

**APPROVED**  
MAR 01 2006

REPORT OF GENERAL MANAGER

NO. 06-58

DATE March 1, 2006

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LANARK POOL REPLACEMENT AND BATHHOUSE RENOVATION (#1300P)  
(W.O. #E170928D) – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

|                  |                           |
|------------------|---------------------------|
| J. Combs _____   | J. Kolb _____             |
| H. Fujita _____  | F. Mok _____              |
| S. Huntley _____ | K. Regan _____            |
| B. Jensen _____  | *M. Shull <u>MS</u> _____ |

*Robert H. Jensen (Sr.)*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Lanark Pool Replacement and Bathhouse Renovation (#1300P) (W.O. #E170928D);
2. Advertise the date for receipt of bids as Tuesday, April 25, 2006, at 3:00 P.M. in the Board Office; and,
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;

SUMMARY:

Submitted are the final plans and specifications for the Lanark Pool Replacement and Bathhouse Renovation project (#1300P) (W.O. #E170928D), located at 21827 Strathern Street, Canoga Park, CA 91304, as prepared by the design consultant, Sparano + Mooney, Architecture, Inc.

The proposed construction involves the replacement of the existing swimming pool and deck, renovation of the existing bathhouse and pool equipment house, replacement of existing fencing and repair of the existing parking lot and removal of the existing water slide assembly. An Alternate Bid Price is included to retain the existing water slide assembly and relocate the existing pump to the equipment room if the Los Angeles County Health Department issues a written authority to retain the

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water slide.

The City Engineer's construction estimate for the project is \$4,500,000. Funds are available for this project from the following 11 sources:

| FUNDING SOURCE             | DEPT. NO. / FUND NO. / ACCT. NO. |
|----------------------------|----------------------------------|
| Quimby                     | 89 / 302 / 460K-LA               |
| Quimby-Zone Change         | 89 / 302 / 440K-LA               |
| CRA AB1290                 | TBD                              |
| Sites & Facilities FY05-06 | 88 / 209 / Y241                  |
| Prop 40 PC 1/3             | TBD                              |
| Prop 40 PC 2/3             | TBD                              |
| Prop 40 RZH 1/3            | TBD                              |
| Prop 40 RZH 2/3            | TBD                              |
| Prop 12 RZH                | TBD                              |
| Prop 12 PC 2/3             | TBD                              |
| General Fund               | 22 / 551 / Y610                  |

The design has been approved by the community through a meeting held at the Lanark Park Recreation Center on June 9, 2005. The community representation consisted of the Canoga Park Neighborhood Council, Teen Group, Gang Intervention, Federation GTO, Canoga Park Improvement and Police Community representative.

The policy of this Board has been to require that the prime contractor on construction projects perform a minimum of 50% of the work on the project, as measured by the base bid price. It is proposed to reduce the prime contractor participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, thus, creating a more inviting and competitive bidding environment for this project. Also, it should create more competitive pricing among the subcontractors providing bids to the prime contractors. Furthermore, because the nature of the renovation work of the pool, pool deck, equipment house and bath house requires more specialized subcontractors, it would be very difficult for any prime contractor to perform 50% of the contract work.

Staff has determined that the subject project will consist of the replacement of the existing pool and refurbishment of the bathhouse. Therefore, it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2(5) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on December 30, 2004.

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The bid package is subject to the City Attorney's review and approval.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the department; however, future operations and maintenance costs will be assessed upon completion of the project.

Prepared by Fred O. David, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Mahmood Karimzadeh, Principal Architect, BOE Architectural Division; by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; by Bradley Smith, Chief Deputy City Engineer, BOE.