

APPROVED

OCT 14 2008

REPORT OF GENERAL MANAGER

NO. 08-279

DATE October 14, 2008

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 2 & 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VAN NUYS - SHERMAN OAKS RECREATION CENTER - UNIVERSAL ACCESS PLAYGROUND (#1208L) (W.O. #E1904599) AND DEARBORN PARK - UNIVERSAL ACCESS PLAYGROUND (#1209L) (W.O. #E1904603) - FINAL PLANS AND CALL FOR BIDS

|            |       |           |                    |
|------------|-------|-----------|--------------------|
| R. Adams   | _____ | J. Kolb   | _____              |
| H. Fujita  | _____ | F. Mok    | _____              |
| S. Huntley | _____ | K. Regan  | _____              |
| V. Israel  | _____ | *M. Shull | <i>[Signature]</i> |

*[Signature]*  
General Manager

Approved *[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Van Nuys-Sherman Oaks Recreation Center - Universal Access Playground (#1208L) (W.O. #E1904599) and the Dearborn Park - Universal Access Playground (#1209L) (W.O. #E1904603) projects;
2. Approve the designation of Landscape Structures, Inc., as the sole source vendor for the playground equipment for both Van Nuys-Sherman Oaks Recreation Center - Universal Access Playground (#1208L) (W.O. #E1904599) and the Dearborn Park - Universal Access Playground (#1209L) (W.O. #E1904603) projects;
3. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from 50% to 20% of the Base Bid price; and,
4. Approve the date to be advertised for receipt of bids as Tuesday, December 2, 2008 at 3:00 P.M. in the Board Office.

REPORT OF GENERAL MANAGER

PG. 2 NO. 08-279

SUMMARY:

There are thirteen Universal Access Playground (UAP) projects in the Proposition 40 UAP Program. A total of six (6) UAP projects have been completed to date in the following sites: Lake Street Recreation Center, Hansen Dam Recreation Area, Hazard Park Recreation Center, Lincoln Park Recreation Center, Martin Luther King Jr. Therapeutic Recreation Center, and Anthony C. Beilenson Park. Five UAP projects are currently under construction at the following sites: Benny H. Potter West Adams Avenue Memorial Park, Ken Malloy Harbor Regional Park, South Park Recreation Center, Stoner Recreation Center and Shadow Ranch Park. The pending UAP projects at Van Nuys-Sherman Oaks Recreation Center and Dearborn Park are grouped together for bid and construction under a single contract in order to maximize the economy of scale.

Submitted for the Board's approval are the final plans and specifications for the project that consists of the two UAP projects: one at Van Nuys-Sherman Oaks Recreation Center, located at 14201 Huston Street, Sherman Oaks, CA 91423; and the other one at Dearborn Park, located at 17141 Nordhoff Street, Northridge, CA 91330. The plans call for the construction of new universally accessible playgrounds at both Van Nuys-Sherman Oaks Recreation Center and Dearborn Park with new playground equipment on rubberized resilient surface, benches, drinking fountains, landscaping, and irrigation. The Bureau of Engineering (BOE), Architectural Division prepared the plans and specifications.

The base bid prices of Van Nuys-Sherman Oaks Recreation Center UAP project and Dearborn Park UAP project are identified as Base Bid "A" and Base Bid "B" respectively. The determination of the lowest bidder will be made on the basis of the Base Bid amount. The Base Bid will be the total combined lump sum price for both UAP projects at Van Nuys-Sherman Oaks Recreation Center and Dearborn Park, i.e., the total prices of Base Bid "A" plus Base Bid "B". The Department reserves the right to award either Base Bid "A" or Base Bid "B", or both. However, because each of the parks has its own funding, the contractor will be required to complete each park for the bid price amount stated for each park and must submit separate billings for each of the parks.

