

APPROVED  
AUG 09 2006

REPORT OF GENERAL MANAGER

BOARD OF RECREATION  
and PARK COMMISSIONERS

NO. 06-214

DATE August 9, 2006

C.D. 1, 8 and 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN PARK RECREATION CENTER – ADDITION TO THE EXISTING UNIVERSAL ACCESS PLAYGROUND (W.O. #E1904598); HAZARD RECREATION CENTER - UNIVERSAL ACCESS PLAYGROUND (W.O. #E1904592) AND MARTIN LUTHER KING JR. THERAPEUTIC RECREATION CENTER - UNIVERSAL ACCESS PLAYGROUND (W.O. #E1904589) – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

J. Combs \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
S. Huntley \_\_\_\_\_  
B. Jensen \_\_\_\_\_

J. Kolb \_\_\_\_\_  
F. Mok \_\_\_\_\_  
K. Regan \_\_\_\_\_  
\*M. Shull \_\_\_\_\_

*Call for bids*

*Robert Jensen (for)*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for the Lincoln Park Recreation Center– Addition to the existing Universal Access Playground (W.O. #E1904598); the Hazard Recreation Center – Universal Access Playground (W.O. #E1904592); and the Martin Luther King Jr. Therapeutic Recreation Center - Universal Access Playground (W.O. #E1904589);
2. Approve the designation of PlayPower LT Farmington (PLTF, formerly known as Little Tikes Commercial Play Stations) as the sole source supplier for the playground equipment for the Hazard Recreation Center Universal Access Playground, and Landscape Structures, Inc., as the sole source supplier for the playground equipment for the Martin Luther King Jr. Therapeutic Recreation Center Universal Access Playground;
3. Approve the date to be advertised for receipt of bids as Tuesday, September 12, 2006, at 3:00 P.M. in the Board Office; and,
4. Approve the reduction in the Department's standard value of work that the specifications require to be performed by the Prime Contractor from 50% to 20% of the Base Bid price.

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### SUMMARY:

There were a total of twelve (12) new Universal Access Playgrounds (UAPs) to be designed and constructed throughout the City under the Proposition 40 UAP Program (one UAP for each Council District which did not have a UAP at the time that Proposition 40 was approved by voters). Two (2) UAPs, one at Temple Beverly Park (AKA Lake Street Park), Council District 13, and a second at Lincoln Park, Council District 1, have already been completed under prior projects, with the exception of some additional work to be completed at the Lincoln Park UAP as described herein. The Lake Street UAP was funded by Proposition 40. A UAP is currently under construction at the Hansen Dam Recreation area, which is partially funded by Proposition 40. Ten (10) additional UAPs are now in design. Additionally, existing UAPs at Griffith Park -Shane's Inspiration, Council District 4, and at Westwood Recreation Center - Aiden's Place, Council District 5, were completed before Proposition 40 funding became available. After the completion of the UAP program, each Council District will have a UAP.

Given the current robust construction market throughout the region, it would be very difficult to attract a reasonable number of good and competitive bids on these relatively small projects. Therefore, the ten (10) new UAP projects are being bundled into pairs to form five (5) larger projects, each with a construction budget of approximately \$1,000,000. The projects are combined for bidding and construction purposes based on their geographical proximity to further take advantage of the "economy of scale" and for efficiency in construction. In this case, the pair is made up of new UAP's at Hazard Recreation Center and Martin Luther King Jr. Therapeutic Recreation Center.

The nearby, existing Lincoln Park Recreation Center UAP was completed before the Proposition 40 funding was available. During construction, Councilmember Reyes' office asked for two "water spouting" play sculpture elephants to be added to the newly completed UAP to commemorate the original Lincoln Park Zoo which was once across the street from the park. The addition had to be deferred because of insufficient funding. The Proposition 40 UAP Program now makes funding available to complete this small addition to the existing UAP at Lincoln Park. Because of its location, the additional work at the Lincoln Park Recreation Center UAP will be bid with the Hazard Recreation Center and Martin Luther King Jr. Therapeutic Recreation Center UAPs. This will make this a three-location contract.

