COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

September 30, 2003

Tim Gallagher, Director

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:

**ACCEPTANCE OF A CONSTRUCTION CONTRACT
FOR VARIOUS EAST SAN GABRIEL PARKS
GENERAL IMPROVEMENTS PROJECT
AT ALLEN MARTIN PARK, AVOCADO HEIGHTS PARK,
BASSETT PARK AND SAN ANGELO PARK
C.P. Nos. 88851, 86436, 86439, 86440 & 86393
SPEC. No. 98-4030
(First District - 3- Vote Matter)**

IT IS RECOMMENDED THAT YOUR BOARD:

1 Accept the work of the Contractor, Cogley & Son General Contractors (Cogley & Son) for completion of the general improvements at Bassett County Park, Allen Martin Park, Avocado Heights Park, and San Angelo Park, at a total construction cost of $769,804.

2. Authorize the Director to release the base retention amount of $70,902 to Cogley & Son.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Department is recommending that your Board accept the completed construction of the Various East San Gabriel Parks General Improvements Project at Allen Martin Park, Avocado Heights Park, Bassett Park and San Angelo Park.

The project consisted of renovation of restrooms at Avocado Heights and San Angelo Parks to provide access for persons with disabilities; construction of a decomposed granite walking/jogging path at San Angelo Park; installation of a new exercise/fitness course and barbecue braziers at Avocado Heights Park; construction of a new parking lot adjacent to the senior center building, and a new picnic shade structure at Bassett Park; installing a new window in the recreation buildings at San Angelo Park and

Avocado Heights Park; and installation of a wrought iron security gate at the entry to the park office at Avocado Heights Park. The project also included improvements, which were considered refurbishments of existing amenities that had deteriorated at these parks. Facility refurbishments, at the individual park sites included:

Allen Martin Park

Replacement of the existing HVAC system, installing a new telephone line, and painting the interior of the recreation building; replacing all irrigation valves throughout the park; and renovating the turf in the ballfield area.

Avocado Heights Park

Replacing the flooring and painting the interior of the park office; upgrading the existing restrooms to meet Americans with Disabilities Act (ADA) standards and modifying the path-of-travel from the parking lot to the restrooms to provide access for persons with disabilities; replacing the park entry sign; and renovating the multipurpose field which included installing a concrete curb along the backstop.

Bassett Park

Refurbishing the wood floor and replacing the existing scoreboard in the gymnasium building; installing a new scoreboard in the gymnasium building; replacing the park entry sign and relocating the existing flagpole.

San Angelo Park

Upgrading the existing restrooms to meet ADA standards, including replacement of floor and wall tiles; modifying the path-of-travel from the parking lot to the restrooms to provide access for persons with disabilities; replacing the existing three picnic shade structures including the concrete pads; resurfacing the outside basketball court; renovating the multipurpose field including installing a concrete curb along the backstop; and improving landscaping throughout the park.

The project's construction schedule was extended fourteen months beyond the original schedule to accommodate additional construction to correct existing site conditions.
In addition, the project included installation of six new barbecue braziers at Avocado Heights Park, and demolition of three existing picnic shelters and concrete pads at San Angelo Park. This work was performed by the employment of at-risk youth under the supervision of Department staff.

This project is one of more than 200 capital improvement projects that the Department is undertaking as a result of the voter's approval of the Safe Neighborhood Parks Propositions of 1992 and 1996.

Implementation of Strategic Plan Goals

The completion of this capital project enhances Fiscal Responsibility (goal number four of the County's Strategic Plan) by investing in the public infrastructure, and will expand recreation programming and special event opportunities promoting Service Excellence (goal number one) for park patrons.

FISCAL IMPACT/FINANCING

The final construction contract cost for the projects was $769,804, including the original construction contract amount of $709,020, and $60,784 in net change orders. The original budgeted amount of $1,085,000 that the Board previously approved on April 10, 2001, was reduced by $45,569 (reflecting a reduction of the original change order amount). Therefore, the new total project cost including plans and specifications, plan review, construction, consultant services, County services, and at-risk youth work is $1,039,431.

The project was financed as follows:

Allen Martin Park (C.P. No. 88851, 86436)

The Safe Neighborhood Parks Proposition of 1992, under Section (8), Subsection (b), Paragraph (1), provided $100,000, and Section (8), Subsection (a) Paragraph (1), provided $47,030 for the improvement and restoration of parks in the unincorporated area of the County for total funding of $147,030.

