

**APPROVED**  
JUL 16 2020

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

**BOARD REPORT**

**NO.** 20-141

**DATE** July 16, 2020

**C.D.** 2

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT: STUDIO CITY RECREATION CENTER – NEW GYMNASIUM (PRJ20404)  
(W.O. #E170267B) PROJECT – REJECTION OF ALL BIDS AND RE-BID**

AP Diaz _____	<i>for</i> S. Piña-Cortez _____	_____
H. Fujita _____	*C. Santo Domingo _____	<i>DF</i> _____
V. Israel _____	N. Williams _____	_____

  
 \_\_\_\_\_  
 General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Reject all bids received on March 18, 2020, for the Studio City Recreation Center – New Gymnasium (PRJ20404) (W.O. #E170267B) Project (Project); and,
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Project, located at 12621 Rye Street, Studio City, CA 91604, is a Proposition K – L.A. for Kids Program (Prop K) Specified project. The scope of work includes the demolition of the existing 5,273 square feet (SF) community building, and the construction of a new gymnasium and community center, totaling approximately 12,000 SF. The site improvements include reconfiguration and expansion of the existing parking lot, new hardscape areas to provide circulation and gathering spaces, improvements to the surrounding landscaping, irrigation repairs, new trees, and outdoor lighting. The Project is targeting both Leadership in Energy and Environmental Design (LEED) and Net Zero Energy Building (NetZero) certifications.

The Project is well supported by the community members and the Office of Council District 2. Three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were held to provide opportunities for stakeholders and community members to engage in the development and design of the proposed Project. Five (5) additional community outreach meetings were also conducted in the summer of 2019 as part of the community outreach requirements for the State's Proposition 68 funding.

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On December 18, 2019, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids for the Project (Report No. 19-257). The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, with supporting design services provided by Sparano+Mooney Architecture, Inc. The City Engineer's estimate for the Project's construction cost was Eleven Million, Five Hundred Thousand Dollars (\$11,500,000).

On March 18, 2020, the Board received a total of two (2) bids as follows:

No.	Contractor	Base Bid
1	A & B Construction, Inc.	\$13,765,000
2	M.S. Construction Management Group	\$12,995,000

Staff has evaluated the subcontractor outreach documentation submitted by both bidders for compliance with the City's Business Inclusion Program (BIP) under the Mayor's Directive No. 14, and determined that both bids failed one or more of the six (6) indicators as required, and are not in compliance with the BIP's subcontractor outreach and participation requirements. Both bids submitted by A & B Construction, Inc. and M.S. Construction Management Group have been deemed non-responsive.

Funds are currently available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT NO.</u>
Proposition K – YR-14	43K/10/10G480
Proposition K – YR-18	43K/10/10L479
Proposition K – YR-19	43K/10/10MPCV
Proposition K – YR-23	43K/10/10SPAR
Quimby	302/89/89460K-ST

The current funding shortfall to complete the construction is estimated at \$11.5 million. It is noted that RAP submitted an application to the State for the afore-mentioned Proposition 68 Grant in an amount of \$8.5 million to help reduce the Project's funding shortfall. Unfortunately, it was announced on February 25, 2020 that the Project was not selected to receive the Proposition 68 Grant.

Since both bids received have been deemed non-responsive and there is not sufficient funding to award the Project, it is recommended that the Board reject all bids at this time. The Project will be re-bid at a later time through the RAP's as-needed pre-qualified general contractors for park facilities construction once the Project is fully funded.

TREES AND SHADE

The Project proposes to remove eleven (11) existing trees and plant sixty-three (63) new trees.

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The existing trees proposed to be removed are: four (4) Velvet Ash, two (2) Crape Myrtle, two (2) Southern Magnolia, one (1) Benjamin Fig, one (1) Brisbane Box, and one (1) Holly Oak, which is a non-native unprotected tree per definition of Protected Tree under Ordinance 177404.

The new trees proposed to be planted are: eight (8) African Fern Pine, fourteen (14) Desert Willow, eight (8) Australian Willow, nine (9) Eldarica Pine, fourteen (14) Red Push Pistache, two (2) Coast Live Oak, and eight (8) Tipuana.

All new trees proposed to be planted are 36-inch box trees and have a projected five (5) year canopy diameter of sixteen (16) feet to twenty (20) feet. Approximately twelve thousand (12,000) square feet of tree canopy is projected to be provided by the new trees after five (5) years, assuming a survival rate of 75 percent.

### ENVIRONMENTAL IMPACT

This Project was previously evaluated for environmental impact in accordance with the California Environmental Quality Act (CEQA), and the Board has determined that it is categorically exempt from the provisions of CEQA (Report No. 19-257). Therefore, no further documentation is necessary.

### FISCAL IMPACT

The proposed Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund at this time.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 2:** Offer affordable and equitable recreational programming.

**Outcome No. 2:** Improved health and social equity for young Angelenos.

**Result:** The Construction of the proposed gymnasium will give RAP staff the space and opportunity to offer programs and classes to serve the community.

This Report was prepared by Shun Yu Zhang, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Assistant Division Head, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.