

CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

October 18, 2006

TO: BOARD OF RECREATION AND PARK COMMISSIONERS

FROM:  JON KIRK MUKRI, General Manager

SUBJECT: PROPOSED MEETING SCHEDULE FOR 2007

<u>DATE</u>	<u>LOCATION</u>	<u>TIME</u>	<u>CONTACT</u>
January 3, 2007	Garland Building	9:30 am	
<b>January 17, 2007</b>	<b>Operations East</b>	<b><u>5:30 pm</u></b>	<b>Kevin Regan</b>
February 7, 2007	Garland Building	9:30 am	
February 21, 2007	Garland Building	9:30 am	
<b>March 7, 2007</b>	<b>Operations West</b>	<b><u>5:30 pm</u></b>	<b>Jim Combs</b>
March 21, 2007	Garland Building	9:30 am	
April 5, 2007	Garland Building	9:30 am	
<i>N.B. The first meeting in April is moved to Thursday due to the observance of Passover.</i>			
<b>April 18, 2007</b>	<b>Operations East</b>	<b><u>5:30 pm</u></b>	<b>Kevin Regan</b>
May 2, 2007	Garland Building	9:30 am	
May 16, 2007	Garland Building	9:30 am	
<b>June 6, 2007</b>	<b>Operations West</b>	<b><u>5:30 pm</u></b>	<b>Jim Combs</b>
June 20, 2007	Garland Building	9:30 am	
July 11, 2007	Garland Building	9:30 am	
<b>August 8, 2007</b>	<b>Operations East</b>	<b><u>5:30 pm</u></b>	<b>Kevin Regan</b>
September 5, 2007	Garland Building	9:30 am	
September 19, 2007	Garland Building	9:30 am	
<b>October 3, 2007</b>	<b>Operations West</b>	<b><u>5:30 pm</u></b>	<b>Jim Combs</b>
October 17, 2007	Garland Building	9:30 am	
November 7, 2007	Garland Building	9:30 am	
<b>November 21, 2007</b>	<b>Operations East</b>	<b><u>5:30 pm</u></b>	<b>Kevin Regan</b>
December 12, 2007	Garland Building	9:30 am	

FOR INFORMATION ONLY

CITY OF LOS ANGELES  
Department of Recreation and Parks

October 18, 2006

TO: Board of Recreation and Parks Commissioners

FROM:  Jon Kirk Mukri, General Manager

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)

There are thirteen Universal Access Playground (UAP) projects are being funded under the Proposition 40 UAP Program. Currently, one UAP project is complete at Lake Street Recreation Center in Council District 13, and another UAP project is under construction at Hansen Dam in Council District 7. The remaining eleven UAP projects are being packaged in five (5) bid groups for bid and construction, in order to attract more competitive bids. The Shadow Ranch Park UAP and Anthony C. Beilenson Park UAP projects were paired together to form the first of the five bid groups.

On June 7, 2006, the Board approved the final plans and called for bids for Shadow Ranch Park UAP, located at 22633 Vanowen Street, West Hills, CA 91307; and Anthony C. Beilenson Park UAP, located at 6300 Balboa Blvd., Encino, CA 91406 (Board Report No. 06-138). The Bureau of Engineering (BOE) estimated the Base Bid construction cost of Shadow Ranch Park UAP and Anthony C. Beilenson Park UAP at \$590,000 and \$740,000, respectively, for a total Base Bid price of \$1,330,000. In addition, five (5) Additive Alternates were identified, with the work associated with each Additive Alternate described as followed:

Additive Alternate No. 1:

Children's Orchard at Shadow Ranch Park UAP.

Additive Alternate No. 2:

Play equipment for age group 2 to 5 and concrete paving enhancement at Shadow Ranch Park UAP.

Additive Alternate No. 3:

Shade structure at play area for age group 5 to 12 at Anthony C. Beilenson Park UPA.

Additive Alternate No. 4:

Shade structure at play area for age group 2 to 5 at Anthony C. Beilenson Park UPA.

Additive Alternate No. 5:

Sensory wall and concrete paving enhancement at Anthony C. Beilenson Park UPA.

On July 11, 2006, a total of five (5) bids were received, with combined Base Bid prices ranging from \$1,472,000 to \$1,936,000. After the evaluation of the bids, C-1 Construction Corp., who submitted the lowest combined base bid of \$1,472,000, was deemed to be the lowest responsive and responsible bidder. If the project were to be awarded to C-1 Construction Company, sufficient funds would be available to award the Base Bid with Additive Alternates No. 3 and No. 4. The play equipment for age group 2 to 5 at Shadow Ranch Park UAP (which is a part of Additive Alternate No. 2), although it would not be included in the contract at the time of award, would be added to the contract as a changer order work, through negotiation with the contractor during construction, since there are sufficient funds to do so. The scope of work included in Base Bid plus the play equipment for age group 2 to 5 at Shadow Ranch Park UAP (to be added later during construction) satisfy the Proposition 40 grant requirements. All the other work identified as Additive Alternates are “bonus” features that are not required by the Proposition 40 Grant Agreement.

In the mean time, Department’s in-house construction forces (Facilities Repair and Construction Division) has completed a cost estimate to construct Shadow Ranch Park UAP and Anthony C. Beilenson Park UAP projects, and concluded that the construction can be completed by the in-house construction forces within the budget available for each of the UAP projects, including all five (5) Additive Alternates, at both Shadow Ranch Park and Anthony C. Beilenson Park. This is possible because in a typical UAP project, the playground equipment and resilient surface contribute to 60% to 70% of the total construction cost; in a typical bid submitted, these items, to be completed by specialized subcontractors, are known to have a mark-up of 30% to 50% by the prime contractor. The Department’s in-house construction forces has the ability to hire these specialized subcontractors directly to install the playground equipment and resilient surface, without the overhead and profit marked up by the prime contractor. In addition, the budget that was previously allocated to cover the cost of inspection by the Bureau of Contract Administration can also be made available for the construction, as these inspections are not required for in-house construction projects. This being the case the Department has decided that no award would be made to a bidder and instead, the construction would be completed by its in-house construction forces.

Construction funds are available from the following accounts:

<u>Fund Source</u>	<u>Fund/Account</u>	<u>Amount</u>
<b><u>Shadow Ranch Park UAP</u></b>		
Proposition 40	205/89/WU11	\$ 716,500
Quimby	302/89/460K-SG	\$ 38,000
General Fund CIEP	100/54/W607	\$ 100,000
Subtotal		\$ 854,500

**Beilenson Park UAP**

Proposition 40	205/89/WU07	\$ 905,800
Quimby	302/89/460K-LO	\$ *143,630
General Fund CIEP	100/54/W607	\$ 104,672
Subtotal		\$ 1,154,102

\* This amount includes \$76,302 pending RAP Board approval.

It should be noted that because each of the Shadow Ranch Park UAP and Anthony C. Beilenson Park UAP projects has its own funding, each UAP project shall be completed within the budget as stated above for each park, and all expenses shall be clearly separated for each of the parks.

Since the project scope consists of the replacement of existing playgrounds with new universal access playgrounds at both Shadow Ranch Park and Anthony C. Beilenson Park, therefore, the projects are 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 bids for this project expired on October 9, 2006, or 90 days from the date of the bid opening on July 11, 2006. No Board action was taken prior to the bid expiration.

This report was prepared by Paul Tseng, Bureau of Engineering - Architectural Division.