Avocado Heights Park (C.P. No. 88851, 86439)

The Safe Neighborhood Parks Proposition of 1992, under Section (8), Subsection (a) Paragraph (1) provided $37,684, and Section (8), Subsection (b), Paragraph (1), provided $103,000 for the improvement and restoration of parks in the unincorporated area of the County. In addition, the Safe Neighborhood Parks Proposition of 1996 under Section 3, Subsection (a), Paragraph (1), Subparagraph (O) provided $86,329 for ADA compliance at parks in East Los Angeles and San Gabriel Valley areas, including Avocado Heights Park, for total funding of $227,013.

Bassett Park (C.P. No. 88851, 86440)

The Safe Neighborhood Parks Proposition of 1992, under Section (8), Subsection (a), Paragraph (1), provided $230,922 for the improvement, restoration or rehabilitation of park property owned and operated by the County in accordance with the Conservation and Open Space Element of the County General Plan, and $32,999 under Subsection (b), Paragraph (1), for the

improvement and restoration of parks in the unincorporated area of the County on a per-parcel basis, for total funding of $263,921.

San Angelo Park (C.P. No. 88851, 86393)

The Safe Neighborhood Parks Proposition of 1996 under Section 3, Subsection (c), Paragraph (1), provided $181,795, the Proposition of 1992, under Section (8), Subsection (a), Paragraph (1), provided $7,624 for the improvement and restoration of parks in the unincorporated area of the County on a per-parcel basis, and $100,000 under Subsection (a), Paragraph (1), Subparagraph (O) for ADA compliance at parks in East Los Angeles and San Gabriel Valley areas. In addition, $87,048 was allocated from First District Discretionary Extraordinary Maintenance funds, as approved by your Board on June 20, 2000, and $25,000 from Quimby Accumulated Capital Outlay funds in Park Planning Area No. 7, for total funding of $401,467.

OPERATING BUDGET IMPACT

As a result of these improvements, the Department incurred one-time only start-up costs and annual ongoing operational costs as follows: 1) Avocado Heights Park – one-time start-up costs of $500 for charcoal containers, and $11,681 annual ongoing costs for staffing; 2) Bassett Park – $9,538 annual ongoing operational costs for staffing, maintenance supplies, and utilities; 3) San Angelo Park - $1,200 annual ongoing operational costs for maintenance supplies. There will be no impact on operational costs at Allen Martin Park. Sufficient funding for these expenditures is included in the Department's Fiscal Year 2003-04 Adopted Budget.

FACTS AND PROVISIONS / LEGAL REQUIREMENTS

The project was substantially completed on September 4, 2002, and the Department took beneficial occupancy of all improvements on September 11, 2002. Acceptance by your Board can be recommended at this time as the Contractor has submitted the Certificate of Compliance in accordance with the agreement requirements (see attachment F).

ENVIRONMENTAL DOCUMENTATION

On October 31, 2000, your Board found the project to be categorically exempt from the California Environmental Quality Act (CEQA).

CONTRACTING PROCESS

On April 10, 2001, your Board awarded a construction contract to Cogley & Son General Contractors (Cogley & Son), as the lowest responsible responsive bidder for this project, in the amount of $709,020, and authorized the Director to approve change orders and contingencies up to a maximum amount of $106,353, for a total authorized construction amount of $815,373.

In accordance with your Board's request of February 3, 1998, the advertisement of the bid was posted on the County's Office of Small Business web site on October 31, 2000.

On March 20, 2003, the Department received a stop notice filed by a subcontractor against the subject project. In accordance with Section 3186 of the California Civil Code, the Department is withholding from the Contractor's final progress payment request 125% of the stated value of the stop notice of $5,488, which totals $6,860. The Department will release the withheld amount to the Contractor upon the Department's receipt of a release of stop notice from the subcontractor.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These improvements have increased the level of services to the public at the four parks, by repairing and/or replacing old and deteriorated facilities. Additionally, provisions for ADA accessibility for park patrons have been implemented.

CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to forward the original four (4) conformed copies of this letter to the Department of Parks and Recreation and one conformed copy to the Chief Administrative Office, Capital Projects Division.