The City Engineer's estimate for the construction costs of Van Nuys-Sherman Oaks Recreation Center UAP project and Dearborn Park UAP project are \$850,000 and \$635,000, respectively, for a combined total of \$1,485,000. Funds are available from these accounts:

Van Nuys - Sherman Oaks Recreation Center UAP:

| <u>Funding Source</u>                                  | <u>Fund/ Department/Account No.</u> |
|--|-------------------------------------|
| Proposition 40 Specified (AB716)                       | 205/89/WU08                         |
| Capital Improvement Expenditure Program (CIEP) 2005/06 | 100/54/Y607                         |
| Quimby   | TBD                                 |

## REPORT OF GENERAL MANAGER

PG. 3                      NO. 08-279

Dearborn Park UAP:

| <u>Funding Source</u>                                  | <u>Fund/ Department/Account No.</u> |
|--|-------------------------------------|
| Proposition 40 Specified (AB716)                       | 205/89/WU09                         |
| Capital Improvement Expenditure Program (CIEP) 2005/06 | 100/54/Y607                         |

The UAPs require special adaptation of conventional playground equipment to facilitate equal access in a technical sense, and also to create a play environment that serves children of all abilities. The size and shape constraints of the Van Nuys-Sherman Oaks Recreation Center and the Dearborn Park project sites also dictate the need for highly specific playground equipment requirements that cannot be met with a generic specification. Manufacturers of universally accessible play equipment design their handicapped access ramps and platforms to specific lengths and slopes that comply with American with Disabilities Act code requirements, but their ramps are not the same length and slope. Play equipment is selected based on space availability, community input and the recommendations of the City's UAP consultant, Shane's Inspiration.

At both the Van Nuys-Sherman Oaks Recreation Center and the Dearborn Park, the new play equipment will be custom fabricated and installed in tight spaces with dimensions that are fixed by the design of the new play pits. The sites require the selection of equipment with customized design for each specific play pit. As a result, it is not possible to substitute another manufacturer's equipment as the platform and ramp systems will not fit in the available play pit areas. Landscape Structures, Inc. (LSI), produces unique play panels and custom theme panels that are not available from other vendors and are not interchangeable with other equipment. LSI's products will fit in the spaces available at these two UAP's. Therefore, it is recommended that LSI be approved as the sole source vendor to provide the playground equipment at both the Van Nuys-Sherman Oaks Recreation Center and Dearborn Park, as specified in the construction documents. There is no known equal vendor. LSI has provided both UAP and standard playground equipment for numerous parks citywide, and the quality of their product has been high and consistent.

The policy of this Board has been to require that the prime contractor on construction projects perform a minimum of 50% of the work on the project, as measured by the base bid price. It is proposed to reduce the prime contractor participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, and thus, create a more inviting and competitive bidding environment for this project. Also, it should create more competitive pricing among the subcontractors providing bids to the prime contractors. Furthermore, given the relatively large number of specific types of trades required to complete the construction (including play equipment, resilient surfacing, landscaping, irrigation, concrete paving, benches, etc.), it would be very difficult for any prime contractor to perform 50% of the contract work.

Staff has determined that the subject project will consist of the construction of new UAP with landscaping, irrigation, benches and drinking fountains at both Van Nuys-Sherman Oaks Recreation Center and Dearborn Park, and is exempt from the provisions of the California Environmental

REPORT OF GENERAL MANAGER

PG. 4                      NO. 08-279

Quality Act (CEQA) pursuant to Article III, Section 1, Class 2(1) of the City CEQA Guidelines. The City Attorney has reviewed and approved the bid package.

FISCAL IMPACT STATEMENT:

Both Van Nuys-Sherman Oaks Recreation Center UAP and Dearborn Park UAP projects are funded by the State's Proposition 40 Specified (AB716) and the City Capital Improvement Expenditure Program funds, with Van Nuys-Sherman Oaks Recreation Center UAP project receiving additional Quimby funds, subject to Board approval. 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.

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