WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
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MARK RIDLEY-THOMAS
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Third District

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MICHAEL D. ANTONOVICH
Fifth District

March 19, 2013

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

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
BELVEDERE PARK SWIMMING POOL AND
POOL BUILDING REPLACEMENT PROJECT
APPROVE APPROPRIATION ADJUSTMENT AND REVISED PROJECT BUDGET
AWARD DESIGN-BUILD CONTRACT
SPECS. 7198; CAPITAL PROJECT NO. 86741
(FIRST DISTRICT)
(4 VOTES)**

SUBJECT

Approval of the recommended actions will approve the revised project budget, approve an appropriation adjustment, and award a design-build contract for the Belvedere Park Swimming Pool and Pool Building Replacement Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed revisions to the Belvedere Park Swimming Pool and Pool Building Replacement Project are categorically exempt from the California Environmental Quality Act because the revisions to the Project involve minimal expansion of the existing use of the pool facility site, and the new pool facilities will have the same purpose as the structures replaced; and for the reasons stated in this letter and in the record of the Project.

2. Approve the revised total Project budget of $14,864,000 for the Belvedere Park Swimming Pool and Pool Building Replacement Project, Capital Project No. 86741.

3. Approve the revisions to the Belvedere Park Swimming Pool and Pool Building Replacement Project and the appropriation adjustment to transfer $993,000 from obligated fund balance Assigned

for Capital Projects/Extraordinary Maintenance to fully fund the Belvedere Park Swimming Pool and Pool Building Replacement Project.

4. Find that PCL Construction Services, Inc., is the Responsive and Responsible Bidder that submitted the most advantageous and best value proposal for the Belvedere Park Swimming Pool and Pool Building Replacement Project, and award a design-build contract to PCL Construction Services, Inc., for a contract sum of $11,516,400, contingent upon submission of acceptable performance and payment bonds, and evidence of required insurance filed by PCL Construction Services, Inc.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will approve the revised Belvedere Park Swimming Pool and Pool Building Replacement Project (Project) budget, approve an appropriation adjustment, and award a design-build contract for the Project located at 4801 East First Street, Los Angeles, California 90022.

Project Implementation

The existing pool facility at Belvedere Park was originally built in 1950 and no significant upgrades or improvements have been made to the pool facility since it originally opened. With over 60 years of heavy usage and exposure to the elements, the condition of the pool facility has deteriorated. The proposed Project consists of the demolition of several structures: the existing 5,377 square-foot pool building, the separate 1,060 square-foot pool mechanical equipment area, and the 12,130 square-foot competition pool. The Project also involves the construction of several structures: a new approximately 9,939 square-foot pool building with restrooms, changing rooms, staff offices, storage and utility rooms, and an attached 1,652 square-foot pool mechanical room, a new outdoor 12,743 square-foot Olympic-size competition pool, a new 2,550 square-foot lap pool, a new 1,100-square-foot splash pool, a new 1,100 square-foot senior's pool, and associated site improvements, including an expanded parking lot to address existing parking needs at the site, walkways, fencing, landscaping, and replacement of underground utilities. A total of 11 trees, one of which is diseased, will be removed to enable construction of the new pool building and expanded parking lot; and 39 new trees will be planted, including 17 around the new pool facility and 22 throughout the rest of the park.

Design-Build Contract Award

On July 23, 2012, the Department of Public Works (Public Works) issued a Request for Proposals (RFP) for design-build services for the proposed Project. A total of 16 firms submitted prequalification questionnaires in response to the RFP, and the six highest scoring prequalified proposers were short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals (see Contracting Process Section). Based on the criteria stated in the RFP, PCL Construction Services, Inc. (PCL Construction) submitted the most advantageous and best value proposal for design and construction of the proposed Project.