Respectfully,

Tim Gallagher
Director of Parks & Recreation

Attachments (6)

al_acceptanceboardletter.lwp9/17/2003

c: Executive Officer (22)

ATTACHMENT A

ACCEPTANCE OF A CONSTRUCTION CONTRACT FOR VARIOUS EAST SAN GABRIEL PARKS GENERAL IMPROVEMENTS PROJECT SUMMARY
C.P. Nos. 88851, 86436, 86439, 86440 & 86393
SPEC. No. 98-4030
(First District - 3- Vote Matter)

PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	05/98		05/98
4. Schematic Design	04/99		04/99
5. Design Development	08/99		08/99
6. Construction Documents	09/00		09/00
7. Jurisdictional Approval	N/A	N/A	N/A
8. Construction Contract Award	01/01	4/01	4/01
9. Construction Start	01/01	4/01	4/01
10. Beneficial Occupancy	07/01	10/01	12/02
11. Final Acceptance	09/01	12/01	6/03

II. PROJECT COST SUMMARY

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost	Expenditures & Encumbrance To Date
1. Land Acquisition	N/A	N/A	N/A	N/A
2. Plans and Specifications	$103,000	$0	$103,000	$103,000
3. Plan Review	$5,000	($5,000)	$0	$0
4. Make-Ready Activities	N/A	N/A	N/A	N/A
5. Construction				
a. Contract	$709,020	$0	$709,020	$709,020
b. Net Change Orders and Contingencies	$106,353	($45,569)	$60,784	$60,784
6. Equipment	N/A	N/A	N/A	N/A
7. Consultant Services	$25,000	$1,200	$26,200	$26,200
8. County Services	$128,827	$5,187	$134,014	$134,014
9. Other (At-risk Youth)*	$7,800	($1,387)	* $6,413	$6,413
TOTAL	$1,085,000	($45,569)	$1,039,431	$1,039,431

* Including youth employment, supervision and materials.

ATTACHMENT B

ACCEPTANCE OF A CONSTRUCTION CONTRACT FOR VARIOUS EAST SAN GABRIEL PARKS GENERAL IMPROVEMENTS PROJECT AT ALLEN MARTIN PARK, C.P. No. 88851, 86436, SPEC. No. 98-4030 (First District - 3- Vote Matter)

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	05/98		05/98
4. Schematic Design	04/99		04/99
5. Design Development	08/99		08/99
6. Construction Documents	09/00		09/00
7. Jurisdictional Approval	N/A	N/A	N/A
8. Construction Contract Award	01/01	4/01	4/01
9. Construction Start	01/01	4/01	4/01
10. Beneficial Occupancy	07/01	10/01	8/02
11. Final Acceptance	09/01	12/01	6/03

II. PROJECT COST SUMMARY

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost	Expenditures & Encumbrance To Date
1. Land Acquisition	N/A	N/A	N/A	N/A
2. Plans and Specifications	$7,500	$0	$7,500	$7,500
3. Plan Review	$1,000	($1,000)	$0	$0
4. Make-Ready Activities	N/A	N/A	N/A	N/A
5. Construction				
a. Contract	$109,500	$0	$109,500	$109,500
b. Net Change Orders and Contingencies	$16,425	($5,420)	$11,005	$11,005
6. Equipment	N/A	N/A	N/A	N/A
7. Consultant Services	$5,000	$168	$5,168	$5,168
8. County Services	$13,025	$832	$13,857	$13,857
9. Other	$0	$0	$0	$0
TOTAL	$152,450	($5,420)	$147,030	$147,030

ATTACHMENT C

ACCEPTANCE OF A CONSTRUCTION CONTRACT FOR VARIOUS EAST SAN GABRIEL PARKS GENERAL IMPROVEMENTS PROJECT AT AVOCADO HEIGHTS PARK, C.P. No. 88851, 86439, SPEC. No. 98-4030 (First District - 3- Vote Matter)

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	05/98		05/98
4. Schematic Design	04/99		04/99
5. Design Development	08/99		08/99
6. Construction Documents	09/00		09/00
7. Jurisdictional Approval	N/A	N/A	N/A
8. Construction Contract Award	01/01	4/01	4/01
9. Construction Start	01/01	4/01	4/01
10. Beneficial Occupancy	07/01	10/01	9/02
11. Final Acceptance	09/01	12/01	6/03

II. PROJECT COST SUMMARY

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost	Expenditures & Encumbrance To Date
1. Land Acquisition	N/A	N/A	N/A	N/A
2. Plans and Specifications	$18,000	$0	$18,000	$18,000
3. Plan Review	$1,300	($1,300)	$0	$0
4. Make-Ready Activities	N/A	N/A	N/A	N/A
5. Construction Contract				
a. Contract	$160,440	$0	$160,440	$160,440
a. Net Change Orders and Contingencies	$24,066	($10,671)	$13,395	$13,395
6. Equipment	N/A	N/A	N/A	N/A
7. Consultant Services	$5,000	$264	$5,264	$5,264
8. County Services	$25,678	$1,196	$26,874	$26,874
9. Other (At-risk Youth)*	$3,200	($160)	* $3,040	$3,040
TOTAL	$237,684	($10,671)	$227,013	$227,013

