

REPORT OF GENERAL MANAGER

NO. 05-96

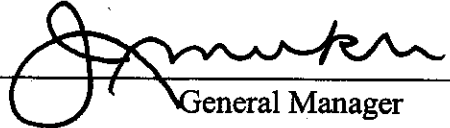
DATE April 20, 2005

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TAYLOR YARD PHASE II - NEW PARK DEVELOPMENT (#1356A) (W.O. #E1904346) - APPROVAL OF FINAL PLANS AND CALL FOR BIDS

* K. Chan	<u>kc</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
B. Jensen	_____		

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications, for Taylor Yard Phase II - New Park Development (#1356A) (W.O. # E1904346);
2. Approve the date for receipt of bids as Tuesday, June 7, 2005, at 3:00 PM, in the Board Office; and
3. Approve a reduction in the value of base bid work to be performed by the Prime Contractor from 50% to 20%.

SUMMARY:

Submitted are final plans and specifications for Phase II of the Taylor Yard - New Park Development, located at 1900 N San Fernando Road, Los Angeles, CA 90065-1266. On October 20, 2004, the Board awarded a construction contract in the amount of \$2,131,000.00 to Southern California Grading, Inc. under Board Report No. 04-316 for construction of the Taylor Yard Park - Grading Project, (#1356A)(W.O. #E1904346), located at 1900 San Fernando Road. The Board of Recreation and Parks executed Contract No. 3144 on January 7, 2005. The Grading Project is currently underway and scheduled to be completed on June 23, 2005.

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This project (phase II) provides for the development of the 40 acre park site. The City of Los Angeles will be leasing 20 acres of the Taylor Yards property through a lease agreement with the State which will be submitted to this Board for approval prior to awarding a construction contract for Phase II. The State of California Parks and Recreation has requested that their plans be included as part of this bid package. The State's plans will be listed as a separate bid item in the documents and will be funded through a grant agreement that will be approved by this Board prior to award of a contract for Phase II. The estimated construction cost of the state's portion of the project is \$1,200,000.00.

The final plans and specifications for the City's 20 acres were prepared by Withers and Sandgren LTD, a consultant to the Department of Recreation and Parks. The estimated construction cost of the City's portion of the project is \$9,000,000.00.

The lowest base bid will be the lowest combination of the City's base bid and the State's base bid. After determination, of the lowest responsive bidder, the City will reserve the right to award the City's base bid with any combination of deductive alternates and the State's base bid with any combination of deductive alternates; or only award the City's base bid with any combination of deductive alternates.

The following is a list of the new park improvements for the City's portion of the project:

1. Four Turf Junior Soccer fields including, Fencing, and Bleachers.
2. One Multi-Purpose Synthetic Turf Field including Fencing, Striping and Bleachers.
3. Parking Lot with Security Lighting
4. Two Restroom Buildings
5. One Baseball Field and One Softball Field with, Bleachers, Drinking Fountain, and Scoreboard
6. Perimeter Fencing Around Entire Site, including Both Chainlink and Tubular Steel
7. Interior Pedestrian Decomposed Granite Walkways
8. Landscaping and Irrigation
9. Site amenities including but not limited to benches, trash receptacles, signage, drinking fountains, and picnic tables
10. Four Basketball Courts and Two Tennis Courts with, Lighting, Fencing, and Bleachers (Deductive Alternate No.1)
11. Sports field lighting for the Multi-Purpose Synthetic Turf Field (Deductive Alternate

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No.2)

12. Sports field lighting for the Junior soccer fields (Deductive Alternate No.3)
13. Sports field lighting for the baseball and Softball fields (Deductive Alternate No.4)
14. Children's Play Area (Deductive Alternate No.5)
15. Splash Pad (Deductive Alternate No.6)
16. Park Office/Community Building (Deductive Alternate No.7)

The following is a list of the new park improvements for the State's portion of the project:

1. Trails, a natural amphitheater, a riparian natural area, landscaping, irrigation, site lighting and shade armadas.

The scope of this project will involve many different types of Contractors with not any particular contracting trade dominating the overall scope of work. Currently, the policy of this Board has been to require that the Prime Contractor perform a minimum of 50% of the value of the base bid. Staff believes that reducing the Prime Contractor participation requirement on this project will help create more competitive bid pricing among the Sub-Contractors providing bids to the Prime Contractors and will also attract a broader range of different types of Prime Contractors, thus, creating a larger competitive market.

This project will be funded using Proposition K, 12, 40, Community Development Block Grant funds and California State Parks and Recreation funds.

In compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the entire 40 acre site. The MND was approved by this Board on June 4, 2004 and forwarded to City Council as an attachment to the Proposition K Assessment Report which was approved in June, 2004. A Notice of Determination was then filed with the Los Angeles County Clerk on June 23, 2004

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

The fiscal impact of the operation and maintenance of the facility is unknown at this time. Until a construction contract is awarded facility actual site development has not been determined.

This report was prepared by Mike Shull, Project Manager, Recreational and Cultural Facilities Program and Kathleen Chan, Recreation and Parks, Planning and Development – Acting Superintendent and reviewed by Bradley Smith, Chief Deputy City Engineer.