

REPORT OF GENERAL MANAGER

NO. 02-339

DATE September 18, 2002

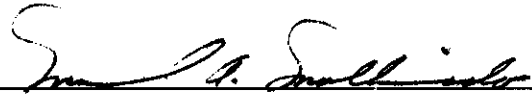
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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY - RENOVATION AND EXPANSION (#1504C)  
REVIEW OF BIDS AND AWARD OF CONSTRUCTION CONTRACT

J. Combs \_\_\_\_\_  
A. Coroaalles \_\_\_\_\_  
J. Duggan \_\_\_\_\_  
J. Kolb \_\_\_\_\_

H. Fujita \_\_\_\_\_  
\* R. Fawcett \_\_\_\_\_  
M. Matthews \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

It is recommended that the Board:

1. Accept the base bid of S.J. Amoroso Construction Co., Inc., in the amount of \$41,590,000.00, and Additive Alternate #G, in the amount of \$200,000.00 for a total of \$41,790,000.00, as the lowest responsible bidder;
2. Authorize the Chief Accounting Employee to encumber funds in the amount of \$41,790,000.00 from the following fund and account numbers under the awarding authority of this Board Report;

| <u>FUND</u> | <u>ACCOUNT</u> |
|-------------|----------------|
| 302         | 927PS          |
| 302         | 962            |
| 205         | H900           |
| 205         | H014           |
| 43L         | K030           |

Future Funding as received and as directed by the Board (State, City, or FOTO funds)

3. Request the City Attorney prepare a contract, after which the President and Secretary be authorized to execute the same after the appropriate signatures by the other parties thereto and approval of form by the City Attorney have been obtained thereon.

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SUMMARY:

On April 23, 2002, the following bids were received for the Griffith Observatory Renovation and Expansion project (#1504C):

| <u>DESIGNER</u>                   | <u>ESTIMATE</u> |
|-----------------------------------|-----------------|
| Hardy Holzman Pfeiffer Associates | \$34,753,000.00 |

BIDDER  
S.J. Amoroso Construction Co., Inc.

BIDDER  
Tutor-Saliba Corp.

|              |                     |
|--------------|---------------------|
| BASE BID     | \$41,590,000.00     |
| ADD. ALT. #A | \$2,200,000.00      |
| ADD. ALT. #B | \$400,000.00        |
| ADD. ALT. #C | \$60,000.00         |
| ADD. ALT. #D | \$700,000.00        |
| ADD. ALT. #E | \$100,000.00        |
| ADD. ALT. #F | \$700,000.00        |
| ADD. ALT. #G | <u>\$200,000.00</u> |
|              | \$45,950,000.00     |

|              |                     |
|--------------|---------------------|
| BASE BID     | \$41,577,000.00     |
| ADD. ALT. #A | \$3,200,000.00      |
| ADD. ALT. #B | \$900,000.00        |
| ADD. ALT. #C | \$250,000.00        |
| ADD. ALT. #D | \$1,150,000.00      |
| ADD. ALT. #E | \$100,000.00        |
| ADD. ALT. #F | \$1,300,000.00      |
| ADD. ALT. #G | <u>\$400,000.00</u> |
|              | \$48,877,000.00     |

BIDDER  
Swinerton Builders, Inc.

|              |                       |
|--------------|-----------------------|
| BASE BID     | \$38,730,000.00       |
| ADD. ALT. #A | \$4,955,000.00        |
| ADD. ALT. #B | \$1,450,000.00        |
| ADD. ALT. #C | \$247,000.00          |
| ADD. ALT. #D | \$1,960,000.00        |
| ADD. ALT. #E | \$240,000.00          |
| ADD. ALT. #F | \$385,000.00          |
| ADD. ALT. #G | <u>\$1,045,000.00</u> |
|              | \$49,012,000.00       |

S.J. Amoroso Construction Co., Inc. and Swinerton Builders, Inc. have elected to extend their bids to September 20, 2002. Tutor-Saliba Corp.'s bid expired on July 22, 2002.

As stipulated in the Invitation to Bid, the lowest responsible bidder is the bidder who submits the lowest bid. The lowest bid is defined as the total of the lowest Base Bid plus all the Additive Alternates. The City Attorney has reviewed the bids and found them to be in order. S.J. Amoroso Construction Co., Inc. is the lowest responsible bidder.

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The Invitation to Bid states that the Additive Alternates may be used to adjust the contract price by subtracting any combination from the final bid after the lowest responsible bidder is determined. Once subtracted, Additive Alternates may later be added back, subject to the terms of the Invitation to Bid, at the prices bid. At this time, Additive Alternate #G will be included as part of this contract. The award of the remaining Additive Alternates will be deferred to a later date. The Department will retain its option to award any additional Additive Alternates listed herein prior to or within the stipulated time identified in the Invitation to Bid. The Invitation to Bid identifies specific days from the Notice to Proceed within which the additive alternates must be awarded by the Board. No additional time will be granted to the Contractor if the Board awards the Additive Alternates within the specific days from the Notice to Proceed. A brief description of the Additive Alternates and the time when the Board must award the Alternates are as follows:

ADD. ALT. A

(214 days within Notice to Proceed)

Interior finishes and tenant improvement within the Depths of Space and Leonard Nimoy Event Horizon theater of Lower Level Two Expansion.

ADD. ALT. B

(248 days within Notice to Proceed)

Interior finishes and tenant improvement within the Bookstore and Food Service of Lower Level One Expansion.

ADD. ALT. C

(525 days within Notice to Proceed)

Improvements of the parking lot and roadways, including demolition of the existing snack bar and associated restrooms.

ADD. ALT. D

(263 days within Notice to Proceed)

Construction of the freestanding bronze and glass wall at the West Terrace for the new Transit Corridor exhibit.

