

APPROVED

DEC 15 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-312

DATE December 15, 2022

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRANADA HILLS PARK – POOL AND BATHHOUSE REPLACEMENT (PRJ21109) (PRJ21642) (W.O.# E170517F) PROJECT – REVIEW OF BIDS AND AWARD OF CONTRACT – ALLOCATION OF QUIMBY AND ZONE CHANGE FEES – COMMITMENT OF PARK FEES - STATUTORY EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE II, SECTION 2(i) [ANY ACTIVITY (APPROVAL OF BIDS, EXECUTION OF CONTRACTS, ALLOCATION OF FUNDS, ETC.) FOR WHICH THE UNDERLYING PROJECT HAS PREVIOUSLY BEEN EVALUATED FOR ENVIRONMENTAL SIGNIFICANCE AND PROCESSED ACCORDING TO THE REQUIREMENTS OF THESE GUIDELINES] OF CITY CEQA GUIDELINES AND SECTION 21082 OF CALIFORNIA PUBLIC RESOURCE CODE (PRC)

M. Rudnick B. Aguirre
H. Fujita C. Santo Domingo
B. Jackson N. Williams

[Signature]
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Find Royal Construction Corporation (Royal) with a bid of Fourteen Million, Five Hundred, Eighty-Eight Thousand Dollars (\$14,588,000), to be the lowest responsive and responsible bidder for the construction of the Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) (PRJ21642) (W.O #E170517F) Project (Project);
2. Award the construction contract for the Project to Royal for a total award amount of Fourteen Million, Five Hundred, Eighty-Eight Thousand Dollars (\$14,588,000), all according to the plans and specifications approved by the Board of Recreation and Park Commissioners (Board) on September 15, 2022 through Report No. 22-238;
3. Authorize a construction contingency of One Million, Four Hundred and Fifty-Eight Thousand, Eight Hundred Dollars (\$1,458,800), approximately 10% of the total amount of the construction contract;

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4. Authorize RAP's Chief Accounting Employee to transfer Twenty-One Thousand, Seven Hundred Eight Three Dollars (\$21,783.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Granada Hills Park Account No. 89460K-GR.
5. Approve the allocation of Twenty-Five Thousand Five Hundred Sixty Eight Dollars and Ninety Cents (\$25,568.90) in Quimby Fees from the Granada Hills Park Account No. 89460K-GR for the proposed Project;
6. Approve the allocation of Thirty Thousand Six Hundred Two Dollars and Twenty-One Cents (\$30,602.21) in Zone Change Fees from the Granada Hills Park Account No. 89440K-GR to the proposed Project.
7. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of Three Million, Six Hundred Twenty-Four Thousand, Nine Hundred Fifty-Three Dollars and Seventy-Six Cents (\$3,624,953.76) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT072622
Park Fees	302/89/89716H	QM061023
Park Fees	302/89/89716H	QT073996
Park Fees	302/89/89718H	QP002197
Park Fees	302/89/89718H	QP002031
Park Fees	302/89/89718H	QP002036
Park Fees	302/89/89718H	QP001900
Park Fees	302/89/89718H	QP003100
Park Fees	302/89/89718H	QP003061
Park Fees	302/89/89716H	QM152798
Park Fees	302/89/89716H	QT054240
Park Fees	302/89/89716H	QT074504
Park Fees	302/89/89718H	QP000447
Park Fees	302/89/89716H	QT074704
Park Fees	302/89/89718H	QP001539
Park Fees	302/89/89718H	QP001075
Park Fees	302/89/89716H	QT073641
Park Fees	302/89/89716H	QT050791
Park Fees	302/89/89718H	QP002580
Park Fees	302/89/89718H	QP002601
Park Fees	302/89/89716H	QT072622

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Park Fees	302/89/89718H	QP002986
Park Fees	302/89/89718H	QP002959
Park Fees	302/89/89718H	QP002969

8. Authorize the Department of Recreation and Parks (RAP) Accounting staff or designee to encumber funds, in the amount of Sixteen Million, Forty-Six Thousand, Eight Hundred Dollars (\$16,046,800), from the fund and account numbers noted in the body of this Report;
9. Determine that the project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) [Any activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of these Guidelines] of City CEQA Guidelines and Section 21082 of California Public Resource Code (PRC) and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
10. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
11. Authorize RAP's General Manager or his designee to make technical corrections necessary to carry out the intent of this Report;
12. Authorize the Board President and Secretary to execute the Contract, subject to approval by the City Attorney as to form.

