



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **PJ-1**

January 9, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 2)
AWARD CONSTRUCTION CONTRACT
SPECS. 5456; C.P. 77398
SUPERVISORIAL DISTRICT 1
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

Award and authorize the Director of Public Works to execute a construction contract in the form previously approved by County Counsel to Ford E.C., Inc., for the East Los Angeles Civic Center Renovation Project (Stage 2), in the amount of \$3,123,600 funded by net County cost, Flood Control District funds, and Road funds from the First District Road Construction Project Budget, and establish the effective contract date following receipt of approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

PURPOSE/JUSTIFICATION FOR RECOMMENDED ACTION

Approval of the recommend actions will allow Public Works to complete Stage 2 of the East Los Angeles Civic Center Renovation Project.

On October 15, 2002, your Board adopted the plans and specifications for the project at an estimated construction cost between \$2,300,000 and \$3,200,000 and authorized advertising for construction bids. On November 26, 2002, five bids were received. Los Angeles Engineering, Inc., with a bid of \$2,536,000 was the apparent low bidder.

However, they withdrew their bid citing clerical error, which was validated by Public Works staff. Therefore, Ford E.C., Inc., with a bid of \$3,123,600, is the apparent lowest responsible bidder meeting the criteria adopted by your Board.

On December 10, 2002, Public Works executed a consultant services agreement with Ford E.C. to prepare a baseline construction schedule. Ford E.C. has submitted a schedule conforming to the project specifications, which has been reviewed and approved by Public Works. Therefore, we are recommending your Board award a construction contract to Ford E.C. in the amount of \$3,123,600.

The project is part of the Preferred Concept Plan, which was approved by your Board on December 21, 1999, for the East Los Angeles Civic Center Renovation Project. The Civic Center renovation is being constructed in phases, and this is the second of four construction contracts. The first contract for construction of the East Los Angeles Library was awarded by your Board on November 12, 2002, and is currently underway. The next contract will be for the Civic Center Campus Improvements, which is scheduled for summer of this year, and the final contract will convert the existing library into a County Hall, which is scheduled for winter of 2004 after completion of the new library.

This contract includes the park and lake improvements, Third Street parking lot, and new main entrance to the Civic Center from Mednik Avenue. The park improvements include constructing two children's play areas, amphitheater terrace seating, security lighting, and installing additional and new landscaping, a new irrigation system, and directional signage. The lake improvements include installing an aeration system, water circulation system, lake skimmer system to remove floating trash, diversionary swale system to collect surface runoff from flowing into the lake, and security lighting. The new Third Street parking lot will provide 84 parking spaces for County staff, which will free up the existing central parking lot for use by the public. The new access road off Mednik Avenue will improve access to the central parking lot.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Service Excellence as the proposed improvements will enhance the delivery of public services to the residents of East Los Angeles. This action is also consistent with the Goal of Fiscal Responsibility as it is an investment in public infrastructure.

Also, the renovation and redevelopment of the East Los Angeles Civic Center is an integral component of the Strategic Plan for Municipal Services to unincorporated areas.

One of the plan's objectives, under Action Plan A, is the piloting of at least one civic center facility model in an unincorporated area of Los Angeles County by the Fiscal Year 2004-05. The plan recommends East Los Angeles to be the pilot site. As a facility model, the East Los Angeles Civic Center will assemble County municipal services in a "one-stop" setting, with departments working collaboratively as a joint venture to increase the convenience and speed of services.

FISCAL IMPACT/FINANCING

The recommended construction contract with Ford E.C. is for \$3,123,600. In addition, \$340,414 (approximately ten percent of the contract amount) has been allocated for change orders in the construction budget.

The total project costs, including plans and specifications, land acquisition, demolition, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services, including the new East Los Angeles Library, is currently estimated at \$26,750,000, which is consistent with the amount previously authorized by your Board on October 15, 2002. The Project Schedule and Budget Summary are shown in Enclosure A.

