



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **PJ-1**

January 6, 2005

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:

**WHITTIER NARROWS RECREATION AREA  
SEWER LINE AND RESTROOM PROJECT (PHASE 2)  
AWARD CONSTRUCTION CONTRACT  
SPECS 6617; C.P. 86416  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find that Simgel Company, Inc., is the apparent lowest responsive and responsible bidder, and award a construction contract to Simgel Company, in the amount of \$1,196,000 for the Whittier Narrows Recreation Area Sewer Line and Restroom Project, Phase 2, funded by the Safe Neighborhood Parks Propositions of 1992 and 1996 and State Proposition 12 Roberti-Z'Berg-Harris Grant funds, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project, and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

2. Delegate to the Interim Director of Public Works the authority to determine, in accordance with the applicable contract and bid documents, whether the contractor has satisfied the above conditions for contract award, and authorize the Interim Director to execute the construction contract, in the form previously approved by County Counsel, with Simgel Company, and establish the effective contract date.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow Public Works to proceed with construction of Phase 2 of the project.

The Whittier Narrows Recreation Area Sewer Line and Restroom Project consists of two phases that will be constructed under separate contracts. On November 30, 2004, your Board awarded the construction contract for Phase 1 which includes the construction of a new underground sanitary sewer line and pump station to replace the existing septic systems that currently serve the restrooms at the park facility. Phase 2 includes the removal of three restrooms and construction of three new larger restrooms, renovation of one restroom, and demolition of the miniature train station building. These improvements are located in Area D, the lakes area of the park.

On November 3, 2004, your Board adopted the plans and specifications and authorized advertising for construction bids for Phase 2 of the project. On December 7, 2004, four bids were received. Simgel Company, with a bid of \$1,196,000, is the apparent lowest responsive and responsible bidder. The bid received from Simgel Company is \$171,079 below Public Works' fair construction cost estimate amount of \$1,367,079. Therefore, we are recommending that your Board award the contract to Simgel Company subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project, and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor. The bid results are summarized in Enclosure B.

### **Implementation of Strategic Plan Goals**

These actions are consistent with the County's Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the project is an investment in public infrastructure, and will improve the heavily used restroom facilities at Whittier Narrows Recreation Area, and will contribute to good health and social and emotional well-being for children and families.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract with Simgel Company is for \$1,196,000. In addition, \$179,400 (15 percent of the contract amount) has been allocated for change orders in the construction budget.

The total project cost for Phase 2, including plans and specifications, plan check, construction, youth employment, consultant services, miscellaneous expenditures, and County services is currently estimated at \$1,830,095. The total project cost is estimated at \$3,451,364, including \$1,392,289 for Phase 1 and \$228,980 for unforeseen site conditions which is consistent with the amount previously approved by your Board on September 28, 2004.

The project is funded from the Safe Neighborhood Parks Propositions of 1992 and 1996 in the amount of \$2,450,689 and a State Proposition 12 Roberti-Z'berg-Harris grant in the amount of \$1,000,675. Sufficient appropriation for the estimated total project cost is available in the Fiscal Year 2004-05 Capital Projects Budget (C.P. 86416) to fund this project. The Project Schedule and Budget Summary are included in Enclosure A.

### **Operating Budget Impact**

Based on the Phase 2 project scope and current salary and employee benefit rates, Parks and Recreation anticipates a one-time start-up cost of \$3,000 for plumbing maintenance equipment and an increase of \$30,745 in annual, ongoing operating costs, which includes utilities, maintenance services and supplies and salary and employee benefits for grounds maintenance staff.

Based on the current project schedule, one-time and ongoing operating costs would be incurred beginning in Fiscal Year 2005-06 and will be submitted by Parks and Recreation as part of its Budget Request to the Chief Administrative Office. The CAO will review the operating requirements and available funding as part of the budget process and make a final recommendation to your Board at that time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

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 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, Simgel Company, 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 the Federal income tax laws.

Simgel Company 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**

On March 29, 2004, the Corps of Engineers determined that the project is in compliance with the National Environmental Policy Act through a categorical exclusion.

On September 28, 2004, your Board found the project to be categorically exempt from the California Environmental Quality Act.

### **CONTRACTING PROCESS**

On November 3, 2004, your Board adopted the plans and specifications for Phase 2 of the project at an estimated construction cost of \$1,367,079, and authorized advertising for bids. On December 7, 2004, four bids were received for the project. Simgel Company, with a bid of \$1,196,000, was the apparent lowest responsive and 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 Us" website as shown in Enclosure C.

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

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To ensure that the contracts are awarded to responsible contractors with satisfactory performance histories, bidders are required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported by the respective contractor was considered before making this recommendation to approve execution of the contract.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The park, including the restrooms and walking paths, will remain open during the 270-calendar-day construction duration for Phase 2 scheduled to begin in February 2005.