SUMMARY

The Granada Hills Park is located at 16730 Chatsworth Street in the Granada Hills area of the City. This 17.76-acre facility provides a variety of services and programs to the community, including baseball, basketball, soccer, a gymnasium, a swimming pool, and tennis courts. Due to the facility's size, features, and programs and services it provides, Granada Hills Park meets the standard for a Community Park, as defined by the City's Public Recreation Plan. RAP staff has determined that the age and condition of the 1975 pool and bathhouse facility necessitates replacement of the pool tank and renovation of the bathhouse.

The Project scope provides improvements to the existing pool and bathhouse including:

1. Demolition of the existing 7,200 square-foot (60'x120') swimming pool and pool deck

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2. Construction of:
 - New 9,000 square-foot (75'x120') swimming pool
 - New 3,100 square-foot splash pad
 - New 1,400 square-foot pool equipment pump house
 - New pathways in compliance with the Americans with Disabilities Act (ADA) requirements
 - New landscaping & irrigation around the new pool and existing bathhouse

3. Renovation of the existing bathhouse including ADA restrooms, men's and women's showers and changing areas

On March 3, 2022, the Board of Recreation and Park Commissioners (Board) approved the final plans and authorized the solicitation of construction bids from RAP's As-Needed Pre-Qualified General Contractors for Park Facilities Construction – New Facility Construction (PQGC) (Report No. 22-050). One (1) bid was received from Ford EC on April 13th, 2022, in the amount of Thirteen Million, Nine Hundred Seventy Thousand, Six Hundred Dollars (\$13,970,600). The City Engineer's estimate was Seven Million, Eight Hundred Ninety-Eight Thousand Dollars (\$7,898,000).

On September 15, 2022, the Board rejected all bids and authorized staff to re-bid the Project (Report No. 22-238) (Attachment No. 1) to the general public. The City Engineer's estimate for the construction cost was also revised to Twelve Million, Two Hundred Sixty-Three Thousand Dollars (\$12,263,000), to account for the escalation and inflation prevalent in the current construction market.

On November 22, 2022, the Board received a total of two (2) bids as follows:

<u>Bidders</u>	<u>Bid Amount</u>
Royal Construction Corporation	\$14,588,000.00
Pars Arvin Construction, Inc.	\$15,333,000.00

The bid specifications stated that the low bidder would be determined to be the responsible and responsive bidder submitting the lowest bid. Royal Construction Corporation (Royal) submitted the lowest bid and was determined to be the responsible and responsive bidder. Therefore, it is recommended that the Project be awarded to Royal.

BUSINESS INCLUSION PROGRAM (BIP)

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The Project is subject to the City's Business Inclusion Program (BIP), in compliance with the Mayor's Directive No. 14, which was adopted by the Board on February 15, 2012 (Report No. 12-050), and which replaces the former Minority Business Enterprise, Women Business Enterprise, and Other Business Enterprise (MBE/WBE/OBE) Good Faith Effort Subcontractor Outreach Program. Royal has successfully posted all the required BIP outreach documentation on the Los Angeles Regional Alliance Marketplace for Procurement (RAMP) that demonstrate satisfactory effort in its outreach to Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE), Emerging Business Enterprise (EBE), Disabled Veteran Business Enterprise (DVBE), and Other Business Enterprise (OBE) for sub-bid or subcontracting businesses. Staff has evaluated the outreach documentation submitted by Royal and has determined that the bidder passed all six indicators as required for the effort to obtain sub-bid/subcontracting participation by MBE, WBE, SBE, EBE, DVBE, and OBE businesses, and complies with the BIP outreach requirements. The outreach documentation package is on file in the Board Office, and a synopsis of said package is attached to this Report.

Staff reviewed the responsiveness and work performance of Royal on past City projects and found them to be satisfactory. The Office of Contract Compliance (OCC) of the Department of Public Works, Bureau of Contract Administration, indicates that there have been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

Staff has reviewed the bid submitted by Royal and found it to be in order. Staff recommends that the Board find Royal to be the lowest responsive and responsible bidder.

