

APPROVED  
04 - 19 - 2017

BOARD OF RECREATION  
AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-101

DATE April 19, 2017

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERTSON RECREATION CENTER PROJECT - (W.O.#E170266F) (PRJ20021) - APPROVAL OF FINAL PLANS AND CALL FOR BIDS; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO ARTICLE III, SECTION 1, CLASS 2, CLASS 3 (17) AND CLASS 11 (7), OF THE CITY CEQA GUIDELINES (REPLACEMENT OF AN EXISTING FACILITY WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE, PROJECTS AND ADDITIONS TO EXISTING BUILDING INVOLVING LESS THAN 15,000 SQFT OF INSTITUTIONAL FLOOR SPACE

AP Diaz \_\_\_\_\_  
\*R. Barajas *mf*  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_  
N. Williams \_\_\_\_\_

*[Signature]*  
General Manager

Approved  Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the final plans and specifications, herein included as Attachment 1, for the Robertson Recreation Center (W.O. #E170266F) (PRJ20021) Project (Project);
2. Approve the date for receipt of bids to be advertised as Tuesday, May 9, 2017, at 1:00 p.m. in the Board Office;
3. Approve the reduction in the value of work that the specifications required to be performed by the Prime Contractor from thirty percent (30%) to twenty percent (20%) of the base bid price;
4. Approve the solicitation of construction bids by the Department of Recreation and Parks (RAP) through the use of the Department of Public Works. Bureau of Engineering (BOE) Pre- Qualified Contractor List;
5. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), and direct RAP's staff to file a Notice of Exemption within five (5) days of Board approval;
6. Authorize the RAP's Chief Accounting Employee to prepare a check to the Los Angeles

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County Clerk, in the amount of Seventy-Five Dollars (\$75.00), for the purpose of filing a Notice of Exemption; and,

7. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

The Robertson Recreation Center is located at 1641 Preuss Road in the South Robertson neighborhood in Los Angeles. This 1.25-acre facility provides a community center, basketball courts, children's play area and child care center for the use of the surrounding community. Approximately seven thousand five hundred and twelve (7,512) City residents live within one-half (½) mile walking distance of the Robertson Recreation Center. Due to the facilities size, features, and the programs it provides, the Robertson Recreation Center no longer meets the standard for a modern recreation center, as defined in the City's Public Recreation Center Plan.

The Robertson Recreation Center (W.O. #E170266F) (PRJ20021) Project is a "Specified Project" in the Proposition K Ballot Measure (Ballot Measure). The Scope of work as described in the Ballot Measure is to "Construct a Modern Gymnasium, Community Center, Childcare Center and Perimeter Improvements."

The final plans and specifications that are being presented for the Board of Recreation and Park Commissioner's (Board) to approve the scope of work described in the Ballot Measure. The plans propose to demolish the existing 7,664 square foot building to make room for the new facility. The proposed new gymnasium and community center will be 11,750 square feet in area.

The new facility has community center spaces organized around the gymnasium. These spaces consist of two (2) large community rooms, an office, reception area, and Americans with Disabilities Act (ADA) compliant indoor and outdoor restrooms; all supported by storage and mechanical rooms. The gymnasium accommodates a high school size basketball court and is designed as a multi-purpose, multi-sport space. The existing childcare center building shall remain but will undergo renovation including remodeling the existing restrooms to meet the new ADA requirements. The new facility will have twenty (20) new parking spaces and twenty (20) bicycle parking spaces.

Outdoor recreational activities such as outdoor basketball courts, exercise equipment, picnic areas and sitting spaces, are proposed along Robertson Boulevard, facing away from the quiet residential streets. Additionally, the building was extended along Preuss Road to create a sound barrier for the residents along this street. The area adjacent to the existing child care center is proposed as a protected, family-oriented play area for kids and parents. This location was recommended based on comments received from the community. This area is approximately 3,800 square feet, similar to the existing children's play area. The play area equipment is not part of these plans but shall be funded and constructed by RAP as a separate project.

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The Community was involved throughout the Project's design process. As required by Proposition K, Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted. On this project, five (5) LVNOC meeting were held. The LVNOC Meeting No. 1 was held on May 13, 2014, LVNOC Meeting No. 2 was held August 26, 2014, LVNOC Meeting No. 3 was held October 27, 2014, LVNOC Meeting No. 4 was held March 3, 2015, and LVNOC Meeting No. 5 was held May 5, 2015.

In addition, public meetings were held (November 7, 2011 and February 19, 2015) to gather information, inform the public and conduct a design charrette (August 6<sup>th</sup>, 2015). The LVNOC and Council District No. 5 are in full support of the project.

