

REPORT OF GENERAL MANAGER

NO. 05-164

DATE June 15, 2005

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TOMMY LASORDA FIELD OF DREAMS – SERVICE BUILDING  
(W.O. #RP-897003) – APPROVAL OF FINAL PLANS AND CALL FOR BIDS  
AND ALLOCATION OF QUIMBY FEES

J. Combs	<u>SA</u>	H. Fujita	_____
*S. Huntley	<u>SA</u>	B. Jensen	_____
J. Kolb	_____	F. Mok	_____
K. Regan	_____		

Robert H. Jensen (Pa)  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Tommy Lasorda Field of Dreams – Service Building (W.O. #RP-897003) project;
2. Approve the date for receipt of bids as Tuesday, July 26, 2005, at 3:00 P.M. in the Board Office;
3. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from 50% to 20% of the Base Bid price; and,
4. Authorize the allocation and appropriation of \$30,000.00 in Quimby/Park fees, which were collected in 2003-2004 Fiscal Year, for the Tommy Lasorda Field of Dreams – Service Building (W.O. #RP-897003).

SUMMARY:

Submitted are the final plans and specifications for the Tommy Lasorda Field of Dreams – Service Building (W.O.#RP-897003) project, located at 1908 North Waterloo Street, Los Angeles, CA. 90039, as prepared by the Architectural Division of the Bureau of Engineering, Department of Public Works.

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The plans call for the construction of a 300 square-foot service building adjacent to the existing baseball field. The proposed service building will contain one lavatory and wash basins compliant with the Americans with Disabilities Act (ADA) requirements, two unisex lavatories, and a storage/caretaker area.

Currently, the policy of this Board has been to require that the Prime Contractor perform a minimum of 50% of the Base Bid price. Staff believes that, given the relatively small size of the project and the specific types of building trades required to complete the construction, reducing the Prime Contractor participation requirement from 50% to 20% will help create more competitive pricing among the subcontractors providing bids to the Prime Contractors, and will also attract a broader range of Prime Contractors, thus, creating a more inviting and competitive bidding environment for this project.

The estimate for the construction cost of this project is \$340,800.00. Funds are available from the following accounts:

	<u>FUND</u>	<u>DEPT</u>	<u>ACCOUNT</u>
Quimby	302	89	460K - LS
Community Development Block Grant	205	88	WC05

The Quimby/Park fees in the amount of \$30,000.00 were collected within a mile of Tommy Lasorda Field of Dreams, which is the standard distance for the allocation of Quimby/Park fees for neighborhood facilities. Therefore it is recommended that the Board authorize the allocation and appropriation of the Quimby/Park fees collected in the 2003-2004 Fiscal Year for Tommy Lasorda Field of Dreams - Service Building (W.O. #RP-897003).

Staff has determined that the subject project will consist of the construction of a small restroom facility that is less than 15,000 square feet and extension of the existing service utility lines. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3 (5, 17) of the City CEQA Guidelines.

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

FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's budget. At this time, all funds are provided by Quimby and CDBG funds specifically identified and approved for use on this project or at this Recreation and Parks facility. An assessment of future operating and maintenance costs will be necessary upon completion of the construction phase.

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This report was prepared by Paul Young, Project Manager, Bureau of Engineering, Architectural Division. Reviewed by Neil Drucker, Program Manager, Bureau of Engineering; and, by Bradley E. Smith, P.E., Chief Deputy City Engineer, Bureau of Engineering.