PROJECT FUNDING

Previously, the Board approved the allocation of Three Million, Nine Hundred Seventy-Six Thousand, Three Hundred Seventy-Seven Dollars and Twenty-One Cents (\$3,976,377.21) in Quimby Fees for the proposed Project (Report No. 17-052)

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The Project is one of the park projects that RAP has identified for the use of these funds.

Upon approval of this Report, a total of Three Million, Six Hundred Twenty-Four Thousand, Nine Hundred Fifty-Three Dollars and Seventy-Six Cents (\$3,624,953.76) in Park Fees can be committed to the proposed Project.

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There is currently Thirty Thousand, Six Hundred Two Dollars and Twenty-One Cents (\$30,602.21) in Zone Change Fees in the Granada Hills Park Account No. 89440K-GR. Upon approval of this Report, Thirty Thousand, Six Hundred Two Dollars and Twenty-One Cents (\$30,602.21) in Zone Change Fees can be allocated from the Granada Hills Park Account No. 89440K-GR to the proposed Project.

There is currently Three Thousand, Seven Hundred Eighty-Five Dollars and Ninety Cents (\$3,785.90) in Quimby Fees in the Granada Hills Park Account No. 89460K-GR. Upon approval of this Report, Twenty-One Thousand, Seven Hundred Eight Three Dollars (\$21,783.00) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Granada Hills Park Account No. 89460K-GR. A total of Twenty-Five Thousand, Five Hundred Sixty Eight Dollars and Ninety Cents (\$25,568.90) in Quimby Fees can be allocated from the Granada Hills Park Account No. 89460K-GR to the proposed Project.

The total amount of funding available to award the contract is Nineteen Million Five Hundred Twenty Thousand Nine Hundred Twenty Dollars and Eighty-Three Cents (\$19,520,920.83), which is the total budget for this Project, inclusive of the construction contingency amount set forth below.

These Quimby, Zone Change, and Park Fees were collected within five (5) miles of Granada Hills Park, which is the standard distance for the allocation and commitment of Quimby, Zone Change, and Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3

RAP staff recommends approval of a construction contingency amount of One Million, Four Hundred and Fifty-Eight Thousand, Eight Hundred Dollars (\$1,458,800), which is approximately 10% of the total base award amount of the construction contract to Royal. Upon the approval of the additional funding, the Project's funding for the award of contract and construction contingency will be paid for by the funding sources and accounts listed below:

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Source	Fund/Dept/Acct	Amount	Percentage
Sunshine Canyon Trust Fund	682/50/50NVBY	\$218,233.75	1.12%
Sunshine Canyon Trust Fund	302/89/89270K-GR	\$10,695,260.00	54.79%
Quimby Fees	302/89/89460K-GR	\$3,921,946.11	20.09%
Zone Change Fees	302/89/89440K-GR	30,602.21	0.16%
Park Fees	302/89/89716H	\$3,313,921.06	16.98%
Park Fees	302/89/89718H	\$310,957.70	1.59%
Deferred Maintenance	302/89/89727H-GS	\$1,030,000.00	5.28%
Total		\$19,520,920.83	100%

TREES AND SHADE

There are many established trees in the northern half of the Park in proximity to the existing pool and bathhouse. Of the existing sixty-seven (67) trees identified in this portion of the Park, sixteen (16) are to be removed to make room for the new pool and splash pad construction. The proposed tree to be removed are one (1) Aleppo Pine, one (1) Weeping Bottle Brush, five (5) Carob, one (1) Ash, one (1) Western Sycamore, and seven (7) Podocarpus, which are to be removed to make room for the new pool and splash pad construction. Additionally, at the recommendation of RAP arborist, four (4) failing trees (three (3) Mulberry, and one (1) Sweetgum) will also be removed.

The Western Sycamore Tree is listed as a protected tree under Article 6 of the Los Angeles Administrative Code. Per RAP's Tree Preservation Policy, the removal of the Western Sycamore tree, as a protected tree, would require the replacement of tree with the same species at a 4:1 ratio.

The Western Sycamore Tree to be removed is about 35' in height and has a Diameter at Standard Height (DSH) of 10". The tree has some damage but is in fair condition. As noted above, the tree is located within the construction footprint of the new splash pad and would need to be removed. RAP Forestry Division has reviewed the proposed tree removal and prepared a report on the tree, and concurs with the recommendation to remove the tree.