Submitted are the final plans and specifications for the project that consists of two (2) new and one (1) expanded UAPs: Lincoln Park, located at 3501 Valley Boulevard, Los Angeles, CA 90031; Hazard Recreation Center, located at 2230 Norfolk Street, Los Angeles, CA 90033; and Martin Luther King Jr. Therapeutic Recreation Center, located at 3916 S. Western Avenue, Los Angeles, CA 90062. A consultant to the City, Cornerstone Studios, Inc., prepared the plans and specifications under the supervision of the Architectural Division of the Bureau of Engineering. The Architectural Division prepared the Lincoln Park Recreation Center UAP expansion plans utilizing in-house staff.

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The plans call for an addition to the existing UAP at Lincoln Park Recreation Center and the construction of a new UAP at both Hazard Recreation Center and Martin Luther King Jr. Therapeutic Recreation Center. Each new UAP will also include benches and drinking fountains. The following improvements will be included in the bid as additive alternates in order to gain flexibility in meeting desired project scope within available funding:

Additive Alternate No. 1:

Chainlink fence and mow strip at Hazard Recreation Center

Additive Alternate No. 2:

Cool Mister and water supply at Hazard Recreation Center

Additive Alternate No. 3:

Age 5-12 play area fencing at Martin Luther King Jr. Therapeutic Recreation Center

Additive Alternate No. 4:

Sand table and water supply at Martin Luther King Jr. Therapeutic Recreation Center

Additive Alternate No. 5:

Raised planter, planting and irrigation at Martin Luther King Jr. Therapeutic Recreation Center

The determination of lowest bidder will be made on the basis of the base bid amount, excluding these additive alternates. The base bid will be the total combined lump sum price for the Lincoln Park, Hazard Recreation Center, and Martin Luther King Jr. Therapeutic Recreation Center UAPs. 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 (excluding additive alternates) of the UAPs at Lincoln Park, Hazard Recreation Center and Martin Luther King Jr. Therapeutic Recreation Center are \$40,000, \$490,000 and \$500,000, respectively, for a combined total of \$1,030,000. Funds are available from these accounts:

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Lincoln Park:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 – Universal Access Playgrounds	205/89/WU13

Hazard Recreation Center:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 – Universal Access Playgrounds	205/89/WU03
Capital Improvement Expenditure Program (CIEP) 2005/06	100/54/Y607

Martin Luther King Jr. Therapeutic Recreation Center:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 – Universal Access Playgrounds	205/89/WU04
CIEP 2005/06	100/54/Y607
Proposition 12 Roberti-Z’Berg-Harris (RZH)	46L/22/TBD

**Sole Source Selection:** The UAPs require special adaptation of conventional playground equipment to facilitate not only equal access in a technical sense, but also to create a play environment that serves children of all abilities. The size and shape constraints of the sites at Hazard Recreation Center and Martin Luther King Jr. Therapeutic Recreation Center also dictate 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 ADA 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 universal access consultant, Shane’s Inspiration. At Hazard Recreation Center and Martin Luther King Jr. Therapeutic Recreation Center, the new play equipment will be installed in spaces with dimensions that are fixed by existing conditions. There are no such restrictions at Lincoln Park. After the selection of the equipment, it is not possible to substitute another manufacturer’s equipment with a platform and ramp system that will fit in the same space. Both PlayPower LT Farmington (PLTF) and Landscape Structures, Inc. (LSI), produce unique play panels and custom theme panels that are not available from other vendors and are not interchangeable with other equipment.

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Therefore, it is recommended that LSI be approved as the sole source supplier to provide the playground equipment at Martin Luther King Jr. Therapeutic Recreation Center and that PLTF be approved as the sole source supplier to provide playground equipment at Hazard Recreation Center, as specified in the construction documents, because there is no known equal vendor. PLTF and LSI have provided playground equipment for numerous parks citywide, including both UAPs and standard playgrounds, and the quality of their product has been consistently high.

Prime Contractor Level of Effort: 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. Given the playground equipment acquisition cost and 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. Therefore 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.

Staff has determined that the subject project will consist of the replacement of existing playgrounds with new UAPs at both Hazard Recreation Center and Martin Luther King Jr. Therapeutic Recreation Center and a minor addition to the existing UAP at Lincoln Park, and therefore, is exempt from the provisions of the California Environmental 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:

The project will be funded by a combination of State Proposition 40 Specified (AB716) and Proposition 12 RZH funds and the City's CIEP funds. There is no immediate fiscal impact to the Department's operational and maintenance budget. However, future operations and maintenance costs will be included in future Departmental annual budget requests.

Prepared by Reza Bagherzadeh, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; and by Bradley Smith, Chief Deputy City Engineer, BOE.