Kevin Daly Architects prepared the plans and specifications under the direction of the Department of Public Works, Bureau of Engineering (BOE), Architectural Division.

The City Engineer's estimate of the Project's construction cost is Ten Million One Hundred and Eighty-Five Thousand Dollars (\$10,185,000.00). Due to the saturated construction market and the subsequent effects on public bidding, two deductive alternates are included below. These alternates will provide the RAP with the flexibility to deduct portions of the scope of work to meet the funding and allow the successful award of the construction project.

Deductive Alternate No. 1 – A lump sum price to be subtracted from the Base Bid, at the discretion of the Board at the time of award, for the deletion of the acoustic ceiling and wall panels in the Gymnasium and Office spaces including its support structure.

Deductive Alternate No. 2 - A lump sum price to be subtracted from the Base Bid at the discretion of the Board at the time of award, to replace the pervious pavement and storm water collection system with reinforced concrete pavement.

Funds are available from the following fund and account numbers:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>
Prop K – YR 1-6	43K/10/10P307
Prop K – YR 15	43K/10/10H307
Prop K – YR 16	43K/10/10J307
Prop K – YR 17	43K/10/10K307
Prop K – YR 18	43K/10/10L307
Prop K – YR 19	43K/10/10MPCY
Prop K – YR 20	43K/10/10NPCY
Prop K – YR 21	43K/10/TBD
Prop K – Surplus Funding	43K/10/TBD
Prop K – Interest & Inflation	43K/10/TBD
Quimby	302/89/89460K-RG

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It has been the policy of this Board to require that the prime contractor on construction projects perform a minimum of thirty percent (30%) of the work of the project, as measured by the base bid price. However, because this project has a great deal of specialty work, the thirty percent (30%) participation level may exclude competent contractors from bidding. Therefore, BOE staff is recommending the reduction of the Contractor's self-performance requirement be reduced to twenty percent (20%). This should attract a broader range of sub-contractors, thus creating a more inviting and competitive bidding environment.

### PRE-QUALIFIED CONTRACTOR LIST

The Department of Public Works currently has an approved list of eight (8) Pre-Qualified General Contractors (PQCL). It was determined by BOE and RAP staff, that due to the complexity and time sensitivity of this Project, the scope of work can be completed by the PQCL. If this recommendation is approved, bids for the Project would be solicited only from the eight (8) Pre-Qualified General Contractors (See Attachment No 2).

### TREES AND SHADE

The existing park is on a narrow triangular site. Established Melaleuca trees surround the park. The building design was shaped around the trees to preserve and protect as many trees as possible and still achieve the building program requirements. Of the existing forty-two (42) trees identified onsite, ten (10) are proposed to be removed to make room for the new construction. twenty (20) new trees will be planted. The proposed new trees include four (4) Melaleuca Quinquinerva (Paper Bark tree), six (6) Ulmus Parvifolia true green (Liquidamber Styraciflua) and ten (10) Arbutus 'Marina' (Marina Strawberry) trees. There are no shade structures included in this project since the existing trees, and new trees will provide shade.

A Report was completed by a licensed Arborist to determine the impacts of construction and to take inventory of the species, size, and health of the trees on the site. The report focused on the trees that are near the proposed buildings. The report concluded that strict adherence to tree protection zones would preclude some of the required programming and construction from taking place. Therefore, the report includes recommendations to protect existing trees. This Report with its recommendations form part of the construction documents.

### ENVIRONMENTAL IMPACT STATEMENT

The Project consists of the replacement of existing facilities where the new structure will be located in the same site as the structure replaced and have the same purpose. It involves less than 15,000 square feet of institutional floor space, not in a designated hillside area or in an area of severe geological hazard or in an officially designated paleontological, historical, archaeological or seismic study area. It also involves the addition to buildings of less than 15,000 square feet, accessory to existing institutional facilities. Therefore, RAP Staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 2, Class 3 (17) and Class 11 (7) of City CEQA Guidelines.

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A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by the Board.

### FISCAL IMPACT STATEMENT

The proposed construction is fully funded by Proposition K and Quimby funds. There will be no fiscal impact to RAP's General Fund associated with this project. However, operations and maintenance costs will be evaluated and included in future RAP budget requests

This Report was prepared by Jaime Contreras, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Program Manager, Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

### LIST OF ATTACHMENTS

- 1) Final Plans and Specifications for the Robertson Recreation Center Project.
- 2) BOE and Bureau of Contract Administration Joint Board Report No 1, adopted on August 14, 2015, authorizing the Municipal Facilities and Related Projects Pre-Qualified Contractor List.