Based on the DSH of the Western Sycamore tree, RAP's Forestry Division prepared a recommendation on the selection of tree species and their sizes as part of the required tree

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replacement. RAP recommended that the removal of the Western Sycamore be replaced by the planting a total of five (5) trees, four (4) of which would need to be Western Sycamore trees. The trees would each be “24” box sized.

A total of thirty-seven (37) new trees will be planted in the Park to mitigate the tree removals required by the Project’s construction. The proposed new trees include four (4) Western Sycamore Trees (*Platanus racemose*), eight (8) Tipu Trees (*Tipu tipuana*), three (3) Indian Rosewood Trees (*Dalbergia sissoo*), three (3) Apple Gum Trees (*Angophera costata*), four (4) Afghan Pines (*Pinus elderica*), ten (10) Pink Trumpet Trees (*Tabebuia impetiginous*), four (4) Centennial Spirit Crape Myrtles (*Lagerstromemia ‘Centennial Spirit’*), and one (1) tree of species to be determined by staff.

At the time of construction completion, the new trees would provide approximately 1,320 sq. ft. of canopy coverage. At five (5) years after construction completion, it is anticipated that those trees will provide approximately 2,640 square feet of canopy coverage. Upon full maturity, the trees to be planted will have the potential of providing 50,496 square feet of canopy cover.

RAP Forestry Division and RAP Environmental staff concurred with the recommendation to remove the tree, and the recommendation was approved in RAP Board Report No 22-238 (Attachment No 1).

ENVIRONMENTAL IMPACT

The Board or Recreation and Parks Commissioners (Board) exempted the project awarded with this Boar Report from the California Environmental Quality Act (CEQA) on September 15, 2022 (BR 22-238). The proposed action consists of allocation of additional funds for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of City of Los Angeles California Environmental Quality Act (CEQA) Guidelines.

Therefore, staff recommends that the Board or Recreation and Parks Commissioners determine that it is statutorily exempt from the provisions of CEQA pursuant to Article II, Section 2(i) of City of Los Angeles CEQA Guidelines and Section 21082 of California Public Resource Code (PRC). Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board’s approval.

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FISCAL IMPACT

There is no anticipated fiscal impact to RAP's General Fund because the Project's constructed costs will be fully funded by the above listed funding sources specifically identified and approved for use of this Project. The assessments of the future operations and maintenance costs have yet to be determined and would be addressed in future budget request.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 2: Offer Affordable and Equitable Recreational Program

Outcome No. 1: Improved health and social equity for young Angelino's

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division; reviewed by Ohaji Abdallah, Interim Proposition K Program Manager, BOE Architectural Division; Steven Fierce, Principal Architect, BOE Architectural Division; Sean Phan, Planning, Construction and Maintenance Branch, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

Attachment No. 1 – Report 22-238

Attachment No. 2 – BIP Evaluation Result for Royal

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DATE September 15, 2022

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRANADA HILLS PARK – POOL AND BATHHOUSE REPLACEMENT (PRJ21109) (W.O.# E170517F) (PRJ21642) PROJECT – REJECTION OF ALL BIDS; AUTHORITY TO RE-BID; REMOVAL OF PROTECTED TREES - CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(2) [MINOR ALTERATIONS OF MECHANICAL SYSTEMS SERVING EXISTING FACILITIES], CLASS 2(3) [RECONSTRUCTION OF EXISTING UTILITY FACILITIES INVOLVING NEGLIGIBLE OR NO EXPANSION OF CAPACITY], CLASS 4(3) [NEW GARDENING, TREE PLANTING AND LANDSCAPING] AND CLASS 11(6) [CONSTRUCTION OF MINOR STRUCTURES ACCESSORY TO INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301(b), 15302(c), 15303(e) AND 15304(b) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	_____ <i>DF</i>
B. Jackson	_____	N. Williams	_____

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Reject all bids received on April 13, 2022, for the Granada Hills Park - Pool and Bathhouse Replacement (PRJ21109) (PRJ21642) (W.O.# E170517F) Project (Project); and,
2. Approve final plans and specifications for the Project substantially in the form on file in the Board of Recreation and Park Commissioners (Board) Office and as set forth in Attachment 1 of this Report; and
3. Approve the Project to be re-bid; and,
4. Approve the date to be advertised for receipt of bids as October 26, 2022 at 2:00 P.M. in the Board Office; and,

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5. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of One Million Dollars (\$1,000,000) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT072622

