

APPROVED

JUN 07 2006

REPORT OF GENERAL MANAGER

NO. 06-138

DATE June 7, 2006

BOARD OF RECREATION
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SHADOW RANCH PARK - UNIVERSAL ACCESS PLAYGROUND (W.O. #E1904602) AND ANTHONY C. BEILENSON PARK (ALSO KNOWN AS LAKE BALBOA PARK) - UNIVERSAL ACCESS PLAYGROUND (W.O. #E1904590) - 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>ms</u>

Robert H. Jensen (ra)
General Manager

Approved AS Amended

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications for Shadow Ranch Park - Universal Access Playgrounds at (W.O. #E1904602) and Anthony C. Beilenson Park (also known as Lake Balboa Park) - Universal Access Playground (W.O. #E1904590);
2. Approve the designation of Landscape Structures, Inc., as the sole source vendor of the playground equipment for both parks, and Design Masonry, Inc., as the sole source vendor for the design-build of the sensory wall at Anthony C. Beilenson Park;
3. Approve the date to be advertised for receipt of bids as Tuesday, July 11, 2006, at 3:00 P.M. in the Board Office; and,
4. 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.

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SUMMARY:

There are a total of ten (10) Universal Access Playgrounds (UAP's) to be constructed throughout the city under the Proposition 40 UAP Program, with an average construction cost of approximately \$500,000 for each playground. Given the current robust construction market throughout the region, it would be very difficult to attract good and competitive bids on these relatively small projects. As such, the ten (10) 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 in pairs based on their geographical proximity to further take advantage of the "economy of scale" and for efficient construction. The UAP projects at Shadow Ranch Park and Anthony C. Beilenson Park are the first two to be bid among the five (5) bid groups.

Submitted are the final plans and specifications for the project that consists of two (2) UAP's, one at Shadow Ranch Park, located at 22633 Vanowen Street, West Hills, CA 91307, and one at Anthony C. Beilenson Park (also known as Lake Balboa Park), located 6300 Balboa Blvd, Encino, CA 91406. The Bureau of Engineering, Architectural Division prepared the plans and specifications.

The plans call for the construction of a new UAP at both Shadow Ranch Park and Anthony C. Beilenson Park, each UAP to include benches, picnic tables, 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:

Children's orchard at Shadow Ranch Park.

Additive Alternate No. 2:

Enhancements to the existing concrete paving at Shadow Ranch Park by creating patterns with the following: (a) staining, (b) sandblasting.

Additive Alternate No. 3:

Shade structure at the play area for the age group 5 to 12 at Beilenson Park.

Additive Alternate No. 4:

Shade structure at the play area for the age group 2 to 5 at Beilenson Park.

Additive Alternate No. 5:

Sensory wall and enriched concrete paving at Beilenson Park.

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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 Shadow Ranch UAP and the Beilenson Park UAP. 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 UAP's at Shadow Ranch Park and Beilenson Park are ~~\$740,000~~ and ~~\$590,000~~, respectively, for a combined total of \$1,330,000. Funds are available from these accounts:

Shadow Ranch Park:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 – Universal Access Playgrounds	205/89/WU11
Capital Improvement Expenditure Program (CIEP) 2005/06	100/54/Y607
Quimby	302/89/460K-SG

Beilenson Park:

<u>Funding Source</u>	<u>Fund/ Department/Account No.</u>
Proposition 40 – Universal Access Playgrounds	205/89/WU07
Capital Improvement Expenditure Program (CIEP) 2005/06	100/54/Y607
Quimby	302/89/460K-LO

The UAP's require special adaptation of conventional playground equipment to facilitate not only equal access in a technical sense, but to also create a play environment that serves children of all abilities. The size and shape constraints of the two sites 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 and exact lengths and heights that comply with ADA code requirements, but their ramps are not the same length. Play equipment is selected based on space availability and community input. At Shadow Ranch and Beilenson, the new play equipment will be installed in existing spaces with fixed dimensions. 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. Also, Landscape Structures, Inc. (LSI) produces unique play panels, custom theme embellishments and accessible sand tables that are not available from other vendors. Therefore, it is recommended that LSI, be approved as the sole source vendor to provide the playground equipment as specified in the construction documents, as there is no known equal vendor. LSI has provided playground equipment for numerous parks citywide, including both UAP's and standard playgrounds, and the quality of their product has been high and consistent.

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The existing artificial rockwork at Beilenson Park will be preserved and incorporated into the new UAP. A sensory wall (Additive Alternate #5) is a special feature of the new playground, which incorporates stimulating textures, water spray jets, and sound effects to appeal to children of all abilities and to encourage cooperative play. The sensory wall has been custom-designed by Design Masonry, Inc., the same contractor that installed the original artificial rockwork at Beilenson Park. Therefore, it is recommended that Design Masonry, Inc., be approved as the sole source vendor for the design-build of the sensory wall, as there is no known equal vendor.

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, given the relatively large number of specific types of trades required to complete the construction (including play equipment, resilient surfacing, landscaping, irrigation, concrete paving, etc.), 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 existing playgrounds with new UAP's at both Shadow Ranch Park and Anthony C. Beilenson Park (a.k.a. Lake Balboa 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 Universal Access Playgrounds funds, Quimby Funds and City General 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.