion.

Your favourable consideration in support of the final plans and specifications would be greatly appreciated.

Sincerely,



HERB J. WESSON, JR.

President, Los Angeles City Council
10th Council District