The project's Stage 2 construction is being funded by net County cost (\$2,200,000), Flood Control District funds (\$400,000), and Road funds from Fiscal Year 2002-03 First District Road Construction Project Budget (\$600,000).

Sufficient appropriation is available in the Fiscal Year 2002-03 Capital Projects budget (C.P. 77398), the Flood Control District Budget, and the Road Fund Budget for the construction contract.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

During the bid period, Public Works issued four Notices to Bidders providing various revisions and clarifications to the contract documents. Accordingly, Public Works, using delegated authority, extended the bid period from November 12 to November 26, 2002, to allow adequate time for contractors to review the revisions and reflect them in their bids.

In consultation with the Chief Administrative Office, County Counsel, and the Office of Affirmative Action Compliance, Public Works included in the specifications Community Business Enterprise (CBE) and Local Worker Hiring Programs patterned after those being used for the LAC+USC Medical Center Replacement Project, although on a

greatly reduced scale. The CBE language establishes quantifiable criteria to evaluate bidders' good faith efforts in soliciting bids from all responsible segments of the relevant market. The Local Worker Hiring Program encourages the contractor to work with existing community-based organizations that provide job training and referral programs.

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring of qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Ford E.C. is willing to consider Greater Avenues for Independence Program participants for future employment.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As required by your Board, language had been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Ford E.C. is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program).

ENVIRONMENTAL DOCUMENTATION

On July 25, 2000, your Board approved the Mitigated Negative Declaration for renovating the Civic Center campus, park, and lake; and on February 26, 2002, your Board approved the Negative Declaration for acquisition and development of the Third Street parking lot.

CONTRACTING PROCESS

On October 15, 2002, your Board adopted the plans and specifications for the project at an estimated construction cost between \$2,300,000 and \$3,200,000 and authorized advertising for construction bids. On November 26, 2002, five bids were received. Los Angeles Engineering, Inc., with a bid of \$2,536,000 was the apparent low bidder. However, they withdrew their bid citing clerical error. Therefore, Ford E.C. with a bid of \$3,123,600, is the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with the County" website as shown in Enclosure C.

Ford E.C.'s Community Business Enterprise participation data and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

In order to reduce disruption of the facilities and services provided at the Civic Center, the renovation of the campus is to be accomplished over several phases. Construction of Stage 2 (park and lake improvements), scheduled to begin in February 2003, will limit the use of portions of the park and lake during the six-month construction period. Construction of the Third Street parking lot is included in this initial contract to assure adequate parking during the remaining stages of the project.

In addition, the project specifications require the contractor to coordinate construction with the daily functions and activities of the Civic Center to minimize disruption of services.

The Honorable Board of Supervisors
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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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cc: County Counsel
Department of Social Services (GAIN Program)
Internal Services Department
Office of Affirmative Action Compliance (Ozie Smith)

January 9, 2003

ENCLOSURE A

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 2)
AWARD CONSTRUCTION CONTRACT
SPECS. 5456; C.P. 77398**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Actual Completion Date
Award Design Contract	02/20/01		02/21/01
Execute Design Contract	03/06/01		03/21/01
Construction Documents	01/04/02		04/25/02
Jurisdictional Approvals	03/19/02		09/30/02
Construction Award	12/10/02	01/21/03	
Construction Start	01/14/03	02/11/03	
Substantial Completion (Stage 2)	07/15/03	08/11/03	
Final Acceptance (Stage 2)	10/14/03	11/10/03	

