

APPROVED

REPORT OF GENERAL MANAGER

JUN 16 2010

NO. 10-153

DATE June 16, 2010

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK – RIVERSIDE PARK OUTDOOR DEVELOPMENT (PHASE I) (PRJ#1234A) (W.O. #E1906090) – REVIEW OF BIDS AND AWARD OF CONTRACT

R. Adams \_\_\_\_\_  
V. Israel \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
S. Huntley \_\_\_\_\_

F. Mok \_\_\_\_\_  
K. Regan \_\_\_\_\_  
\*M. Shull \_\_\_\_\_ *A for*

*[Signature]*  
General Manager

Approved \_\_\_\_\_ *[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Find Environmental Construction, Inc., with a base bid of \$720,885, to be the lowest responsive and responsible bidder for the Elysian Park – Riverside Park Outdoor Development (Phase I) (#1234A) (W.O. #E1906090) project;
2. Award the contract to Environmental Construction, Inc., for a total award amount of \$720,885, all according to the plans and specifications;
3. Authorize the Chief Accounting Employee to encumber funds in the amount of \$720,885 from the following fund and account numbers under the awarding authority of this Board Report; and,

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ ACCT. NO.</u>	<u>ENCUMBRANCE AMOUNT</u>
Proposition 40 Urban Park Act	205/89/WV04	\$ 720,885 <sup>(A)</sup>

<sup>(A)</sup> The Proposition 12/40 Cash Flow loan account will be used to cash flow this fund and will be promptly repaid upon reimbursement of funds from the State.

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4. Direct staff to prepare a contract and authorize the Board President and Secretary to execute the same, subject to approval of the City Attorney, as to form.

SUMMARY:

On December 11, 2008 (Board Report No. 08-324), the Board approved plans and called for bids for the Elysian Park – Riverside Park Outdoor Development (Phase I) (#1234A) (W.O. #E1906090), located at 1880 Riverside Drive, Los Angeles, CA 90039. On January 27, 2009, the Board received bids for the project. However, on February 17, 2010 (Board Report No. 10-028), the Board rejected all bids received and authorized re-bid in order to receive more current competitive bid prices and to include additional information required by the City Department of Building and Safety.

The proposed project scope involves the development and improvements of the first 5 acres of the City purchased 18-acre site with the following features: a new permeable parking lot with handicap parking stalls to meet Americans with Disabilities Act (ADA) compliance; new services and connection for water and electricity utilities; two multipurpose game courts, an open lawn area, picnic areas, children’s play area, landscape, irrigation, benches, fencing, trails with nature interpretive area and outdoor classroom, access road connecting lower and mid levels of the park, and bio-swales to capture and infiltrate onsite storm water runoffs.

On April 27, 2010, the Board received a total of eighteen (18) bids as follows:

<u>Bidders</u>	<u>Base Bid</u>
Environmental Construction, Inc.	\$720,885
Horizon Construction Co. International, Inc.	\$833,833
AVI-CON, Inc. dba CA Construction	\$888,000
Western Group, Inc.	\$899,000
Elite Landscaping, Inc.	\$902,000
Tobo Construction, Inc.	\$905,140
C.G. Construction	\$944,747
C.S. Legacy Construction, Inc.	\$945,071
YAKAR	\$945,550
Pacwest Corp.	\$947,000
Koam Construction, Inc.	\$980,000
Simgel Co., Inc.	\$988,000
Park West Landscape, Inc.	\$992,196
Bitech Construction Co., Inc.	\$992,300
Y&M Construction, Inc.	\$994,120
Cal-City Construction, Inc.	\$1,026,025
L.A. Builders, Inc.	\$1,130,000
Acon Development, Inc.	\$1,153,700

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Staff has reviewed the subcontractor outreach effort made by Environmental Construction, Inc., and based on the documents submitted, has determined that a “good faith” effort has been made. Environmental Construction, Inc., satisfied 90 of 100-point requirement outlined by the Board’s Outreach Program. The Outreach Document Package is on file in the Board Office and a synopsis of said package is attached. The City Attorney has reviewed the bid submitted by Environmental Construction, Inc., and found it to be in order. Environmental Construction, Inc., is the lowest responsive and responsible bidder.

Staff also reviewed the responsiveness and work performance of Environmental Construction, Inc., on previous City projects and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that there have been no labor compliance violations and that all other legal requirements have been met by the bidder.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) that included both the acquisition and development elements of the project was reviewed and adopted by the Board on January 20, 2010 (Board Report No. 10-015). The Notice of Determination has been filed with the Los Angeles City Clerk and the Los Angeles County Clerk.

### FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department’s General Fund because the project is entirely grant funded; however, future operations and maintenance costs will be assessed upon completion of the project.

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