

# APPROVED

NOV 20 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

### BOARD REPORT

NO. 19-233

DATE November 20, 2019

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1<sup>st</sup> AND BROADWAY CIVIC CENTER PARK (PRJ20781) (PRJ21252) (W.O. #E1907807) PROJECT – APPROVAL OF FINAL PLANS AND CALL FOR BIDS.

AP Diaz _____	S. Piña-Cortez _____
H. Fujita _____	C. Santo Domingo <u>DF</u>
V. Israel _____	N. Williams _____

  
\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve final plans and specifications, substantially in the form on file with the Board of Recreation and Park Commissioners (Board) Office and as attached to this Report, for the 1st and Broadway Civic Center Park (PRJ20781) (PRJ21252) (W.O. #E1907807) Project (Project);
2. Approve the solicitation of bids through the Department of Public Works, Bureau of Engineering's (BOE) Municipal Facilities and Related Projects Pre-Qualified Contractors List (PQCL);
3. Approve the date to be advertised for receipt of bids as Tuesday, January 14, 2020 at 3:00 P.M. in the Board Office; and,
4. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

The proposed Project is located at 126 North Broadway, Los Angeles, CA 90012, in the Civic Center community of Downtown Los Angeles, across the street from Los Angeles City Hall. The Project site is generally bound by Los Angeles County's Grand Park to the north, Spring Street to the east, 1st Street to the south, and Broadway to the west.

The proposed Project would include the development of a 1.96-acre vacant lot into an open space public park, which is the result of a design competition previously initiated by the City in 2015.

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The proposed Project would incorporate a two-story restaurant building with rooftop access at the northwest corner of the park, trees and green spaces for public enjoyment, walking pathways and passive recreational uses, numerous seating areas, new hardscaping and landscaped areas, bicycle parking area, 16 multi-function canopies to provide shade and lighting throughout the park, and bioswales and Best Management Practices (BMPs) for infiltration and/or appropriate treatments of storm water runoffs.

The proposed two-story/tri-level restaurant building has a total gross area of approximately 19,200 square feet, and will accommodate up to five (5) points of sales of food and beverages (including alcoholic beverages). The ground floor will feature a café, a take-out window, and a beer garden. A full-service destination restaurant will occupy the entire second floor. The accessible rooftop terrace will have serviced bar and lounge seating and separate public view deck. An area on the north side of the restaurant building will accommodate essential infrastructure such as electrical vault, grease interceptor, loading dock, and trash enclosure. Public restrooms would be provided on the first floor of the restaurant building and at the rooftop for use by park patrons. RAP is currently in negotiations with a restaurateur to establish a multi-year contract to provide food and beverage services at the 1<sup>st</sup> and Broadway Park.

Extensive community outreach efforts have been conducted for the Project, including presentations, design workshops, and paper and on-line surveys. Below is a summary of some of the Project's major public engagement events:

- Initial public outreach meeting: October 7, 2014
- On-site community design workshop: January 17, 2015
- Public viewing of design competition entries at Figueroa Plaza, Public Works Building, City Hall, and Grand Central Market: January - March 2016
- Presentation of design competition entries to the Board's Facility Repair and Maintenance Task Force: January 15, 2016
- Public presentation of design competition entries: February 16, 2016
- Design competition outreach: March 5, 2016
- Presentation to Central City Association (CCA): March 23, 2016
- Community design workshop: May 17, 2017
- Additional presentation to CCA: February 28, 2018
- Community meeting to present IS/MND: January 15, 2019
- Additional presentation to CCA: May 29, 2019
- Project exhibit at Grand Park: June 11, 2019
- Civic Center Community Committee: June 24, 2019
- Community outreach event at Grand Park: July 4, 2019
- General community meeting: July 11, 2019
- General community meeting: July 29, 2019

Studio-MLA and their team of sub-consultants prepared the plans and specifications under the direction of the Bureau of Engineering (BOE), Architectural Division.

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Due to the saturated construction market, its impact on the bidding environment of public projects, and limited availability of funds, one Additive Alternate has been identified in the bid. The Additive Alternate bid item may be awarded as part of the contract at the discretion of the Board at the time of award, should funding become available.

Additive Alternate:

Fabrication and installation of sixteen (16) "California Poppy" canopy structures.

The determination of the lowest bidder will be made on the basis of the Base Bid amount without the consideration of Additive Alternate. The City Engineer's estimate for the Project's construction cost, excluding the Additive Alternate, is Twenty-One Million Five Hundred Thousand Dollars (\$21,500,000). It is noted that the City's Engineer's estimate for the Additive Alternate described above is Three Million Eight Hundred Thousand Dollars (\$3,800,000).