ADOPTED BY THE BOARD  
PUBLIC WORKS OF THE CITY  
of Los Angeles California

Department of Public Works

Bureau of Engineering  
Bureau of Contract Administration  
Joint Report No. 1

AUG 14 2015

  
Executive Officer  
Board of Public Works

August 14, 2015  
CD Nos. ALL

**REQUEST FOR AUTHORITY TO APPROVE THE MUNICIPAL FACILITIES AND RELATED PROJECTS  
PRE-QUALIFIED CONTRACTORS LIST (PQCL) - WORK ORDER NO. EXX01006**

**RECOMMENDATIONS**

1. Approve the following Contractors for the Municipal Facilities PQCL:
  1. Balfour Beatty Construction, LLC
  2. Construct 1 One, Corp.
  3. Ford E.C., Inc.
  4. PCL Construction Services, Inc.
  5. Pinner Construction Co., Inc.
  6. S.J. Amoroso Construction Co., Inc.
  7. T.B. Penick & Sons, Inc.
  8. Walsh Construction Company
2. Authorize the City Engineer to use the Municipal Facilities PQCL for a term of five years for the construction of Municipal Facilities and Related Projects.

**TRANSMITTALS**

1. Copy of the Bureaus of Engineering (BOE) and Contract Administration (BCA) Joint Report No. 1, adopted on September 26, 2014, authorizing the advertisement of the Request for Qualifications (RFQ).
2. Copy of the RFQ entitled "Municipal Facilities Pre-Qualified Contractors List," released on October 28, 2014.
3. Copy of the list of firms who responded to the RFQ.
4. Copy of the list of potential subcontractors for each of the proposed firms.

**DISCUSSION**

***Background***

On September 26, 2014, the Board of Public Works (Board) authorized the City Engineer to advertise and issue a RFQ for a PQCL to perform construction on Municipal Facilities and Related Projects (Transmittal Nos. 1 and 2).

A Notice to Advertise the RFQ was placed in newspapers, with marketing and Architectural/Engineering associations, on websites, as well as presented at the Mayor's Business Outreach and at the Los Angeles Small Business Academy. The RFQ and its attachments were uploaded to the Los Angeles Business Assistance Virtual Network (LABAVN) website where respondents were able to download the RFQ and attachments.

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Based upon staff review, it was determined that eight Contractors met the requirements of the RFQ and are therefore proposed for the Municipal Facilities PQCL.

***Business Inclusion Program (BIP)***

On January 12, 2011, the Mayor issued Executive Directive No. 14 which created the BIP. This program provides Minority Business Enterprises (MBE), Women Business Enterprises (WBE), Small Business Enterprises (SBE), Emerging Business Enterprises (EBE), Disabled Veteran Business Enterprises (DVBE), and Other Business Enterprises (OBE) an equal opportunity to compete for and participate in City contracts. Additionally, the BIP requires respondents to perform and document a BIP outreach via the internet utilizing the LABAVN.

The RFQ was advertised with anticipated participation levels of 18 percent MBE, 4 percent WBE, 25 percent SBE, 8 percent EBE, and 3 percent DVBE. Program requirements may be adjusted during the life of the Municipal Facilities PQCL. The BOE will establish the MBE/WBE/SBE/EBE/DVBE anticipated participation levels for each project, depending on its size and complexity.

Each Pre-qualified Contractor has submitted a Schedule A - Potential List of MBE/WBE/SBE/EBE/DVBE/OBE Subcontractors which was compiled into a spreadsheet (Transmittal No. 4) for this Board Report. By listing companies on the Schedule A, the Contractor has obligated itself to solicit bids only from them when bidding on specific projects. The Bidder's list of subcontractors must be generated from their Schedule A, as well as from those subcontractors that may be added, upon the BCA's approval, during the life of the Municipal Facilities PQCL. Any bid submitted by a Pre-qualified Contractor that includes a subcontractor that is not on its current approved Schedule A, may be deemed non-responsive.

The BCA has verified the Schedule A subcontractors' certifications as of the time of review of this Board Report. Prior to the award of a contract for a specific project bid under the Municipal Facilities PQCL, the BCA will verify the eligibility and certification status of the bid-listed subcontractors.

Based on a review by the Office of Contract Compliance (OCC) of the BCA, all eight of the BOE's selected contractors have met the Business Inclusion Outreach Requirements and have been deemed responsive, pending compliance with all other City requirements.



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Report reviewed by:

BOE (ADM and PAC)

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Compliance Review performed  
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Bureau of Contract Administration

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Questions regarding this  
report may be referred to:  
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Respectfully submitted,



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