

REPORT OF GENERAL MANAGER

NO. 05-02

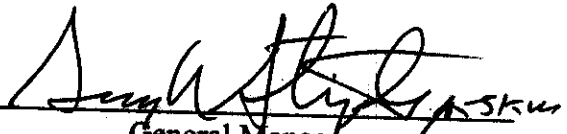
DATE January 5, 2005

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK BUILDING RENOVATION (W.O. # E170388F) – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

* K. Chan	<u>C.M. A.K.C.</u>	J. Combs	_____
H. Fujita	_____	J. Kolb	_____
F. Mok	_____	G. Stigile	_____



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for the Echo Park Building Renovation (W.O. #E170388F); and
2. Approve the date for receipt of bids as Tuesday, February 15, 2005, at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted are final plans and specifications for the Echo Park Building Renovation located at 1419 Colton Street, Los Angeles. Frank R. Webb Architects, consultant for the Department of Recreation and Parks, prepared the plans and specifications for the project. The estimate for the construction cost of this project is \$2,850,000.00. Plans call for the construction of improvements to an existing pool building and bathhouse involving removal and replacement of the roof structure enclosing a swimming pool and bathhouse, and disabled access upgrades, more specifically:

1. Removal of the existing roof structure including skylights, mechanical systems, and lighting;
2. Installation of the new roof structure including skylights;
3. Installation of glass and glazing located at top of perimeter walls of the building;
4. Installation of a new HVAC system;

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5. Installation and upgrade of the electrical system;
6. Upgrades for disabled access to the bathhouse; and
7. Parking for disabled access including the access ramp and parking lot re-striping.

Funds for construction are available for the proposed improvements in Proposition K and Proposition 12-RZH funds.

The project was previously advertised under the name of "Echo Park Pool and Bathhouse Renovation." One bid was received, which is recommended to be rejected under a separate board report. The bid is recommended for rejection because there are insufficient funds available to award the contract even if all the deductive alternates are exercised. The high bid may have resulted from the following: 1) the project was misunderstood to be improvements to the swimming pool rather than improvements to the building, which limited the number of available contractors and subcontractors; and 2) the current high bidding climate that the City is experiencing in various projects. In order to clarify the project scope within the project title, the project will be advertised as "Echo Park Building Renovation." The plans and specifications were also revisited to do further value engineering.

Sufficient funding will be available in these accounts:

<u>FUND</u>	<u>ACCOUNT NO.</u>
43K	T421
43K	V421
43K	W421
46L	T600

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 pursuant to Article III, Section 1, Class 1 (4) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk's Office on November 20, 2001, and posted by the Los Angeles County Clerk's Office on November 20, 2001.

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

This report was prepared by Cathie Santo Domingo, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering.