

REPORT OF GENERAL MANAGER

NO. 05-212

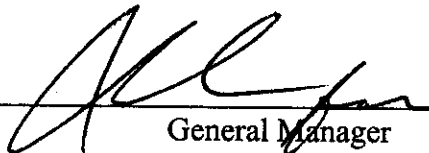
DATE August 9, 2005

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: **DOWNEY RECREATION CENTER – CHILD CARE CENTER (W.O. #E170227F)
- 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>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for Downey Recreation Center – Child Care Center (W.O. #E170227F);
2. Approve a reduction in the value of base bid work to be performed by the Prime Contractor from 50% to 20% minimum; and,
3. Approve the date for receipt of bids as Tuesday, September 20, 2005 at 3:00 P.M., in the Board Office.

SUMMARY:

At a meeting held on October 4, 2000, through Board Report No. 00-358, the Board cancelled Contract No. 2898 with Gamma Constructors, Inc., to construct a new child care center at the Downey Recreation Center. The contractor was cited for lack of performance, failure to maintain an active contractor's license, failure to pay its suppliers and subcontractors, as well as, being cited by the Office of Contract Compliance for prevailing wage violations.

Following the cancellation of the contract, negotiations with the Contractor's Surety ensued in regards to the type of take-over agreement (Board Report No. 01-61 and No. 02-18). On January 21, 2004 (Board report No. 04-25), an agreement was reached and approved by the

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Board. Due to the fact that so much time had passed, the original design became unusable due to the multitude of Building Code revisions and contract issues with the original design consultants. At this point, it was more cost effective to re-design the facility to current Building Code Standards with a new design consultant team.

Therefore, submitted are the revised final plans and specifications for the Downey Recreation – Child Care Center (W.O. #E170227F), located at 219 S. Avenue 18. The project is a Prop K specified project. The Bureau of Engineering, Architectural Division prepared plans for this project, and the estimate for the construction cost is \$1,411,500.00. The plans provide for the following:

1. Construct a new 3400 square feet Child Care Center that includes a Fire/Life Safety and Security system.
2. Install a new 2400 square feet concrete patio area.
3. Install a new 2910 square feet parking lot.
4. Install site landscaping.
5. Install new retaining walls/fences/gates.
6. Earthwork to provide certified building pad.

The scope of this project will involve many different types of contractors with not any particular contracting trade dominating the overall scope of work. Currently, the policy of this Board has been to require that the Prime Contractor perform a minimum of 50% of the value of the base bid. Staff believes that reducing the Prime Contractor minimum participation requirement on this project will help create more competitive bid pricing among the sub-contractors providing bids to the Prime Contractors and will also attract a broader range of different types of Prime Contractors, thus, creating a larger competitive market.

Funds for construction are available in the following accounts:

<u>Funding Sources</u>	<u>Fund/Dept./Acct. No.</u>
Prop K - Interest	43K/10/T234
Prop K - Yr 2	43K/10/N234
CFAF	100/-/T723
Prop A	TBD
Surety	TBD

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In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements will not have a significant impact on the environment. This project has been determined to be Categorical Exempt per City CEQA guidelines Article VII, Section 1c (new construction of small structures) and 1k (accessory structures). A Notice of Exemption was filed with the Los Angeles City Clerk's office on May 26, 1998, and posted by the County Clerk's office on May 27, 1998.

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

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 David Takata and reviewed by Neil Drucker, Recreational and Cultural Facilities Program, Bureau of Engineering and by Bradley M. Smith, P.E., Chief Deputy City Engineer, Bureau of Engineering.