PCL Construction's original base price proposal of $11,149,154 was approximately $772,754 higher than the $10,376,400 allocated for the design-build contract in the capital project budget. Since PCL Construction's original cost proposal was within 9 percent of the estimated design-build contract cost, Public Works considered the cost proposal to be reasonable for the Project scope of work. Subsequently, Public Works, in conjunction with the Department of Parks and Recreation (Parks and

Recreation), conducted negotiations with PCL Construction to refine the Project scope of work to better meet the anticipated programming needs of the new aquatic center. As part of these negotiations, the originally proposed 5,092 square-foot shallow recreation pool with combined splash pad was separated into three separate pools, including a 2,550 square-foot lap pool, a 1,100 square-foot splash pool, and a 1,100 square-foot senior's pool. All other elements of the Project remain unchanged. These negotiations resulted in a negotiated base price proposal of $11,516,400. The attached appropriation adjustment will allocate additional funding to fully fund the award of the contract.

We recommend awarding the design-build contract for a contract sum of $11,516,400, which includes demolition of the existing pool facilities, design, and construction of the new aquatic complex, and achieving the United States Green Building Council Leadership in Energy and Environmental Design Silver Level Certification for the Project.

Green Building/Sustainable Design Program

The Project will comply with the County's Energy and Environmental Policy. The Project will be designed and constructed to achieve the United States Green Building Council Leadership in Energy and Environmental Design Silver Level Certification by incorporating sustainable design features to optimize energy and water use efficiency, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by investing in public infrastructure that will enhance recreational opportunities for County residents.

FISCAL IMPACT/FINANCING

The recommended design-build contract with PCL Construction is for $11,516,400. The total Project cost, including programming, scoping documents, plans and specifications, consultant services, plan check, construction, change orders, civic art allocation, miscellaneous expenditures, and County services, is currently estimated at $14,864,000, which reflects an increase of $993,000 from the previously approved Project budget of $13,871,000. The increase is in the construction cost based on the negotiated design-build contract value and an augmentation of the change order contingency amount. The Project Schedule and Budget Summary are detailed in Attachment A.

Approval of the appropriation adjustment (Attachment B) will transfer an additional $993,000 from obligated fund balance Assigned for Capital Projects/Extraordinary Maintenance to fully fund the Project. The Project will be funded with $6,296,000 of First District net County cost allocated for Enhanced Unincorporated Area (Proposition 62), $3,500,000 in County Excess funds allocated to the First District pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (Proposition A), $2,161,000 in Vehicle License Fee Gap Loan Special funds, $500,000 in Utility Users Tax funds, $1,180,000 of First District net County cost, $993,000 of net County cost, and $234,000 in prior year net County cost.

Operating Budget Impact

Following completion of the Project, Parks and Recreation will maintain the pools and pool building, and anticipates one-time, start-up costs of approximately $138,000 for various pool and classroom

equipment; furnishings and amenities, and dedication ceremony; and ongoing operation costs of approximately $427,000 for recreation/maintenance personnel, pool supplies, utilities, operating permit, and training/certifications. Parks and Recreation will work with the Chief Executive Office to confirm the appropriate level of funding and request the one-time and ongoing funds as part of its Fiscal Year 2013-14 New Facilities request during Final Changes.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 26, 1997, the Board acting as the governing body of the Los Angeles County Regional Park Open Space District adopted the Youth Employment Policy for projects funded by Proposition A. The Los Angeles County Regional Park Open Space District requires that a Youth Employment Plan for each Proposition A funded project be adopted by the governing body of the grantee at the duly noticed public meeting. On September 18, 2012, the Board approved the Youth Employment Plan for the Project.

Pursuant to the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009, the Project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

On September 18, 2012, the Board found the Project to be categorically exempt under the California Environmental Quality Act (CEQA), as the Project involves the replacement of existing structures, minor alteration of existing facilities, and construction of new small facilities and accessory structures. The separation of the shallow recreation pool with combined splash pad into three separate smaller pools at the same location is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(l), 15302(b), and 15303(c) and (e) of the State CEQA Guidelines, and Classes 1(h), 2(a), and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The revisions to the Project involve minimal expansion of the existing use of the pool facility site, and the new pool facilities will have the same purpose as the structures replaced. In addition, the Project is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the proposed Project revisions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On July 23, 2012, Public Works issued the RFP, including the standardized prequalification questionnaire, while the scoping documents were being prepared. This contract opportunity was listed in the County's "Doing Business with Us" website. The first part of the RFP required prospective design-build firms to submit responses to the standardized prequalification questionnaire. On August 16, 2012, 16 firms submitted prequalification questionnaires. Additionally, the RFP specified that the six highest scoring prequalified proposers would be invited to participate in the second part of the RFP for submission of technical and cost proposals. The six short-listed firms were Balfour Beatty Construction, Novus Construction, PCL Construction, Perera Construction

& Design, Inc., T.B. Penick & Sons, Inc., and Tilden-Coil Constructors, Inc.

