



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

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IN REPLY PLEASE
REFER TO FILE: **PM-2**

December 4, 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:

**LAC+USC MEDICAL CENTER CREMATORY
EARTHQUAKE RECOVERY PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. 5874; LACO 2016; DSR 98104
SUPERVISORIAL DISTRICT 1
3 VOTES**

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

Find that AWI Builders, Inc., is the apparent lowest responsible and responsive bidder, and award and authorize the Director of Public Works to execute a construction contract, in the form previously approved by County Counsel, to AWI Builders, Inc., for LAC+USC Medical Center Crematory project for \$505,634, 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 OF RECOMMENDED ACTION

On September 9, 2003, your Board adopted plans and specifications for this project and instructed the Executive Officer to advertise for construction bids to be received on October 7, 2003, for the repair of the earthquake-damaged LAC+USC Medical Center

Crematory. Approval of the recommended action will allow Public Works to proceed with construction of the project.

The crematory is located east of Evergreen Cemetery at 3301 East 1st Street, Los Angeles. It is a one-story approximately 3,100-square-foot building and houses cremation services for the Medical Center. The original one-story building was constructed between 1922 and 1924 with an addition in 1946. As a result of the Northridge earthquake and its aftershocks, this building experienced structural cracks, loosened wall framing connections, damage to interior brick walls, and cracks on exterior masonry walls and chimneys. The building repairs include structural retrofit, reinforcement of all unreinforced masonry walls with shotcrete, restoration of the historic chimneys, and strengthening of the roof members. The project also includes accessibility features for disabled persons as required by the State of California and the Federal Americans with Disabilities Act for structural repair projects in existing buildings. The facility is eligible for listing in the National Register of Historical Places.

The baseline construction schedule as required in the project specifications has been prepared by AWI Builders. The schedule has been reviewed and approved by Public Works.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Service Excellence by taking appropriate actions to complete the project and provide the community with a structurally sound crematory building.

FISCAL IMPACT/FINANCING

The recommended construction contract with AWI Builders is for \$505,634. In addition, \$91,016 (18 percent of the contract amount) is allocated for change orders in the construction budget. The total project cost, including plans and specifications, plan review, consultant services, miscellaneous expenditures, and County services, is estimated at \$1,056,000, which is equal to the original total project cost estimate. The project schedule and budget summary are shown in Enclosure A.

The repair of this facility is funded through the FEMA Grant Acceleration Program and net County cost commitment as appropriate. Sufficient funds are available in the Federal and State Disaster Aid Budget to cover the estimated project cost of \$1,056,000.

No expenditures from the fund will be made without the Chief Administrative Office's review and approval.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard 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 qualified displaced County employees will be included in the contract.

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 requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, AWI Builders is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

AWI Builders is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

This project is statutorily exempt pursuant to Public Resources Code Section 21172, which allows for the repair, maintenance, or minor alteration of existing public facilities; mechanical equipment; or restoration of public facilities damaged as a result of a declared disaster. FEMA determined the project qualifies as a categorical exclusion under the National Environmental Policy Act in accordance with Part 10 of Title 44 of the Code of Federal Regulations.

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CONTRACTING PROCESS

On September 9, 2003, your Board adopted plans and specifications for the project at an estimated construction cost of \$542,600 and instructed the Executive Officer to advertise for construction bids. On October 7, 2003, seven bids were received. AWI Builders, with a bid of \$505,634, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

AWI Builders' Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

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

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on any other budgeted programs or projects as a result of this action. The crematory is located off-site from the medical campus, east of Evergreen Cemetery, and will be operational with some limitations during the repairs. Construction repair work will be coordinated with facility operators to mitigate potential impact.

CONCLUSION

Please return one adopted copy of this letter to CAO 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 Health Services
Department of Public Social Services (GAIN/GROW Program)

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ENCLOSURE A

**LAC+USC MEDICAL CENTER CREMATORY
EARTHQUAKE RECOVERY PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. 5874; LACO 2016; DSR 98104**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Program	09/15/99*	
Design		
Contract Execution	10/31/00*	
Construction Document Submittal	03/05/03*	
Jurisdictional Approvals	04/14/03*	
Construction Bid and Award	12/02/03	12/16/03
Construction		
Substantial Completion	04/14/04	05/03/04
Acceptance	05/26/04	06/07/04

*Indicates completed activity

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Construction			
(a) Construction	\$ 542,600	(\$ 36,966)	\$ 505,634
(b) Change Orders (18 percent)	81,500	9,516	91,016
Subtotal	\$ 624,100	(\$ 27,450)	\$ 596,650
Consultant Services			
(a) Design Services	\$ 55,000	\$ 0	\$ 55,000
(b) Constructability Studies	4,000	0	4,000
(c) Construction Management	110,000	0	110,000
(d) Survey, Testing, & Special Inspections	30,000	0	30,000
(e) Asbestos & Lead Abatement Monitoring	13,000	0	13,000
(f) Special Inspector		27,450	27,450
Subtotal	\$ 212,000	\$ 27,450	\$ 239,450
Jurisdictional Review and Plan Check	\$ 32,500	\$ 0	\$ 32,500
County Services	\$ 172,400	\$ 0	\$ 172,400
Miscellaneous Expenditures			
Advertising and Printing	\$ 15,000	\$ 0	\$ 15,000
TOTAL	\$ 1,056,000	(\$ 0)	\$1,056,000

December 4, 2003

ENCLOSURE B

**LAC+USC MEDICAL CENTER CREMATORY
EARTHQUAKE RECOVERY PROJECT
AWARD CONSTRUCTION CONTRACT
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The project is a one-story building approximately 3,000 square feet in area and houses cremation services for the medical center.

Bid Opening Date:

October 7, 2003

Bid Summary:

<u>Bidder</u>	<u>Total Lump Sum Bid</u>
AWI Builders, Inc.	\$505,634.00
Melkee Construction	\$525,637.00
D&M Construction	\$554,030.00
Meridian Pacific Construction	\$607,752.00
HMI	\$638,235.20
Syram International	\$770,260.00
Torress	\$818,338.00

Financial Information:

Public Works' fair construction cost estimate is \$542,600.