

REPORT OF GENERAL MANAGER

APPROVED

NO. 08-324

DATE December 11, 2008

DEC 11 2008

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK - RIVERSIDE PARK OUTDOOR DEVELOPMENT (PHASE I) (#1234A)(W.O. #E1906090) -FINAL PLANS AND CALL FOR BIDS

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	Shuff _____

Call for Bids

[Signature]
General Manager

Approved _____ Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Elysian Park - Riverside Park Outdoor Development (Phase I) (#1234A) (W.O. #E1906090) project;
2. Approve the reduction in the value of work that the specifications required to be performed by the Prime Contractor from 50% to 20% of the base bid price; and,
3. Approve the date to be advertised for receipt of bids as Tuesday, January 27, 2009, at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted are the final plans and specifications for the Elysian Park - Riverside Park Outdoor Development (Phase I) (#1234A) (W.O. #E1906090) project, located at 1800 Riverside Drive, Los Angeles, CA 90039, as prepared by the Bureau of Engineering, Architectural Division.

In 1999, City purchased the 18-acre property as the site for the proposed Riverside Park as an extension to Elysian Park. Due to limited funding, the park has to be developed in phases. Phase I of the project represents the development and improvements of the first five acres of the 18-acre site.

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The proposed scope for Phase I includes the following:

1. A gravel parking lot with handicap parking stalls on asphalt paving to meet Americans with Disabilities Act (ADA) compliance.
2. New services and connection for water and electricity utilities.
3. Two multipurpose game courts, an open lawn area, picnic areas, children's play area, landscape, irrigation, benches, fencing, trails with nature interpretive area and outdoor classroom.
4. Maintenance access road connecting lower and mid levels of the park.

The City Engineer's estimate for the construction costs of this project is \$1,300,000. Funds are available from the following funding accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>
Proposition 40 Urban Park Act	205/89/WV04
Proposition 40 Per Capita	47T/89/TBD
Proposition 40 RZH	47W/89/TBD

It has been the policy of this Board to require that the prime contractor on construction projects perform a minimum of 50% of the work for the project, as measured by the base bid price. It is proposed that the Board reduce the prime contractor's 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.

In accordance with the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration (MND) that includes both the acquisition and development elements of the project will be completed in time for approval and award of contract in March 2009. The final MND will need to be adopted along with any mitigation measures and a Notice of Determination filed with the Los Angeles City Clerk and the Los Angeles County Clerk at that time.

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

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, future operations and maintenance costs will be included in future Departmental annual budget requests.

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This report was prepared by Willis Yip, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Mike Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.

EXCERPT FROM THE MINUTES OF THE SPECIAL MEETING
BOARD OF RECREATION AND PARK COMMISSIONERS
DECEMBER 11, 2008

GENERAL MANAGER'S REPORT:

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RANCHO GOLF COURSE RESTAURANT CONCESSION -
REQUEST FOR PROPOSALS

Mr. Michael Shull, Superintendent, Planning and Development Division, revised the Summary of the report to include Deductive Alternate No. 1 for all work and materials associated with the construction of the Upper Multipurpose Game Court, including asphalt paving, striping, basketball goals and adjacent chain link fencing and the game court area with the hydroseeded turf in extended irrigation to that area will be provided in lieu of that deductive alternate. Mr. Shull advised that by including the deductive alternate this would provide versatility in awarding the project should the Department receive high bids.

Motion

It was moved by Vice-President Sanchez, seconded by Commissioner Williams that Report No. 08-324 be approved. There being no objections, the Motion was unanimously approved.