* Including youth employment, supervision and materials

ATTACHMENT D

ACCEPTANCE OF A CONSTRUCTION CONTRACT FOR VARIOUS EAST SAN GABRIEL PARKS GENERAL IMPROVEMENTS PROJECT AT BASSETT PARK
C.P. No. 88851, 86440, SPEC. No. 98-4030
(First District - 3- Vote Matter)

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	05/98		05/98
4. Schematic Design	04/99		04/99
5. Design Development	08/99		08/99
6. Construction Documents	09/00		09/00
7. Jurisdictional Approval	N/A	N/A	N/A
8. Construction Contract Award	01/01	4/01	4/01
9. Construction Start	01/01	4/01	4/01
10. Beneficial Occupancy	07/01	10/01	3/02
11. Final Acceptance	09/01	12/01	6/03

II. PROJECT COST SUMMARY

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost	Expenditures & Encumbrance To Date
1. Land Acquisition	N/A	N/A	N/A	N/A
2. Plans and Specifications	$51,000	$0	$51,000	$51,000
3. Plan Review	$1,200	($1,200)	$0	$0
4. Make-Ready Activities	N/A	N/A	N/A	N/A
5. Construction				
a. Contract	$162,240	$0	$162,240	$162,240
b. Net Change Orders and Contingencies	$24,336	($13,321)	$11,015	$11,015
6. Equipment	N/A	N/A	N/A	N/A
7. Consultant Services	$10,000	$312	$10,312	$10,312
8. County Services	$28,466	$888	$29,354	$29,354
9. Other	$0	$0	$0	$0
TOTAL	$277,242	($13,321)	$263,921	$263,921

ATTACHMENT E

ACCEPTANCE OF A CONSTRUCTION CONTRACT FOR VARIOUS EAST SAN GABRIEL PARKS GENERAL IMPROVEMENTS PROJECT AT SAN ANGELO PARK
C.P. No. 88851, 86393, SPEC. No. 98-4030
(First District - 3- Vote Matter)

PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	05/98		05/98
4. Schematic Design	04/99		04/99
5. Design Development	08/99		08/99
6. Construction Documents	09/00		09/00
7. Jurisdictional Approval	N/A	N/A	N/A
8. Construction Contract Award	01/01	4/01	4/01
9. Construction Start	01/01	4/01	4/01
10. Beneficial Occupancy	07/01	10/01	12/02
11. Final Acceptance	09/01	12/01	6/03

II. PROJECT COST SUMMARY

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost	Expenditures & Encumbrance To Date
1. Land Acquisition	N/A	N/A	N/A	N/A
2. Plans and Specifications	$26,500	$0	$26,500	$26,500
3. Plan Review	$1,500	($1,500)	$0	$0
4. Make-Ready Activities	N/A	N/A	N/A	N/A
5. Construction				
a. Contract	$276,840	$0	$276,840	$276,840
b. Net Change Orders and Contingencies	$41,526	($16,157)	$25,369	$25,369
6. Equipment	N/A	N/A	N/A	N/A
7. Consultant Services	$5,000	$456	$5,456	$5,456
8. County Services	$61,658	$2,271	$63,929	$63,929
9. Other (At-risk Youth)*	$4,600	($1,227)	* $3,373	$3,373
TOTAL	$417,624	($16,157)	$401,467	$401,467

* Including youth employment, supervision and materials.

Cogley and Son General Contractors
580 E arrow Hwy suite B
San Dimas, Ca 91773
(909) 592-0151
Fax (909) 592- 6324

ATTACHMENT F

20-May-03

Certificate of Compliance

Various East San Gabriel Parks

C.P. Nos. 86436, 86439, 86440 & 86393

I (We) herby certify that all work has been performed and materials supplied in accordance with the drawings, specifacations and contract documants for the above work:

1 Not less than the provailing rates of wages as ascertained by the Department has been paid to laborers, workers and mechanics employed on this work.

2 There have been no unautherized substitution of subcontractors; nor have any unautherized subcontractors been entered into.

3 No subcontract was assigned or trasferred or performed by anyone other than the original subcontractor;exepts as provided in Sections 4100-4113, inclusive, of the Puplic Contract Code.

(Signed) _____
Cogley & Son General Contractors