



REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-318

Notes:

\* Harbor Department Funding was approved via an MOU, under Board Report No. 12-196, approved by RAP Board on June 20, 2012. The total MOU amount available for this project is \$6,966,012.00.

\*\* Availability of these funds is pending approval by the City Council of the Engineer's Report for Fiscal Year 2015-16, which includes the Proposition K Interest and Inflation funds for which this project qualifies.

4. Authorize the Board President and Secretary to execute the contract subject to approval by the City Attorney as to form; and,
5. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

On July 9, 2014, the Board approved final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project, located at 3351 South Gaffey Street, San Pedro, CA 90731, within Angels Gate Park (Board Report No. 14-191). The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Paul Murdoch Architects.

The proposed scope for this project includes the following:

1. Refurbishment of the existing historical 110-foot by 50-foot, 5,500 square-foot (SF), swimming pool; construction of a 4,471 SF bathhouse with pool equipment room. Additional improvements include Americans with Disabilities Act (ADA) compliant access ramps and stairs, walkways, access road, parking areas, seating, exhibit panels and plaque, hillside grading, landscaping and irrigation (Portion A).
2. Construction of a new event concrete terrace and associated landscaping (Portion B, which is Deductive Alternate #1).

On August 26, 2014, the Board received a total of six (6) bids as follows:

<u>Bidders</u>	<u>Base Bid</u>	<u>Ded. Alt. #1</u>
AWI Builders, Inc.	\$6,800,000.00	\$145,000.00
Acon Development, Inc.	\$6,913,935.00	\$230,000.00
Morillo Construction, Inc.	\$7,200,000.00	\$ 66,000.00
Ford E.C., Inc.	\$7,369,000.00	\$ 250,000.00

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-318

<u>Bidders</u>	<u>Base Bid</u>	<u>Ded. Alt. #1</u>
Royal Construction Corp.	\$8,388,000.00	\$260,000.00
Mallcraft, Inc.	\$11,300,000.00	\$125,000.00

The bid specifications stated that the low bidder would be determined to be the responsible and responsive bidder submitting the lowest base bid, which is the combined lump sum total of the prices for Portion A and Portion B. AWI Builders, Inc., submitted the lowest base bid in the amount of \$6,800,000.00, which is \$300,000.00 below the City Engineer's cost estimate of \$7,100,000.00, as shown above. It is recommended that the project be awarded to AWI Builders, Inc., for a total construction contract of \$6,800,000.00.

Sufficient funds are available to award the contract and for the construction and project contingencies from the following accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT. NO.</u>	<u>ENCUMBRANCE AMOUNT</u>
Harbor Department MOU*	205/88/88JMA3	\$5,781,696.76
Proposition K (FY 2013-14)	43K/10/10K893	\$ 191,090.00
Proposition K (FY 2012-13)	43K/10/10J893	\$ 2,213.24
Proposition K (FY 2014-15)	43K/10/10L893	\$ 225,000.00
Proposition K (Interest & Inflation)**	43K/10/TBD	<u>\$ 600,000.00</u>
TOTAL:		\$6,800,000.00

Notes:

\* Harbor Department Funding was approved via an MOU, under Board Report No. 12-196, approved by RAP Board on June 20, 2012. The total MOU amount available for this project is \$6,966,012.00.

\*\* Availability of these funds is pending approval by the City Council of the Engineer's Report for Fiscal Year 2015-16, which includes the Proposition K Interest and Inflation funds for which this project qualifies.

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 of Recreation and Park Commissioners on February 15, 2012 (Board 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. AWI Builders, Inc. has successfully posted all the required BIP outreach documentation on the Los Angeles Business Virtual Assistance Network (LABAVN) that demonstrated 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

## REPORT OF GENERAL MANAGER

PG. 4

NO. 14-318

(OBE) for sub-bid or subcontracting businesses. Staff has evaluated the outreach documentation submitted by AWI Builders, Inc., and determined that they have 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 is in compliance with the BIP outreach requirements. The outreach documentation package is on file in the Board Office, and a synopsis of the said package is attached to this Report.

Staff reviewed the responsiveness and work performance of AWI Builders, Inc., on past Department of Recreation and Parks (RAP) projects and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that there have been no labor compliance violations and that the bidder has complied with all other legal requirements.

The City Attorney and staff have reviewed the bid submitted by AWI Builders, Inc., and found it to be in order. Staff recommends that the Board find AWI Builders, Inc., to be the lowest responsive and responsible bidder.

The proposed project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan were adopted on July 9, 2014 (Board Report No. 14-190) by the Board of Recreation and Parks Commissioners. A Notice of Determination was filed with the Los Angeles County Clerk on July 10, 2014. The scope of the project and the environmental setting has not substantially changed since the CEQA approval that would result in additional environmental impacts or an increase in the intensity of the projected impacts to require any new or modified mitigation. Therefore, no additional CEQA documentation is required.

### FISCAL IMPACT STATEMENT:

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

This report was prepared by Willis Yip, Project Manager, Architectural Division, Bureau of Engineering (BOE) and was reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Division, BOE Recreational and Cultural Facilities Division; Deborah Weintraub, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction, and Maintenance Branch.

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

Bidder: AWI Builders, Inc. Bid Date: 08/26/2014

Project Name: Gaffey Street Pool (Pool & New Bathhouse) Restoration (E1907453) W.O. #: E907453

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Credit ✓
<b>2 Pre-Bid Meeting</b>	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. <b>Note:</b> 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.		✓
<b>3 Work Areas</b>	Proof of this must be demonstrated in Indicator 4. The notification must be performed using the BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
<b>4 Written Notice to Sub-contractors</b>	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 BAVN's BIP Outreach Reports system. The notification may be to potential sub-bidders/ subcontractors either currently registered on the BAVN or added to the BAVN 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.		✓
<b>5 Plans, specifications and requirements</b>	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 BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
<b>6 Negotiate in Good Faith</b>	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 BAVN'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 BAVN, the contractor is required to add that firm to their Summary Sheet.		✓
<b>7 Bonds</b>	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 BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓

**Prime % = 51.98%**

MBE%= 7.57%    WBE%= 0%    SBE%= 14.19%    EBE%= 0%    DVBE%= 0%    OBE%= 48.45%

**RESPONSIVE**