On October 3, 2012, Tilden-Coil Constructors, Inc., declined to submit a technical and cost proposal. Therefore, the seventh highest ranked prequalified proposer, Neff Construction, Inc., was included in the list of short-listed prequalified firms. On October 18, 2012, Public Works requested technical and cost proposals from the six short-listed prequalified firms. On October 22, 2012, Neff Construction, Inc., declined to submit a technical and cost proposal. On November 29, 2012, technical and cost proposals were received from the five remaining prequalified firms. On December 20, 2012, the proposals were evaluated and ranked based on technical design and construction expertise, design-build team personnel and organization, proposed delivery plan and schedule, price, life cycle costs, skilled labor force availability, and acceptable safety record. The evaluation was completed without regard to race, creed, color, or gender. PCL Construction's proposal received the highest score and was determined to be the most advantageous and best value proposal in accordance with the provisions of the RFP. A scoring summary of the proposals is included in Attachment C.

A standard design-build contract, in a form previously approved by County Counsel, will be used. The contract will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees regarding the Federal Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

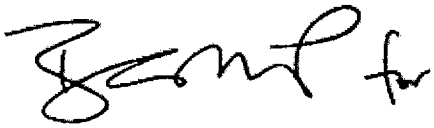
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The park facility will remain open during the construction of the Project; however, the pool facility will be closed for the 2013 summer pool season. Parks and Recreation will transfer the swimming program to other nearby County pool facilities.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; the Department of Parks and Recreation; and the Department of Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:CV:cvb

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Parks and Recreation
Public Works

ATTACHMENT A
March 19, 2013

DEPARTMENT OF PUBLIC WORKS:
BELVEDERE PARK SWIMMING POOL AND
POOL BUILDING REPLACEMENT PROJECT
APPROVE APPROPRIATION ADJUSTMENT AND REVISED PROJECT BUDGET
AWARD DESIGN-BUILD CONTRACT
SPECS. 7198; CAPITAL PROJECT NO. 86741

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
A/E Contract Award (Scoping Documents)	04/17/12*	
Project Scoping Documents	10/09/12*	
Prequalify Design-Builders	10/03/12*	
Award Design Build Contract	01/29/13	03/19/13
Construction Documents	05/16/13	07/12/13
Demolition	05/31/13	08/15/13
Construction Start	06/03/13	08/19/13
Jurisdictional Approvals	07/31/13	10/11/13
Substantial Completion	05/30/14	07/12/14
Final Acceptance	08/28/14	09/25/14

* Actual Completion Date.