Funds are available from the following fund and account:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT NO.</u>
QUIMBY	302/89/89460K-RX
Park Fees	302/89/89716H

There is currently a funding shortfall of approximately \$13.4 million to complete the construction, and RAP has submitted a grant application for an amount of \$8.5 million for the State's Proposition 68 funds to make up a portion of the funding shortfall. If the Project receives the full amount of the Proposition 68 grant applied, the shortfall will be reduced to approximately \$4.9 million. Additional funding sources to make up the remaining shortfall may potentially come from the City's Municipal Facilities Capital Improvement Expenditure Program (CIEP), or other sources to be identified.

It is necessary to pre-qualify the bidding contractors to ensure quality of construction required by the Project's intent to construct a prominent world-class urban park and the unique restaurant building designed by the renowned Architectural firm of the Office of Metropolitan Architecture (OMA). It is recommended that the Project utilize and bid through the BOE's PQCL as the preferable contracting method. The PQCL was adopted by the Board of Public Works (BPW) on August 14, 2015 to establish a list of pre-qualified eight (8) contractors, pre-qualified based on their past performance, public sector experience, history of subcontractor payments, safety record, staff competency, and overall resourcefulness, in order to effectively take on complex and time sensitive construction projects. Staff recommends that the Project solicit bids from the eight (8) pre-qualified contractors from the PQCL as shown in Attachment 2.

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### TREES AND SHADE

The proposed project will remove one (1) existing Magnolia street tree on Broadway, outside of Park's property, and plant forty-seven (47) new trees, and new shrubs and groundcovers.

The new trees proposed to be planted are: ten (10) Desert Willow, eight (8) Toyon, five (5) Catalina Ironwood, four (4) California sycamore, nine (9) Coast Live Oak, three (3) Engelmann Oak, three (3) Valley Oak, and five (5) Island Live Oak.

At the time of construction completion, the trees would provide approximately 13,800 square feet of canopy coverage. At five (5) years after construction completion, it is anticipated that those trees will provide 20,800 square feet of canopy coverage.

Shade will be provided by these new planted large shade trees, canopy structures (if funded), as well as elements of the restaurant building.

### ENVIRONMENTAL IMPACT

The Project was previously evaluated for environmental impact in accordance with California Environmental Quality Act (CEQA), and the Board has determined that all the environmental impacts can be mitigated to a level less than significant, and adopted the Project's Final Initial Study/Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Plan (MMRP) (Board Report No. 19-075). A Notice of Determination (NOD) for the adopted Final IS/MND was filed with the Los Angeles City Clerk and the Los Angeles County Registrar/Recorder on July 26, 2019. Staff has determined that the Project and the environmental conditions of the site have not substantially changed since the previous evaluation and no additional mitigations are required. Therefore, no additional CEQA documentation is required.

### FISCAL IMPACT

Construction of the Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund at this time. However, operations and maintenance costs will be evaluated and included in future RAP budget requests.

The City's liability under the contract resulting from this bid process shall only extend to the present City appropriation to fund the contract. However, if the City appropriates funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.

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### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

- Goal No. 3:**            Create and Maintain World Class Parks and Facilities  
**Outcome No. 1:**    Newly developed open space park projects and the redesign of signature City parks  
**Key Metric:**            Number of major park projects completed  
**Target:**                 Six (6) by 2022

This Report was prepared by Nur Malhis, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Interim Division Head, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Maintenance and Construction.

### LIST OF ATTACHMENTS

- Attachment 1 – Final Plans and Specifications  
Attachment 2 – BOE PQCL Contractors for Municipal Facilities and Related Projects



**2015 PRE-QUALIFIED CONTRACTORS LIST (PQCL)  
MUNICIPAL FACILITIES AND RELATED PROJECTS**

List of Construction Contractors

(In alphabetical order)

BOE performs significant construction work on Municipal Facilities and Related Projects. The BOE is seeking to improve the delivery of these projects by establishing a pre-qualified list of contractors to streamline the bid and award process for selected construction projects. The PQCL will expedite the contracting process for projects advertised using this list.

**(In effect until August 14, 2020)**

- Balfour Beatty Construction, LLC
- Construct 1 One, Corp.
- Ford E.C., Inc.
- PCL Construction Services, Inc.
- Pinner Construction Co., Inc.
- S.J. Amoroso Construction Co., Inc.
- T.B. Penick & Sons, Inc.
- Walsh Construction Company