

APPROVED

REPORT OF GENERAL MANAGER

NO. 06-47

DATE March 1, 2006

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BOARD OF RECREATION  
AND PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MARSON POCKET PARK (W.O.#E1904754) – 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>Cur for MS</u>

*Robert H. Jensen (R)*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Marson Pocket Park (W.O. #E1904754) project;
2. Approve the date to be advertised for receipt of bids as Tuesday, April 25, 2006, at 3:00 P.M. in the Board Office; and,
3. 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.

SUMMARY:

Submitted are the final plans and specifications for the Marson Pocket Park (W.O. #E1904754) project, located at 15262 Marson Street, Panorama City, CA 91402, as prepared by the design consultant, Cornerstone Studios, Inc.

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The Marson Pocket Park is one of the three pocket park projects that are funded by the Anna H. Bing Living Trust (Trust). A Master Account Agreement between the Trust and the City of Los Angeles is in place to implement the bequest in the amount of \$4,000,000.00 for the acquisition and development of new parks and playgrounds for underprivileged children. The property was transferred to the Department by the Los Angeles Department of Water and Power to be developed into a pocket park using Trust Funds. A total of \$760,000.00 is allocated for the Marson Pocket Park project to cover the costs of design and construction.

The plans call for the construction of a new pocket park, approximately 8,700 square-feet in size, to provide the following features and amenities:

1. Play structure, children's stage area, bulletin board kiosk, and landscaping
2. Metal security gates and fences, and security lighting
3. Benches, picnic tables, drinking fountain, BBQ grilles, and bike rack

The design has been approved by the community through a series of design workshops and meetings hosted by the Los Angeles Neighborhood Land Trust (LANLT). Council District Six is also in support of the project as designed.

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. Staff believes that, given the relatively small size of the project and the relatively large number of specific types of trades required to complete the construction, reducing the prime contractor participation requirement from 50% to 20% will help create more competitive pricing among the subcontractors providing bids to the prime contractors. This will also attract a broader range of prime contractors, thus, creating a more inviting and competitive bidding environment for this project.

The estimate for the construction cost of this project is \$500,000.00. Funds are available from the Anna H. Bing Living Trust/City of Los Angeles Escrow Account (Master Account).

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration that included both the acquisition and development elements of the project was adopted by the City Council on August 16, 2005. A Notice of Determination was filed with the Los Angeles City and County Clerks on August 23, 2005.

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

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FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's budget. Funds provided by the Trust will cover all the costs of the development of the pocket park. The LANLT has entered into an agreement with the Los Angeles Conservation Corps (LACC) which provides that the LACC will provide maintenance of the pocket park at no cost to the City for 99 years.

Prepared by Paul Tseng, Project Manager, Bureau of Engineering, Architectural Division. Reviewed by Neil Drucker, Program Manager; and by Bradley Smith, Chief Deputy City Engineer, Bureau of Engineering.