ADD. ALT. E

(401 days within Notice to Proceed)

Construction of the circular bronze and glass Coelostat enclosure in the existing West Gallery.

ADD. ALT. F

(248 days within Notice to Proceed)

Construction of new Projection Lift System for the new Zeiss star projector including associated architectural railings, panels and floor plug; Planetarium seating installation; Planetarium theatrical lighting control system; and Planetarium Audio-Visual system.

ADD. ALT. G

(To be awarded with the Base Bid)

Construction of the new Worm Hole tunnel below the existing Observatory.

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There are limited funds available to award the contract for this project in the following accounts:

| <u>FUND</u> | <u>ACCOUNT</u> |
|-------------|----------------|
| 302         | 927PS          |
| 302         | 962            |
| 205         | H900           |
| 205         | H014           |
| 43L         | K030           |

Additional funds will need to be identified and appropriated to complete the funding for this project. However, the Invitation to Bid and contract provide that the City's liability under this contract shall only be to the extent of the City appropriation to fund the contract, which will be approximately the amount necessary to fund the work for the first fiscal year. If the City appropriates funds for any successive years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of this contract. The Contractor is not required to do any work in excess of the amount of the current funding.

To date \$37,631,283.00 has been made available in public funding and Friends Of The Observatory (FOTO) has raised or received pledges totaling \$8,664,000.00 from foundations and private sources, for a total overall project funding amount of \$46,295,283.00. The total project cost estimate, including soft costs, is \$65,008,249.00, and the Planetarium dome and equipment acquisition is estimated at \$ 7,648,686.00, of which FOTO has raised or received pledges of \$ 4,850,000.00. Additional State, City, and FOTO funding beyond the \$46,295,283.00 will need to be raised during the course of construction in order to complete the overall project. New exhibits for the Observatory are not part of this contract.

Staff has reviewed the outreach effort made by S.J. Amoroso Construction Co., Inc., and based on the documents submitted, has determined that a "Good Faith" effort has been made. The contractor obtained a MBE/WBE participation of 7.65% and satisfied 100 of the 100 points requirements outlined by the Board's outreach program. The outreach document package is on file in the Board Office and synopsis of said package is attached.

Staff has reviewed the responsiveness and work performance of S.J. Amoroso Construction Co., Inc. on past Department and City projects and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC), indicated that there have been no labor compliance violations and that all other legal requirements have been complied with.

Report Prepared by Sammy Wong, Project Manager.

# GUIDELINES FOR EVALUATION OF GOOD FAITH EFFORT CHECKLIST

Bidder: S. J. AMOROSO

Bid Date: April 23, 2002

Project Name: GRIFFITH OBSERVATORY - RENOVATION AND EXPANSION (#1504C)

| Indicator                      | Required Documentation   | Description of Submitted or Missing Documentation | Points |     |
|--------------------------------|--|---|--------|-----|
| 2<br>Pre-Bid Meeting           | a) Attend pre-bid meeting and be listed on the attendance sheet; or b) Submit a letter prior to the pre-bid meeting either by fax to (213) 617-0439, or by mail to the Recreation and Parks Dept., Planning and Development Branch, 200 N. Main Street, Room 709, Los Angeles, California 90012.   |   | 10     | 10  |
| 3<br>Work Areas                | Proof of this must be demonstrated in either Indicator 4 or 5.   |   | 13     | 13  |
| 4<br>Ad                        | A copy of the advertisement or a proof of publication statement or other verification which confirms the date the advertisement was published. The advertisement must be specific to the project, not generic, and may not be a placeholder advertisement provided by the publication. It should include the City of Los Angeles project name, name of bidder, areas of work available for subcontracting, and a contact person's name and telephone number, information on the availability of plans and specifications and the bidder's policy concerning assistance to subcontractors in obtaining bonds, lines of credit and/or insurance. Consideration will be given to the wording of the advertisement to ensure that it did not exclude or seriously limit the number of potential respondents. |   | 9      | 9   |
| 5<br>Letters to Potential Subs | A copy of each letter sent to available MBEs, WBEs and OBEs for each item of work to be performed. If there is only one master notification, then a copy of the letter along with a listing of all recipients will suffice. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelope or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.  |   | 10     | 10  |
| 6<br>Follow-up to Letters      | A copy of telephone logs. These logs must include the name of the company called, telephone number, contact person, who did the calling, time, date, and the result of the conversation. Bidder must follow-up with all subcontractors to whom they sent letters.  |   | 10     | 10  |
| 7<br>Plans                     | Include in Indicator 4 or 5, information detailing how, where and when the bidder will make the required information available to interested subcontractors.   |   | 5      | 5   |
| 8<br>Outreach Letters          | A copy of each letter sent to outreach agencies requesting assistance in recruiting MBEs, WBEs and OBEs. Faxed copies must include the fax transmittal confirmation slip showing the date and time of transmission. Mailed letters must include copies of the metered envelopes or certified mail receipts. Letters must contain areas of work to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number.  |   | 10     | 10  |
| 9<br>Negotiate in Good Faith   | a) Copies of all MBE/WBE/OBE bids or quotes received; and b) Summary sheet organized by work area, listing bids received and the subcontractor selected for that work area. If the bidder elects to perform a listed work area with its own forces, they must include a bid that shows their own costs for the work.   |   | 26     | 26  |
| 10<br>Bonds                    | Include in Indicator 4 or 5, information about the bidder's efforts to assist with bonds, lines of credit and insurance.   |   | 7      | 7   |
| <b>TOTAL POINTS ACHIEVED</b>   |  |   |        | 100 |

**MBE/WBE % ACHIEVED: 7.65%**