

REPORT OF GENERAL MANAGER

NO. 01-276

DATE August 8, 2001

C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY - REFURBISHMENT AND EXPANSION (#1504C)
PRE-QUALIFICATION OF BIDDERS FOR CONSTRUCTION OF THE PROJECT

J. Combs _____
A. Coroalles _____
J. Duggan JD
J. Kolb _____

H. Fujita _____
*M. Tamuri MT
M. Matthews _____

Margie Matthews for
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Find that the pre-qualification of bidders or proposers for the construction of Griffith Observatory Renovation and Expansion Project (#1504C) would benefit the City and in particular the Department of Recreation and Parks, pursuant to Los Angeles City Charter, Section 375, and City of Los Angeles Administrative Code Div.10, Ch.1, Art.2, Sec. 10.18;
2. Direct the staff to prepare pre-qualification documents, as would be necessary to publicly solicit information from prospective bidders or proposers, to enable the qualifications of such bidders or proposers to be established, and thus prequalify them to submit a bid or proposal when bids or proposals are solicited; and,
3. Direct staff to return with selection criteria and evaluation of bidders and proposers for Board approval at a later date.

SUMMARY:

In accordance with Los Angeles City Charter, Section 375, as enacted by Ordinance, contracting authorities issuing bid specifications or requests for proposals for the purchase of services or goods may prequalify bidders or proposers by using specific criteria when the contracting authority makes a written finding that utilizing a prequalification process would benefit the City.

The Griffith Observatory Renovation and Expansion Project is a large and complex project containing many special elements and types of construction. This historic structure requires special knowledge and expertise in preservation and restoration to accomplish the contemplated work in addition to the ability to manage hazardous materials abatement. The siting of Griffith Observatory and the anticipated expansion requires special knowledge and expertise in shoring, underpinning and

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capable of sustaining the mission of Griffith Observatory into the 21st Century requires a high level of construction expertise. These technologies involve installation of the latest designs in acoustics, audio-visual, building controls, security, fire protection, and telecommunications. Finally, the general building construction must be of the highest quality, with attention to fit and finish necessary to enable the Griffith Observatory to continue to sustain an uninterrupted high level use by the public.

The prequalification of prospective bidders or proposers would enable the Department to ensure that the firms bidding on the project have the necessary expertise and experience to accomplish the scope outlined above; have the financial ability to complete the work; have sufficient bonding capacity; and enable confirmation of any evidence indicating the prospective bidders or proposers have previously been precluded from bidding on public work. The prequalification of prospective bidders or proposers would enable the Department to ensure that the firms bidding on the project have the necessary expertise and experience to accomplish the scope.

Per the City of Los Angeles Administrative Code Division 10, Chapter 1, Article 2, Section 10.18 (2): "Contracting authorities (Board) may inquire into the following areas to ascertain whether a bidder or proposer is qualified to provide services or goods to the City:

- (a) Relevant experience in providing specialized services.
- (b) Financial ability to complete the work on a major project.
- (c) Bonding capacity.
- (d) Safety violations record.
- (e) Evidence of a denial of prequalification or award of the contract, disbarment, or other irregularities with respect to any federal, state, or local government or procurement agencies."

Utilizing the prequalification criteria and process will ensure that the most qualified contractors bid or propose on this project.

Report prepared by Sammy Wong, Project Manager.