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of this Action	Current Project Budget
Land Acquisition	\$ 3,253,118	\$ -	\$ 3,253,118
Demolition of old Court House	\$ 264,445	\$ -	\$ 264,445
Demolition Miscellaneous Structures	\$ 156,144	\$ -	\$ 156,144
Plans and Specifications:			
Original Contract Value	\$ 1,127,816	\$ -	\$ 1,127,816
Sup. No. 1 – Lake Improvement Study	\$ 23,871	\$ -	\$ 23,871
Sup. No. 2 – Art Subconsultant Services	\$ 30,000	\$ -	\$ 30,000
Sup. No. 3 – Additional Services	\$ 25,950	\$ -	\$ 25,950
Sup. No. 4 – Lake Improvement Engineering	\$ 68,467	\$ -	\$ 68,467
Sup. No. 5 – Library Civic Art	\$ 76,895	\$ -	\$ 76,895
Sup. No. 6 – Alternate Designs	\$ 19,700	\$ -	\$ 19,700
Sup. No. 7 – Civic Art Work	\$ 59,475	\$ -	\$ 59,475
Sup. No. 8 – Additional Services	\$ 66,197	\$ -	\$ 66,197
Total A/E Contract	\$ 1,498,371	\$ -	\$ 1,498,371
Design Contingency	\$ 207,632	\$ -	\$ 207,632
Total Plans and Specifications	\$ 1,706,003	\$ -	\$ 1,706,003
Plan Check and Jurisdictional Reviews	\$ 67,999		\$ 67,999
Construction			
Construction Contract - Stage 1 – SEA Facility	\$ 466,484	\$ -	\$ 466,484
Construction Contract - Stage 2 – Park & Lake	\$ 3,200,000	\$ (76,400)	\$ 3,123,600
Construction Contract - Stage 3 – Campus	\$ 4,400,000	\$ -	\$ 4,400,000
Construction Contract - Stage 5 – County Hall	\$ 1,862,523	\$ -	\$ 1,862,523
Change Orders	\$ 960,068	\$ 76,400	\$ 1,036,468
Utilities	\$ 45,000	\$ -	\$ 45,000
Civic Art	\$ 318,540	\$ -	\$ 318,540
Total Construction	\$ 11,252,615	\$ -	\$ 11,252,615
Equipment	\$ 101,500	\$ -	\$ 101,500
Consultant Services	\$ 299,224	\$ -	\$ 299,224
Miscellaneous Expenditures	\$ 58,730	\$ -	\$ 58,730
County Services	\$ 1,835,222	\$ -	\$ 1,835,222
New East Los Angeles Library - Stage 4**	\$ 7,755,000	\$ -	\$ 7,755,000
TOTAL*	\$ 26,750,000	\$ 0	\$ 26,750,000

* This budget is for the entire East Los Angeles Civic Center Renovation Project, including the new public library.

** The total budget for the New East Los Angeles Library is \$7,800,000, including \$45,000 for library and art work included as part of Supplemental Agreement 5.

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ENCLOSURE B

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The project includes the park and lake improvements, Third Street parking lot, and new main entrance to the Civic Center from Mednik Avenue. The park improvements include constructing two children's play areas, amphitheater terrace seating, security lighting, and installing additional and new landscaping, a new irrigation system, and directional signage. The lake improvements include installing an aeration system, water circulation system, lake skimmer system to remove floating trash, diversionary swale system to collect surface runoff from flowing into the lake, and security lighting. The new Third Street parking lot will provide 84 parking spaces for County staff, which will free up the existing central parking lot for use by the public. The new access road off Mednik Avenue will improve access to the central parking lot.

Bid Opening Date:

November 26, 2002

Bid Summary:

Bidder

Lump Sum Bid

1. Los Angeles Engineering, Inc.	\$ 2,536,000 (bid withdrawn)
2. Ford E.C., Inc.	\$ 3,123,600
3. G-2000	\$ 3,198,000
4. Metro Builders & Engineers, Ltd.	\$ 3,337,235
5. G.B. Cooke Group Ltd.	\$ 3,890,000

Financial Information:

Public Works' fair construction cost estimate for the base bid was between \$2,300,000 and \$3,200,000.

January 9, 2003

ENCLOSURE C

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BID SOLICITATION