



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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ALHAMBRA, CALIFORNIA 91802-1460

September 21, 2006

IN REPLY PLEASE

REFER TO FILE: **PM-1**

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:

**LENNOX PARK POOL BUILDING REPLACEMENT  
CATEGORICAL EXEMPTION - AWARD AGREEMENT  
SPECS. 6769; C.P. 86767  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

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

1. Find that the project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines Section 15302, Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines Appendix G, Class 2 (e), adopted by your Board on November 17, 1987.
2. Approve the \$3,431,000 project budget, and authorize the Director of Public Works to carry out the project.
3. Award and authorize the Director of Public Works to execute an Agreement with Frank R. Webb Architects, Inc., to provide design and consultant services for the Lennox Pool Building Replacement project for a \$298,900 not-to-exceed fee funded by Capital Project (C.P.) 86767, and to establish the effective date following Board approval.

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

The recommended actions will allow Public Works to proceed with the design of the project. The recommended Architect/Engineer Services Agreement with Frank R. Webb Architects will provide basic design services for the Lennox Park Pool Replacement project.

The Lennox Park Pool, built in 1957, is located at 10828 Condon Avenue, Los Angeles, California. The pool building, pool deck, and the outdoor swimming pool have shown significant signs of aging with deterioration in most areas and require major improvements. The one-story, unreinforced precast concrete bathhouse and equipment building have past their useful life and renovation is not a viable solution to comply with the current Building Code requirements. The recommended replacement option creates better design opportunities with an expected 30- to 50-year life. The existing dressing and equipment building will be demolished and replaced with a new structure to serve the same function and capacity. The pool renovation includes replacing the pool deck.

Following the completion of construction documents and jurisdictional approvals, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

## **Implementation of Strategic Plan Goals**

These actions meet the County Strategic Plan Goal of Organizational Effectiveness as these actions will enhance operations to provide better service to the community.

## **FISCAL IMPACT/FINANCING**

The recommended Agreement with Frank R. Webb Architects is for \$298,900. Sufficient Funds are available in the Fiscal Year 2006-07 Capital Project Budget under C.P. 86767. The proposed project is funded by \$1,220,000 in State Proposition 40 Roberti Z'berg-Harris Program funds, \$65,000 net County cost from the prior year Second District Capital Project, and \$2,146,000 net County cost identified from Proposition 62 funds allocated to unincorporated areas.

The total cost of the project, including plans and specifications, plan check, construction, equipment, consultant services, Civic Art allocation, and County services, is currently estimated at \$3,431,000. The Project Schedule and Budget Summary are included in the enclosure.

**Operating Budget Impact:**

Based on the project scope of work, Parks and Recreation anticipates a \$75,000 one-time cost for a swimming pool cover to increase efficiency of pool operations, including reduced utility consumption and seasonal maintenance. The improvements are refurbishments to existing amenities, which will be operated and maintained with existing staff and resources.

Based on available project information, Parks and Recreation expects the one-time cost to be incurred in early Fiscal Year 2007-08. Parks and Recreation will request the one-time funding as part of its Fiscal Year 2007-08 Annual Budget Request.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard Agreement, 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.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, Frank R. Webb Architects 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 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

As required by your Board, the project cost includes the 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted December 7, 2004.

Frank R. Webb Architects 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**

The proposed project has been reviewed and determined to be categorically exempt under CEQA in accordance with State CEQA Guidelines Section 15302, Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines Appendix G, Class 2 (e), adopted by your Board on November 17, 1987. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk. This project is categorically exempt under the guidelines because it involves the replacement and/or reconstruction of existing facilities involving negligible or no expansion of capacity.

## **CONTRACTING PROCESS**

On August 23, 2005, the Architectural Evaluation Board (AEB) recommended 17 firms to be considered for performing the professional services for the project. On October 31, 2005, technical proposals for services were requested from these firms. Seven firms submitted proposals for consideration. The proposals were evaluated by a panel of members from Parks and Recreation and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Frank R. Webb Architects was found to be the best qualified firm to perform these services.

On February 3, 1998, your Board requested that Contract opportunities be listed on the Office of Small Business website. However, this Contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

Frank R. Webb Architects has agreed to provide the recommended services for a \$298,900 not-to-exceed fee. The construction administration portion of the fee will be billed during the construction phase and only after authorization to proceed with construction. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined that County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended Agreement as this Agreement is for non-Proposition A services.

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Frank R. Webb Architects' Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works Contracts.

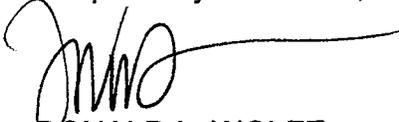
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services. Construction activity is scheduled to begin after the 2007 swim season and be completed prior to the 2008 swim season.

**CONCLUSION**

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

Respectfully submitted,

  
for DONALD L. WOLFE  
Director of Public Works

  
DAVID E. JANSSEN  
Chief Administrative Officer

  
RUSS GUINEY  
Director of Parks and Recreation

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Enc.

cc: Auditor Controller  
County Counsel  
Los Angeles County Arts Commission  
Office of Affirmative Action Compliance  
Department of Public Social Services (GAIN/GROW Program)

September 21, 2006

**ENCLOSURE**

**LENNOX PARK POOL BUILDING REPLACEMENT  
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SUPERVISORIAL DISTRICT 2  
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**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Program	07/14/05*
Design	
Contract Execution	10/10/06
Construction Documents	04/15/07
Jurisdictional Approvals	06/15/07
Construction Bid and Award	08/15/07
Construction	
Substantial Completion	06/02/08
Acceptance	09/15/08

\*Indicates completed activity.

**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Proposed Project Budget</b>
Land Acquisition	\$ -
Construction	
(a) Construction Contract	\$ 2,213,000
(b) Change Order Contingency	\$ 332,000
(c) Civic Art	\$ 25,000
Subtotal	\$ 2,570,000
Equipment	\$ 15,000
Plans and Specifications	
(a) Basic Design Services	\$ 222,150
(b) Additional Services	\$ 76,750
Subtotal	\$ 298,900
Consultant Services	\$ 77,000
Plans Check and Jurisdictional Reviews	\$ 27,000
Miscellaneous Expenditures	\$ 8,000
County Services	\$ 435,100
<b>TOTAL</b>	<b>\$ 3,431,000</b>