6. Approve the removal of one Western Sycamore tree located on the proposed site of the Project in Granada Hills Park, and installation of replacement trees, as described in the Summary of this Report and in accordance with the RAP Tree Preservation Policy and Urban Forest Program, as may be amended;
7. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(2) [Minor alterations of mechanical systems serving existing facilities], Class 2(3) [Reconstruction of existing utility facilities involving negligible or no expansion of capacity], Class 4(3) [New gardening, tree planting and landscaping], and Class 11(6) [Construction or placement of minor structures accessory (appurtenant to) existing commercial, industrial or institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301(b), 15302(c), 15303(e) and 15304(b) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk; and
8. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
9. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report;

SUMMARY

Granada Hills Park is located at 16730 Chatsworth Street in the Granada Hills area of the City. This 17.76-acre facility provides a variety of services and programs to the community, including baseball, basketball, soccer, a gymnasium, a swimming pool, and tennis courts. RAP staff has determined that the age and condition of the 1975 pool and bathhouse facility necessitates replacement of the pool tank and renovation of the bathhouse.

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The Project scope provides improvements to the existing pool and bathhouse including:

1. Demolition of the existing 7,200 square-foot (60'x120') swimming pool and pool deck
2. Construction of:
 - New 9,000 square-foot (75'x120') swimming pool
 - New 3,100 square-foot splash pad
 - New 1,400 square-foot pool equipment pump house
 - New pathways in compliance with the Americans with Disabilities Act (ADA) requirements
 - New landscaping & irrigation around the new pool and existing bathhouse
3. Renovation of the existing bathhouse including ADA restrooms, men's and women's showers and changing areas

On March 3, 2022, the Board of Recreation and Park Commissioners (Board) approved the final plans and called for bids for the project (Report No. 22-050). The plans and specifications were prepared by Sparano + Mooney (SMA) Architects, Inc. (SMA), under the supervision of the Department of Public Works, Bureau of Engineering (BOE), Architectural Division. The Project was bid to RAP's As-Needed Pre-qualified General Contractors for Park Facilities Construction – New Facility Construction (PQGC).

On April 13, 2022, the Board received one (1) bid for the Project. Ford E.C. was the sole bidder, and submitted a bid of Thirteen Million, Nine Hundred Seventy Thousand, Six Hundred Dollars (\$13,970,600). The City Engineer's estimate of the Project's construction cost was Seven Million, Eight Hundred and Ninety-Eight Thousand Dollars (\$7,898,000). Meetings with the sole bidder revealed that the construction market is currently volatile due to the availability of subcontractors, high cost of gas, availability of materials and labor, and material cost escalation.

Ford E.C. was considered the lowest responsive bidder, however, the bid submitted is seventy seven percent (77%) over the City Engineer's estimate. Staff has investigated the causes for the high bid submitted and concluded that over the last year, materials cost escalation has been driven by the increase in demand for construction materials, supply chain challenges, increased cost of petroleum, and as well as the availability of General Contractors and subcontractors. Besides communication with Ford E.C, staff also reached out to other contractors on the PQGC to inquire why they did not submit the bids. From the received communications, various factors contributed to the single bidder for the Project:

- a. Some of the contractors do not have experience in building a pool
- b. One contractor did not receive the notifications that the Project was released for bid.
- c. Lack of resources to bid on the Project due to bidding projects from other agencies.
- d. Need additional time to submit the bids.

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Given the lack of bidders and the possibility that cost escalations could continue through 2023, RAP and the BOE Project Management team agreed that it would be best to re-bid the Project to the broadest group of possible contractors. Therefore, staff recommends that the Board reject the previous bid for the Project at this time and approve the re-bidding of the Project to the general public in an effort to solicit more competitive bids.

Staff revised the construction cost estimate to address the current market conditions, which resulted in a City Engineer estimate of Twelve Million, Two Hundred Sixty-Three Thousand Dollars (\$12,263,000), which accounts for the current market rates for construction costs. The Project scope will remain the same from that previously approved for bid by the Board.

FUNDING

Upon approval of this Report, an additional One Million Dollars (\$1,000,000) in Park Fees can be committed to the proposed Project.

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The Project is one of the park projects that RAP has identified for the use of these funds.

