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
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WILLIAM T FUJIOKA
Chief Executive Officer

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

52 September 18, 2012

SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
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MARK RIDLEY-THOMAS
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Fifth District

September 18, 2012

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
UNINCORPORATED EAST LOS ANGELES AREA
APPROVE PROJECT BUDGET
APPROVE YOUTH EMPLOYMENT PLAN
SPECS. 7198; CAPITAL PROJECT NO. 86741
(FIRST DISTRICT) (3 VOTES)

SUBJECT

Approval of the recommended actions will find the Belvedere Park Swimming Pool and Pool Building Replacement Project exempt from the California Environmental Quality Act, and approve the Project budget and the Youth Employment Plan for the Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Belvedere Park Swimming Pool and Pool Building Replacement Project is categorically exempt from the California Environmental Quality Act because the Project involves 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 herein and reflected in the record of the Project.

2. Approve the Belvedere Park Swimming Pool and Pool Building Replacement Project, Capital Project No. 86741, with a total Project budget of $13,871,000.

3. Adopt the Youth Employment Plan as required by the Los Angeles County Regional Park and Open Space District's Procedural Guide.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Belvedere Park Swimming Pool and Pool Building Replacement Project (Project) exempt from the California Environmental Quality Act (CEQA), and approve the total Project budget and Youth Employment Plan for the Project.

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 Project consists of demolition of the existing 5,377 square-foot pool building, a separate 1,060 square-foot pool mechanical equipment area, and 12,130 square-foot competition pool; and construction of 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 equipment room; an outdoor 12,743 square-foot Olympic-size competition pool; a 5,092 square-foot shallow recreation swimming pool with combined splash pad; 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.

The Project will be completed using the design-build project delivery method. On April 17, 2012, the Board established Capital Project No. 86741 and awarded a consultant services agreement to PBWS Architects to prepare the design-build scoping documents and provide design-build support services for a $289,800 not-to-exceed fee for the Project.

PBWS Architects is in the process of completing the design-build scoping documents, and the Department of Public Works (Public Works) has issued the first part of the Request for Proposals (RFP) for the design-build procurement to prequalify prospective design-build firms. Following completion of the RFP process for the design-build procurement, tentatively scheduled for January 2013, we will return to the Board with

recommendations to award the design-build contract. Construction of the Project is scheduled to begin in May 2013, and is scheduled to be completed by June 2014 in time for the summer pool season.

Approval of the Youth Employment Plan (Attachment B) is required in order to comply with the grant requirements of the Los Angeles County Regional Park and Open Space District's (District) Youth Employment Policy. The contract documents for the Project will require the selected design-builder to make a good faith effort to employ at-risk youth from the community in which the Project is being carried out in conformance with the District's definition of "At-Risk Youth." Tasks that youth may perform include, but are not limited to, site preparation, landscaping, and painting.

Green Building/Sustainable Design Program

In accordance 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 total Project cost, including plans and specifications, plan check, construction, change orders, consultant services, civic art, miscellaneous expenditures, and County services, is currently estimated at $13,871,000. The Project Schedule and Budget Summary are included in Attachment A.

The funding for the Project consists of $6,296,000 net County cost allocated for Enhanced Unincorporated Area Services (Proposition 62), $3,500,000 in County Excess funds allocated to the First Supervisorial 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 User Tax funds, $1,180,000 of the First District's net County cost, and $234,000 in prior year net County cost.

Sufficient appropriation will be available in the Fiscal Year 2012-13 Capital Projects/Refurbishment Budget (Capital Project No. 86741) to fully fund the Project following the Board's approval of the Fiscal Year 2012-13 Supplemental Resolution appropriating $2,000,000 of the Proposition 62 funds and $3,500,000 of Proposition A grant funds to the Project.

Operating Budget Impact

Following completion of the Project, the Department of Parks and Recreation (Parks and Recreation) will maintain the pools and pool building, and anticipates one-time, start-up costs of approximately $173,000 for pool/classroom equipment and dedication; and ongoing operation 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 Fiscal Year 2013-14 New Facilities request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 26, 1997, the Board acting as the governing body of the District adopted the Youth Employment Policy for projects funded by the Proposition A. The District requires that a Youth Employment Plan for each Proposition A funded project be adopted by the governing body of the grantee at a duly noticed public meeting. Approval of the Youth Employment Plan for the Project will comply with the District's policy.

In accordance with 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 Arts fund.

On June 17, 2008, the 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 potentially 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.

As stated earlier, PBWS Architects is in the process of completing the scoping documents for the Project, and Public Works issued the first part of the RFP for design-build procurement to prequalify and shortlist prospective design-build firms. Following completion of the scoping documents, the second part of the RFP will be issued to the prequalified, shortlisted design-build firms to evaluate and select the "best value" design-build firm for the Project.

The first part of the RFP was issued on July 23, 2012, and requires 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 specifies that only the six highest-scoring, prequalified proposers identified by the evaluation committee 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 released in October 2012. After the 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 County is able to negotiate project terms with the identified best value proposer prior to contract award in accordance with the enabling legislation. Following these negotiations, we will return to the Board to award a design-build contract.

