

APPROVED
APR 05 2006

REPORT OF GENERAL MANAGER

NO. 06-82

DATE April 5, 2006

BOARD OF RECREATION
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ORCUTT RANCH – REFURBISHMENT OF BUILDINGS AND GROUNDS AND AMERICANS WITH DISABILITIES ACT (ADA) ACCESS IMPROVEMENTS (W.O. #E170211F) – FINAL PLANS AND CALL FOR BIDS

J. Combs _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
B. Jensen _____	*M. Shull _____

Combs

Robert H. Jensen (Sr.)
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for Orcutt Ranch – Refurbishment of Buildings and Grounds, and Americans with Disabilities Act (ADA) Access Improvements (W.O. #E170211F) project; and,
2. Advertise the date for receipt of bids as Tuesday, May 16, 2006, at 3:00 PM, in the Board Office.

SUMMARY:

Submitted are final plans and specifications for the Orcutt Ranch – Refurbishment of Buildings and Grounds, and ADA Access Improvements (W.O. #E170211F), located at 23600 Roscoe Boulevard, West Hills, CA 91304. The project is a specified project for Proposition K funding, with proposed additional Proposition K funds programmed pending Council approval. The Bureau of Engineering’s Architectural Division prepared plans for this project. Their estimate for the base bid construction cost of this project is \$1,436,850. The plans provide for refurbishment and improvements to the existing buildings and grounds of Orcutt Ranch Park. The following is a general list of the improvements to be made to the park facilities:

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1. Installation of new chain link, Woodcrete, and wrought iron fence to replace existing fencing
2. New irrigation system to replace existing in orchard and community garden areas
3. Grading and drainage improvements at park entry, around buildings, and in stream area
4. Installation of decomposed granite and gravel path with markers for new nature trail
5. Additional plantings at orchard, stream areas, and at various locations
6. Installation of new security lighting and walkways adjacent to existing buildings
7. Installation of new site furnishings including kiosk, benches, waste receptacles, and signage
8. Renovation of existing office/storage building to provide an ADA accessible restroom
9. Improvements to existing parking area to provide ADA accessible parking

The following improvements will be included in the bid as additive/deductive alternates in order to gain flexibility in meeting project scope with available funding:

Additive Alternates

Additive Alternate No. 1 - Renovation of existing historical barn/storage building for use as educational exhibit space

Additive Alternate No. 2 - Installation of new 6-foot high chain link fence enclosure with pedestrian gate at existing crop fans (windmill)

Additive Alternate No. 3 - Installation of utility poles and boulders around edge of new loop nature trail

Additive Alternate No. 4 – The planting of sixty-four (64), 15-gallon orange trees in orchard areas to replace dead and missing trees

Additive Alternate No. 5 - Installation of six (6), 15-foot high security light standards, located at entry to park along new walkway leading to parking area and existing buildings

Additive Alternate No. 6 - Installation of ten, backless benches to be located along the nature trail loop (historic road)

Additive Alternate No. 7 – Installation of replacement bridge over the stream area with new ADA turn around area

Additive Alternate No. 8 – Installation of ramp with handrails at the stream area, and fabrication and installation of one (1) ADA parking sign adjacent to ramp

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Deductive Alternates

Deductive Alternate No. 1 - Installation of new non-pressure irrigation lines, valves, and heads in orchard areas

Deductive Alternate No. 2 - Installation of sixteen (16) bronze plaque trail markers on nature trail area and at park entry/sediment area

Deductive Alternate No. 3 - Construction of new masonry and wood kiosk and construction of new masonry mailbox

Deductive Alternate No. 4 - Installation of new 6-foot high chain link fence along March Avenue to replace existing fence

Funds for construction are available for the proposed improvements in the following fund / accounts:

<u>FUNDING SOURCE</u>	<u>DEPT / FUND / ACCOUNT NO.</u>
PROP K YR 7	43K/10/V469
PROP K YR 8	43K/10/W469
PROP K YR 9	43K/10/Y469

In compliance with the California Environmental Quality Act (CEQA), staff has reviewed the project and has determined that the proposed improvements will not have a significant impact on the environment. A Notice of Determination was filed with the Los Angeles City and County Clerks on June 23, 2004. Mitigation measures were made a condition of the project approval. A Negative Declaration was prepared for this project and may be examined at the office of the City Engineer.

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

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 Alice Gong, Project Manager, and reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; by Bradley M. Smith, P.E., Chief Deputy, Bureau of Engineering.