Funds are currently available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>AMOUNT</u>
Sunshine Canyon Trust Fund	682/50/50NVBY	\$218,233.75
Sunshine Canyon Trust Fund	302/89/89270K-GR	\$10,695,260.00
Quimby	302/89/89460K-GR	\$3,896,377.21
Park Fees	302/89/89716H	\$ 1,000,000.00
Deferred Maintenance	302/89/89727H-GS	\$ 1,030,000.00
Total		\$16,839,870.96

TREES AND SHADE

There are many established trees in the northern half of the Park in proximity to the existing pool and bathhouse. Of the existing sixty-seven (67) trees identified in this portion of the Park, sixteen (16) are to be removed to make room for the new pool and splash pad construction. The proposed tree to be removed are one (1) Aleppo Pine, one (1) Weeping Bottle Brush, five (5) Carob, one (1) Ash, one (1) Western Sycamore, and seven (7) Podocarpus, which are to be removed to make room for the new pool and splash pad construction. Additionally, at the recommendation of RAP arborist, four (4) failing trees (three (3) Mulberry, and one (1) Sweetgum) will also be removed.

The Western Sycamore Tree is listed as a protected tree under Article 6 of the Los Angeles Administrative Code. Per RAP's Tree Preservation Policy, the removal of the Western

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Sycamore tree, as a protected tree, would require the replacement of tree with the same species at a 4:1 ratio.

The Western Sycamore Tree to be removed is about 35' in height and has a Diameter at Standard Height (DSH) of 10". The tree has some damage but is in fair condition. As noted above, the tree is located within the construction footprint of the new splash pad and would need to be removed. RAP Forestry Division has reviewed the proposed tree removal and prepared a report on the tree. (Attachment No. 2). RAP Forestry staff concurs with the recommendation to remove the tree.

Based on the DSH of the Western Sycamore tree, RAP's Forestry Division prepared a recommendation on the selection of tree species and their sizes as part of the required tree replacement. RAP is recommending that the removal of the Western Sycamore be replaced by the planting a total of five (5) trees, four (4) of which would need to be Western Sycamore trees. The trees would each be "24" box sized.

A total of thirty-seven (37) new trees will be planted in the Park to mitigate the tree removals required by the Project's construction. The proposed new trees include four (4) Western Sycamore Trees (*Platanus racemose*), eight (8) Tipu Trees (*Tipu tipuana*), three (3) Indian Rosewood Trees (*Dalbergia sissoo*), three (3) Apple Gum Trees (*Angophera costata*), four (4) Afghan Pines (*Pinus elderica*), ten (10) Pink Trumpet Trees (*Tabebuia impetiginous*), four (4) Centennial Spirit Crape Myrtles (*Lagerstromemia 'Centennial Spirit'*), and one (1) tree of species to be determined by staff

At the time of construction completion, the new trees would provide approximately 1,320 square feet of canopy coverage. At five (5) years after construction completion, it is anticipated that those trees will provide approximately 2,640 square feet of canopy coverage. Upon full maturity, the trees to be planted will have the potential of providing 50,496 square feet of canopy cover.

ENVIRONMENTAL IMPACT

On March 3, 2022, through Report No. 22-050, the Board found that the proposed Project is exempt from the California Environmental Quality Act (CEQA). Since then, new details of the project have emerged, and therefore staff recommends that the Board make a new determination pursuant to the California Environmental Quality Act (CEQA). The currently proposed action consists of minor alterations of systems serving existing facilities; reconstruction of existing utility facilities involving negligible or no expansion of capacity; new tree planting and landscaping and construction of minor structures accessory to institutional facilities. This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the project may impact on an environmental resource of hazardous or critical concern. The project site is located in a high wind area. Compliance with applicable structural building design standards of existing codes and applicable specification from the most recent edition of the California Building Code, and Los Angeles Building (LABC) for wind load would reduce effects associated with high winds. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. As of July 1, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at

BOARD REPORT

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www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the project or within the project site. Furthermore, a cultural resources survey was conducted (Cultural and Paleontological Resources Assessment for the Granada Hills Pool and Bathhouse Replacement, City of Los Angeles, California, SWCA February 2018). Based on the results of this survey, the project site does not contain historical resources. Excavation for the project will occur in already disturbed areas and the project includes measures to manage unforeseen discovery of cultural resources.

