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

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 April 17, 2012

SACHI A. HAMAI
EXECUTIVE OFFICER

April 17, 2012

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:

DEPARTMENT OF PUBLIC WORKS:
BELVEDERE PARK SWIMMING POOL AND
POOL BUILDING REPLACEMENT PROJECT
UNINCORPORATED EAST LOS ANGELES AREA
ESTABLISH CAPITAL PROJECT AND
AWARD AGREEMENT
CAPITAL PROJECT NO. 86741
(FIRST DISTRICT) (3 VOTES)

SUBJECT

Approval of the recommended actions will establish the Belvedere Park Swimming Pool and Pool Building Replacement Project and allow the Department of Public Works to proceed with the scoping documents, environmental review, and procurement of a design-builder.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Establish Capital Project No. 86741 for the Belvedere Park Swimming Pool and Pool Building Replacement Project.

2. Award and authorize the Director of Public Works, or her designee, to execute an agreement with PBWS Architects to prepare design-build scoping documents and provide design-build support services for a not-to-exceed fee of $289,800 for the Belvedere Park Swimming Pool and Pool Building Replacement Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish Capital Project No. 86741 for the Belvedere Park Swimming Pool and Pool Building Replacement Project (Project), and allow the Department of Public Works (Public Works) to proceed with the scoping documents, environmental review, and procurement of a design-builder for the Project.

The existing pool facility at the Belvedere Community Regional 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 use and exposure to the elements, the condition of the pool facility has deteriorated. The Project will consist of demolition of the existing pool building and competition pool; construction of a new approximately 12,000 square-foot pool building with restrooms, changing rooms, staff offices, and storage and utility rooms; construction of an outdoor Olympic size swimming pool and a shallow recreation swimming pool with combined splash pad; and associated site improvements, including parking, walkways, fencing, landscaping, and underground utilities.

The Project will be completed using the design-build project delivery method. Under the recommended agreement, PBWS Architects will prepare the scoping documents and provide support services for a not-to-exceed fee of $289,800.

Following completion of the environmental documentation and Request for Proposals (RFP) process for the design-build procurement, tentatively scheduled for December 2012, we will return to your Board with recommendations to approve the Project, including the appropriate environmental documentation, total Project budget, and award the design-build contract to a design-build entity.

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's Leadership in Energy and Environmental Design Silver level certification by incorporating sustainable design features to optimize energy and water use, 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 agreement with PBWS Architects is for a not-to-exceed fee of $289,800. Sufficient appropriation is available in the Fiscal Year (FY) 2011-12 Capital Project Budget (Capital Project No. 86741) to award this agreement.

The total Project cost is currently estimated at $14,000,000. Upon completion of the RFP process for the design-build procurement, we will return to your Board for approval of the Project, including the total Project budget, schedule along with recommended funding sources, and to recommend award of the design-build contract.

Operating Budget Impact

Following completion of the Project, the Department of Parks and Recreation (Parks and Recreation) anticipates one-time start-up costs of approximately $173,000 for pool/classroom equipment and dedication; and additional ongoing operating costs of approximately $141,000 for recreation/maintenance staff and supplies. 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 in its FY 2013-14 New Facilities request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The agreement will be in the form previously reviewed and approved as to form by County Counsel. The recommended agreement was solicited on a competitive basis and is in accordance with applicable County requirements.

The agreement will contain terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to: County's Greater Avenues for Independence (GAIN) and General Relief Opportunity 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 Earned 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 or renegotiation.

Data regarding PBWS Architects minority participation is on file with Public Works.

Pursuant to your Board's Civic Art Policy, adopted December 7, 2004, as amended, the Project budget will include 1 percent of design and construction costs to be allocated to the Civic Art Fund.

Design-Build Project Delivery

On June 17, 2008, your Board approved the County's use of design-build contracting authority as an option for applicable County construction projects in excess of $2,500,000. In addition to expediting the Project completion, the design-build project delivery method will provide a more collaborative approach that may result in reduced costs and a better design quality.