ENVIRONMENTAL DOCUMENTATION

The Project is categorically exempt from the provisions of CEQA. The Project includes demolishing an existing 5,377 square-foot pool building, a separate 1,060 square-foot pool mechanical equipment area, and 12,130 square-foot competition pool; remove 11 trees; and constructing a new approximately 9,939 square-foot pool building with an attached 1,652 square-foot pool mechanical room, 12,743 square-foot Olympic-size competition pool, and a 5,092 square-foot combined recreation and splash pool at the existing Belvedere Park pool facility site, along with associated site improvements, including replacement of walkways, fencing, and underground utilities; and planting of new landscaping and trees, as well as expansion of the existing parking lot. This Project 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), 15303(c) and (e), and 15311(b) of the State CEQA Guidelines, and Classes 1(h), 2(a), 3(b), and 11(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The Project involves 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.

A cultural resources assessment of the Belvedere Park Pool facilities, including the existing bathhouse, competition pool, and painted murals covering the bathhouse screen walls, was conducted to determine if the existing pool facilities may be

considered a historical resource for the purposes of CEQA due to the age of the pool facility. The assessment determined that the pool facilities do not meet the eligibility criteria for state or local historic designation, and that removal of the existing pool facilities will not result in an adverse change to historical resources per the provisions of CEQA. The painted murals will be removed as part of demolition of the existing pool facilities, and Parks and Recreation plans to recommission the same artist for similar artwork at the new pool facility as part of the Project. No mitigation is required.

Upon the Board's approval of the Project, 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 April 17, 2012, the Board awarded a consultant services agreement to PBWS Architects to prepare the design-build scoping documents and provide design-build support services for a $289,800 not-to-exceed fee for the Project.

The RFP process for the design-build procurement shall be conducted in accordance with the design-build policy established by the 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. The park facility will remain open during construction of the Project. However, the pool facility will be closed for the 2013 summer pool season, and Parks and Recreation will transfer the swimming program to other nearby County pool facilities at Atlantic Park and Obregon Park.

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:zu

Attachments

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

ATTACHMENT A
September 11, 2012

DEPARTMENT OF PUBLIC WORKS:
BELVEDERE PARK SWIMMING POOL AND
POOL BUILDING REPLACEMENT PROJECT
UNINCORPORATED EAST LOS ANGELES AREA
APPROVE PROJECT BUDGET
APPROVE YOUTH EMPLOYMENT PLAN
SPECS. 7198; CAPITAL PROJECT NO. 86741

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
A/E Contract Award (Scoping Documents)	04/17/12*
Project Scoping Documents	09/13/12
Prequalify Design Build Firms	09/27/12
Award Design-Build Contract	01/29/13
Construction Documents	05/16/13
Demolition	05/31/13
Construction Start	06/03/13
Jurisdictional Approvals	07/31/13
Substantial Completion	05/30/14
Final Acceptance	08/28/14

*Actual completion date.

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	$ 0
Construction	
Design-Build Contract	$ 10,376,400
Job Order Contract	170,000
Change Orders	1,000,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Fees)	6,960
Telecomm Equip – Affixed to Building	25,000
Civic Arts	100,000
Other: Utility Connections	140,000
Other: Youth Employment	20,000
Subtotal	$ 11,838,360
Programming/Development	$ 128,000
Plans and Specifications (Scoping Documents and Support)	$ 322,000
Consultant Services	
Site Planning	$ 0
Hazardous Materials	21,846
Geotech/Soils Report, Soils Testing, and Inspection	150,000
Material Testing	90,000
Cost Estimating	0
Topographic Surveys	15,000
Construction Management	0
Construction Administration	0
Environmental (Cultural Resources Assessment)	15,000
Move Management	0
Equipment Planning	0
Legal	0
Other: LEED Commissioning	40,000
Subtotal	$ 331,846
Miscellaneous Expenditures	$ 9,000
Jurisdictional Review/Plan Check/Permit	$ 112,500
County Services	
Code Compliance and Quality Control Inspection	$ 295,950
Design Review	26,000
Design Services	12,500
Contract Administration	158,800
Project Management	477,713
Project Management Support Services	0
Consultant Contract Recovery	39,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	25,000
Project Security	0
Project Technical Support	59,331
Office of Affirmative Action	25,000
County Counsel	0
Other: Construction Division	10,000
Other: Mapping and Property Management Division	0
Other: Land Development	0
Subtotal	$ 1,129,294
TOTAL	**$ 13,871,000**

ATTACHMENT B
September 11, 2012

DEPARTMENT OF PARKS AND RECREATION: BELVEDERE PARK SWIMMING POOL AND POOL BUILDING REPLACEMENT PROJECT CAPITAL PROJECT NO. 86741

YOUTH EMPLOYMENT PLAN

BACKGROUND (Scope of Work)

The Project will consist of demolition of the existing 5,377 square-foot pool building, a separate 1,060 square-foot pool mechanical equipment area, and 12,130 square-foot competition pool; and construction of a new approximately 9,939 square-foot pool building with restrooms, changing rooms, staff offices, storage and utility rooms, and attached 1,652 square-foot pool mechanical room; an outdoor 12,743 square-foot Olympic-size competition pool; a 5,092 square-foot shallow recreation swimming pool with combined splash pad; and associated site improvements, including an expanded parking lot, walkways, fencing, landscaping, and replacement of underground utilities.

Tasks that may be Performed by At-Risk Youth

Task that may be performed by youth include, but are not limited to, site preparation, landscaping, and painting.

Estimated Cost of Youth Employment

The estimated budget for youth employment on this Project is $20,000.

Method of Youth Employment

The contract documents for the Project will contain language for the selected design-builder to hire youth through the local service organizations that supply youth for employment. In addition, the design-builder will ensure proper documentation is maintained and provided to the County's project manager.

Youth Employment Goal:

The Youth Employment Goal established for the County of Los Angeles was $15,739,507.43. The County has exceeded this goal.