

REPORT OF GENERAL MANAGER

NO. 06-48

DATE March 1, 2006

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LANARK POOL REPLACEMENT AND BATHHOUSE RENOVATION (#1300P)  
(W.O. #E170928D) – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>Com for M.S.</u>

*Robert H. Jensen (for)*  
 \_\_\_\_\_  
 General Manager

**MAR 01 2006**

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Lanark Pool Replacement and Bathhouse Renovation (#1300P) (W.O. #E170928D);
2. Advertise the date for receipt of bids as Tuesday, April 25, 2006, at 3:00 P.M. in the Board Office; and,
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;

SUMMARY:

Submitted are the final plans and specifications for the Lanark Pool Replacement and Bathhouse Renovation project (#1300P) (W.O. #E170928D), located at 21827 Strathern Street, Canoga Park, CA 91304, as prepared by the design consultant, Sparano + Mooney, Architecture, Inc.

The proposed construction involves the replacement of the existing swimming pool and deck, renovation of the existing bathhouse and pool equipment house, replacement of existing fencing and repair of the existing parking lot. An additive alternate is included to remove the existing water slide during construction and reinstall it at completion if the Los Angeles County Health Department authorizes and issues the permit for the water slide.

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The City Engineer's construction estimate for the project is \$4,500,000.00. Funds are available for this project from the following 11 sources:

FUNDING SOURCE	DEPT. NO. / FUND NO. / ACCT.NO.
Quimby	89 / 302 / 460K-LA
Quimby-Zone Change	89 / 302 / 440K-LA
CRA AB1290	TBD
Sites & Facilities FY05-06	88 / 209 / Y241
Prop 40 PC 1/3	TBD
Prop 40 PC 2/3	TBD
Prop 40 RZH 1/3	TBD
Prop 40 RZH 2/3	TBD
Prop 12 RZH	TBD
Prop 12 PC 2/3	TBD
General Fund	22 / 551 / Y610

The design has been approved by the community through a meeting held at the Lanark Park Recreation Center on June 9, 2005. The community representation consisted of the Canoga Park Neighborhood Council, Teen Group, Gang Intervention, Federation GTO, Canoga Park Improvement and Police Community representative.

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, thus, creating 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, because the nature of the renovation work of the pool, pool deck, equipment house and bath house requires more specialized subcontractors, 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 replacement of the existing pool and refurbishment of the bathhouse. Therefore, it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2(5) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on December 30, 2004.

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

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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 Fred O. David, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Mahmood Karimzadeh, Principal Architect, BOE Architectural Division; by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; by Bradley Smith, Chief Deputy City Engineer, BOE.