In addition, the project specifications require the contractor to coordinate its construction schedule with the daily functions and activities of the park facility to minimize disruption of services and to maintain access to the park areas during construction.

### **CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

RUSS GUINEY  
Director of Parks and Recreation

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

January 6, 2005

**ENCLOSURE A**

**WHITTIER NARROWS RECREATION AREA  
SEWER LINE AND RESTROOM PROJECT (PHASE 2)  
AWARD CONSTRUCTION CONTRACT  
SPECS 6617; C.P. 86416**

**I. PROJECT SCHEDULE (PHASE 2)**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	08/19/04*
Jurisdictional Approvals	10/21/04*
Construction Award	01/18/05
Construction Start	02/17/05
Substantial Completion	11/17/05
Final Acceptance	01/19/06

\*Actual completion date

**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Board Approved Project Budget</b>	<b>Impact of this Action</b>	<b>Revised Project Budget</b>
Plans and Specifications	\$ 122,678	\$ 0	\$ 122,678
Plan Check	\$ 12,500	\$ 0	\$ 12,500
Construction			
Construction	\$ 1,367,079	\$(171,079)	\$ 1,196,000
Change Order Contingency	140,000	39,400	179,400
Youth Employment *	4,803	0	4,803
Total Construction	\$ 1,511,882	\$ (131,679)	\$ 1,380,203
Consultant Services	\$ 84,555	\$ 0	\$ 84,555
Miscellaneous Expenditures	\$ 9,000	\$ 0	\$ 9,000
County Services	\$ 221,159	\$ 0	\$ 221,159
<b>TOTAL (PHASE 2)</b>	<b>\$ 1,961,774</b>	<b>\$ (131,679)</b>	<b>\$ 1,830,095</b>
Sewer Line Improvements (Phase 1)	\$ 1,392,289	\$ 0	\$ 1,392,289
Unforeseen Site Conditions	\$ 97,301	\$ 131,679	\$ 228,980
<b>TOTAL</b>	<b>\$ 3,451,364</b>	<b>\$ 0</b>	<b>\$ 3,451,364</b>

\*Youth employment includes labor and materials.

January 6, 2005

**ENCLOSURE B**

**WHITTIER NARROWS RECREATION AREA  
SEWER LINE AND RESTROOM PROJECT (PHASE 2)  
AWARD CONSTRUCTION CONTRACT  
SPECS 6617; C.P. 86416**

**BID SUMMARY**

**Description of Project**

Phase 2 of the project includes the removal of three restrooms and construction of three new larger restrooms, renovation of one restroom, and demolition of the miniature train station building.

**Bid Opening Date:**

December 7, 2004

**Bid Summary:**

<b>Contractor's Name</b>	<b>Lump Sum Bid</b>
Simgel Company	\$1,196,000
Torres Construction	\$1,320,000
W.R. Layne	\$1,357,121
Toby B. Hayward	\$1,930,000

**Financial Information**

Public Works' fair construction cost estimate for Phase 2 of the project was \$1,367,079.

## ENCLOSURE C

### WHITTIER NARROWS RECREATION AREA SEWER LINE AND RESTROOM PROJECT (PHASE 2) AWARD CONSTRUCTION CONTRACT SPECS 6617; C.P. 86416

#### BID SOLICITATION

**Bid Number :** 06617

**Bid Title :** Whittier Narrows Recreation Area Sewer Line and Restroom Project (Phase 2)

**Bid Type :** Construction

**Department :** Public Works

**Commodity :** CONSTRUCTION SERVICE, GENERAL (DIGGING, DITCHING, ROAD GRADING, ROCK STABILIZATION, ETC.)

**Open Date :** 11/3/2004

**Closing Date :** 12/7/2004 10:45 AM

**Notice of Intent to Award :** [View Detail](#)

**Bid Amount :** \$ 1,400,000

**Bid Download :** Not Available

**Bid Description :** Address: 823 Lexington-Gallatin Road, South El Monte, CA 91733, Specs 6617.  
Project work includes the removal of three restrooms and construction of three new larger restrooms, renovation of one restroom, and demolition of miniature train station building. Trades include concrete, CMU, metals, rough carpentry, doors and windows, finish hardware, plumbing, and electrical.

Pre-bid conference/site visitation scheduled for 11/16/04, 10:00 a.m., at the job site to answer questions concerning the project (meet at train station).

Bidder to possess a license classification of "B" at time of bid.

Copies of project manual and drawings can be obtained for \$50 at Department of Public Works, Cashiers Office, 900 South Fremont Avenue, Mezzanine, Alhambra, CA 91803.

Notice to Bidders "A", issued 11/8/04, answers a question posed by a potential bidder, and includes an additional document pertinent to the project.

12/7/04, Apparent low bidder, Simgel Co., Inc.

**Contact Name :** Grace Stohs

**Contact Phone# :** (626) 458-5114

**Contact Email :** [gstohs@ladpw.org](mailto:gstohs@ladpw.org)

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