

REPORT OF GENERAL MANAGER

NO. 02-246

DATE June 14, 2002


C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RAMONA GARDENS - ALVAREZ PARK REDEVELOPMENT (#1137B) - APPROVAL OF FINAL PLANS AND CALL FOR BIDS

J. Combs _____
A. Corrales _____
J. Duggan _____

H. Fujita _____
*M. Tamuri _____
J. Kolb _____



Acting General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Reject the bids received on March 5, 2002;
2. Approve the re-bid of the final plans and specifications; and,
3. Approve the date for bids to be received as Tuesday, July 16, 2002 at 3:00 p.m. in the Board Office.

SUMMARY:

On February 6, 2002, the Board approved final plans and call for bids for the Ramona Gardens - Alvarez Park Redevelopment (#1137B) project, located at 2727 Lancaster Ave., Los Angeles, CA 90033 (Board Report No. 02-50). On March 5, 2002 the following bids were received:

<u>BIDDER</u>	<u>BASE BID</u>	<u>CONTRACTOR</u>	<u>BASE BID</u>
A.M. Classic	\$357,300.00	Bentley Construction	\$435,000.00
DED. ALT. #1	\$25,000.00	DED. ALT. #1	\$20,000.00
DED. ALT. #2	\$ 8,000.00	DED. ALT. #2	\$ 5,000.00
DED. ALT. #3	\$25,000.00	DED. ALT. #3	\$10,000.00
<u>BIDDER</u>	<u>BASE BID</u>	<u>BIDDER</u>	<u>BASE BID</u>
Los Angeles Engr.	\$350,000.00	Ryco Construction	\$682,286.00
DED. ALT. #1	\$35,000.00	DED. ALT. #1	\$50,000.00
DED. ALT. #2	\$15,000.00	DED. ALT. #2	\$12,000.00
DED. ALT. #3	\$18,000.00	DED. ALT. #3	\$19,000.00

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<u>BIDDER</u>	<u>BASE BID</u>
CBR Engr.	\$398,000.00
DED. ALT. #1	\$60,000.00
DED. ALT. #2	\$ 7,000.00
DED. ALT. #3	\$15,000.00

The City Attorney's Office found the two lowest bidders, Los Angeles Engineering, Inc. and A.M. Classic Construction, Inc., to be non-responsive. The bid of the third bidder exceeded the available construction budget. Staff worked with the Council Office to identify additional funding that would have allowed an award. Shortly after the two lowest bidders were informed that their bids were non-responsive, they notified staff of their intention to protest the award based on the City Attorney's findings. They further indicated their willingness to pursue the matter if they did not get satisfaction from the Board.

During the time that staff was investigating the claims of the two low bidders and working with Council to secure additional project funding, the ninety day bid award period expired. Normally, staff would have secured an "Extension of Time for Acceptance of Bids" letter from each of the bidders; however, given the bid protests and the absence of a deadline to award the contract, staff believed that re-bidding the project is the preferred course of action.

Submitted are final plans and specifications for the Ramona Gardens - Alvarez Park Redevelopment (#1137B) project. The plans were prepared by Nuvis, Landscape Architecture and Planning, a landscape architecture firm under contract with the Department. The plans call for the refurbishment of the existing turf, new irrigation, new planting, concrete paving, new concrete stairways, site amenities and lighting.

The construction cost estimate for the complete project is \$355,000.00. Funds for construction are available from Prop A, Fund 205, Account H900, and CDBG, Fund 205, Account H005.

For this project, staff has estimated that one third of the \$350,000.00 Prop A construction costs shall be allocated for labor (\$245,000.00). Within the labor cost, 15% shall be allocated for youth employment. On November 6, 1996, the Board determined the youth employment shall be a minimum 15% of the labor cost (\$80,850.00). Therefore, \$12,128.00 is the minimum amount that the contractor must dedicate for youth employment.

Staff has determined that this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Class 4, (3,12) and Class 11 (6) of the City CEQA Guidelines.

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

Prepared by Robert Gutierrez, Landscape Architectural Project Manager.