II. PROJECT BUDGET SUMMARY

Project Activity	Board-Approved Project Budget	Impact of This Action	Revised Project Budget
Land Acquisition	$ 0	$ 0	$ 0
Construction			
Design-Build Contract	$ 10,376,400	$ 1,140,000	$ 11,516,400
Job Order Contract	170,000	(170,000)	0
Change Orders	1,000,000	23,000	1,023,000
Departmental Crafts	0	0	0
Construction Consultants	0	0	0
Misc Expenses (Gordian Fees)	6,960	0	6,960
Telecomm Equip – Affixed to Building	25,000	0	25,000
Civic Arts	100,000	18,000	118,000
Other: Utility Connections	140,000	(18,000)	122,000
Other: Youth Employment	20,000	0	20,000
Subtotal	$ 11,838,360	$ 993,000	$ 12,831,360
Programming/Development	$ 128,000	0	$ 128,000
Plans and Specifications (scoping documents and support)	$ 322,000	$ 0	$ 322,000
Consultant Services			
Site Planning	$ 0	$ 0	$ 0
Hazardous Materials	21,846	0	21,846
Geotechnical/Soils Report, Soil Testing, and Inspection	150,000	0	150,000
Material Testing	90,000	0	90,000
Cost Estimating	0	0	0
Topographic Surveys	15,000	0	15,000
Construction Management	0	0	0
Construction Administration	0	0	0
Environmental(Cultural Resources Assessment)	15,000	0	15,000
Move Management	0	0	0
Equipment Planning	0	0	0
Legal	0	0	0
Other: LEED Commissioning	40,000	0	40,000
Subtotal	$ 331,846	$ 0	$ 331,846
Miscellaneous Expenditures	$ 9,000	$ 0	$ 9,000
Jurisdictional Review/Plan Check/Permit	$ 112,500	($ 1,000)	$ 111,500
County Services			
Code Compliance and Quality Control Inspections	$ 295,950	($ 15,000)	$ 280,950
Design Review	26,000	0	26,000
Design Services	12,500	0	12,500
Contract Administration	158,800	15,000	173,800
Project Management	477,713	0	477,713
Project Management Support Services	0	0	0
Consultant Contract Recovery	39,000	0	39,000
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	0	0	0
ISD ITS Communications	25,000	0	25,000
Project Security	0	0	0
Project Technical Support	59,331	0	59,331
ISD Countywide Contract Compliance Section	25,000	0	25,000
County Counsel	0	0	0
Other: Construction Division	10,000	0	10,000
Other: Mapping and Property Management Division	0	1,000	1,000
Other: Land Development	0	0	0
Subtotal	$ 1,129,294	$ 1,000	$ 1,130,294
TOTAL	**$ 13,871,000**	**$ 993,000**	**$ 14,864,000**

PINK (1)

BA FORM 09/09

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

March 5, 2013

AUDITOR-CONTROLLER:
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2012-13

4 - VOTES

SOURCES	USES
GENERAL FUND A01-3077 Assigned for CP and Extraordinary Maintenance $993,000 DECREASE OBLIGATED FUND BALANCE	PARKS AND RECREATION PK-Belvedere Park Swimming Pool (1) A01-CP-6014-65043-86741 $993,000 Capital Assets-Building and Improvements INCREASE APPROPRIATION
SOURCES TOTAL: $ 993,000	**USES TOTAL:** $ 993,000

JUSTIFICATION

Reflects transfer of $993,000 from the Assigned for CP and Extraordinary Maintenance account to fully fund the Belvedere Park Swimming Pool and Pool Building Replacement Project.

AUTHORIZED SIGNATURE SABRA WHITE, MANAGER

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

☐ ACTION

☑ RECOMMENDATION

☑ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

AUDITOR-CONTROLLER BY Karen Shikuma

B.A. NO. 170 Mar 6 20 13

CHIEF EXECUTIVE OFFICER BY Dawn McHenry

March 6 20 13

SEND 6 COPIES TO THE AUDITOR-CONTROLLER

ATTACHMENT C
March 19, 2013

DEPARTMENT OF PUBLIC WORKS:
BELVEDERE PARK SWIMMING POOL AND
POOL BUILDING REPLACEMENT PROJECT
APPROVE APPROPRIATION ADJUSTMENT AND REVISED PROJECT BUDGET
AWARD DESIGN-BUILD CONTRACT
SPECS. 7198; CAPITAL PROJECT NO. 86741

DESIGN-BUILD PROPOSAL SUMMARY AND RANKING

Proposer	Best Value Score (Max. Score = 1,000)	Base Price Proposal
PCL Construction Services, Inc.	937	$ 11,149,154
T.B. Penick & Sons, Inc.	935	$ 10,578,848
Balfour Beatty Construction	848	$ 11,174,667
Novus Construction	820	$ 10,289,000
Perera Construction & Design, Inc.	818	$ 11,267,982

Base price proposal includes demolition of the existing pool facilities and achieving the United States Green Building Council Leadership in Energy and Environmental Design Silver level certification for the Project.