Based on this information, staff recommends that the Board determines that it is categorically exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(2), Class 2(3), Class 4(3) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(b), 15302(c), 15303(e) and Class 15304(b) of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the California Office of the State Clearinghouse and with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

There is no anticipated fiscal impact to RAP's General Fund because the project's constructed costs will be fully funded by the above listed funding sources specifically identified and approved for use of this Project. The assessments of the future operations and maintenance costs have yet to be determined and would be addressed in future budget request.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 2: Offer Affordable and Equitable Recreational Program
Outcome No. 1: Improved health and social equity for young Angelino's

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division; reviewed by Ohaji K. Abdallah, Interim Prop K Program Manager, BOE Architectural Division; Steven Fierce, Principal Architect, BOE Architectural Division; Deborah Weintraub, BOE Chief Deputy City Engineer; Sean Phan, Planning, Construction and Maintenance Branch, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

Attachment No. 1 – Final Plans and Specifications
Attachment No. 2 – Granada Hills Park – Pool and Bathhouse Replacement Tree Removal

**CITY OF LOS ANGELES
GUIDELINES FOR EVALUATION OF THE BUSINESS INCLUSION PROGRAM (BIP)
OUTREACH CHECKLIST**

Bidder: Royal Construction Corporation Bid Date: November 9, 2022

Project Name: Granada Hills Pool and Bathhouse Replacement Re-Bid W.O. #: E170517F

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Credit ✓
2 Pre-Bid Meeting	a) Attend pre-bid meeting and be listed on the attendance sheet, or b) Submit a letter either by e-mail, mail, or fax to the Bureau of Engineering, Project Award and Control (PAC) on certifying it is informed of the BIP project requirements and has participated in a City-sponsored or City approved matchmaking event in the past 12 months. Note: If the RFB states that the pre-bid meeting is mandatory, then attendance at the pre-bid meeting is the only way to pass this indicator.		✓
3 Work Areas	Proof of this must be demonstrated in Indicator 4. The notification must be performed using the RAMP's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
4 Written Notice to Sub-contractors	E-mail or fax notification in each of the selected potential work areas to available MBEs, WBEs, SBEs, EBEs, DVBEs, and OBEs for each anticipated work area to be performed. The notification must be performed using the RAMP's BIP Outreach Reports system. The notification may be to potential sub-bidders/ subcontractors either currently registered on the RAMP or added to the RAMP by the bidder. Letters must contain areas of work selected to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number. Bidders are required to send notifications to a sufficient number of firms in each potential sub work area as determined by the City. Typically, the sufficient number of firms is determined by the total number of potential sub-bidders/ subcontractors in each sub work area.		✓
5 Plans, specifications and requirements	Include, in Indicator 4, information detailing how, where, and when the bidder will make the required information available to interested potential sub-bidders/ subcontractors. The notification must be performed using the RAMP's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
6 Negotiate in Good Faith	a) Copies of all potential MBE/WBE/SBE/EBE/DVBE/OBE bids or quotes received must be submitted prior to award of a contract; and b) Online Summary Sheet must be completed, listing the bids or quotes received, the name of the sub-bidder/ subcontractor who submitted the bid or quote, and a brief reason given for selection/ non-selection of each subcontractor. The reasons for selection/non-selection should be included in the Notes section of the online Summary Sheet. If the bidder elects to perform a listed work area with its own forces, they must include a bid/ quote for comparison purposes and an explanation must be provided and included on the Summary Sheet. All bids/ quotes received, regardless of whether or not the bidder outreached to the sub-bidder/ subcontractor, must be submitted. To this extent, the City expects the bidder to submit a bid/ quote from each sub-bidder/ subcontractor listed on the Summary Sheet. The Summary Sheet must be performed using the RAMP's BIP Outreach Reports system and must be submitted by 4:30 p.m. the following City working day after the date bids are received by the Board of Public Works. If a bid/quote is submitted by a sub-bidder/subcontractor that is not registered on the RAMP, the contractor is required to add that firm to their Summary Sheet.	The bidder had uploaded the Summary Sheet, copies of the bids and quotes of subcontractors on RAMP online.	✓
7 Bonds	Include, in Indicator 4, information about the bidder's efforts to assist with bonds, lines of credit, and insurance. The notification must be performed using the RAMP's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
Prime % = 47.23%			
MBE%= 4% WBE%= 0% SBE%= 28% EBE%= 0% DVBE%= 1% OBE%= 21%			

RESPONSIVE