While the scoping documents are being finalized for the Project by PBWS Architects, Public Works will issue the first part of the RFP to prequalify prospective design-build firms. Following completion of the scoping documents, the second part of the RFP will be issued to select the design-builder for the Project.

The first part of the RFP will require prospective design-build firms to submit responses to a standardized prequalification questionnaire regarding their experience, qualifications, and capacity to perform the work for the Project.

For this Project, the RFP will specify that only the three highest-scoring, prequalified proposers identified by the evaluation committee during the first part of the RFP will be invited to participate in the second part of the RFP for submission of technical and cost proposals for the Project. The second part of the RFP is anticipated to be issued in August 2012. After receipt of technical and cost proposals, each proposal will be scored and ranked by the evaluation committee based on the requirements identified in the RFP, and the design-builder with the best value proposal will be selected. The enabling legislation allows the County to negotiate final contract terms with the identified best value proposer prior to contract award. Following these negotiations, we will return to your Board with a recommendation regarding award of a design-build contract.

Under the County's design-build RFP documents, the County has the opportunity to use all aspects of all submitted proposals by paying a stipend to each qualifying proposer that is not selected for contract award, as provided for in the second part of the RFP. A stipend constitutes payment by the County for the right to use the information and ideas contained in the proposals in the final Project design. The proposed stipend for this Project has been set for a not-to-exceed amount of $40,000 to be paid to each qualifying proposer (a maximum of two) that is not selected for contract award. The proposer receiving the contract shall not be entitled to a stipend. However, should the County decide not to award the contract after proposals have been submitted, every responsive, qualifying proposer (a maximum of three) shall be awarded a stipend in the stated amount.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not a project under the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed activity is an administrative activity of government, which will not result in direct or indirect physical changes to the environment. Appropriate environmental documentation will be completed and submitted to your Board for consideration of approval of the Project and award of the design-build contract.

CONTRACTING PROCESS

On January 12, 2006, a RFP was issued to 20 firms recommended by the Architectural Evaluation Board to provide programming and design services for various pool projects in the First and Fifth Supervisorial Districts. The RFP indicated that the County would select up to four firms to provide services for the various pool projects. A total of four firms submitted proposals that 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 evaluation was done without regard to race, creed, color, or gender. The evaluation committee selected PBWS Architects, Sparano and Mooney Architects, and Caldwell Architects as the three best-qualified firms. PBWS Architects was determined to be the best qualified firm for this Project.

PBWS Architects has agreed to provide the recommended services for a not-to-exceed fee of $289,800. This fee includes preparation of scoping documents, support services, and additional/reimbursable services. The support services portion of the fee for PBWS Architects will include assisting the County in the evaluation of the technical and cost proposals submitted by the prospective design-build firms, and review of the selected design-builder's design and construction documents for conformance with the scoping documents. The fee for additional/reimbursable services will only be used if additional work is requested and approved by Public Works.

Under the agreement, PBWS Architects will be required to provide performance specifications as part of the scoping documents for materials, products, and equipment, which will allow such items to be procured from multiple manufacturers and/or suppliers as feasible, in order to promote an open and competitive bidding environment that will avoid limiting the bidding, directly or indirectly, to any one specified concern as required under the Public Contract Code. Furthermore, if a material or product is designated by brand name in the specifications, all known equal materials or products will also be designated, and, in addition, the use of other approved "equal" materials or products will be explicitly permitted.

PBWS Architects' fee schedule, Community Business Enterprise participation data, and three-year contracting history with the County are on file with Public Works.

The RFP process for the design-build procurement shall be conducted in accordance with the design-build policy established by your Board on June 17, 2008.

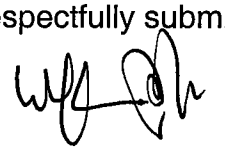
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

CONCLUSION

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

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:RB:CV:zu

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

U:\BOARD LETTERS 2012\BOARD LETTERS [WORD]\Capital Projects\4-17-2012 Belvedere Pool AE Scoping Award Board Letter.doc