

Department of Public Works

Bureau of Engineering
Report No. 1

November 18, 2009
CD No. 3

ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California

NOV 18 2009


Secretary

REQUEST FOR AUTHORITY TO ISSUE TASK ORDER NO. 1 TO LEHRER ARCHITECTS, CONTRACT NO. C-114379, FROM THE PRE-QUALIFIED ON-CALL ARCHITECTURAL CONSULTANTS LIST TO PROVIDE DESIGN SERVICES FOR THE RESEDA POOL REPLACEMENT AND BATHHOUSE RENOVATION PROJECT, W.O. No. E1907292

RECOMMENDATION

Authorize the City Engineer to issue Task Order No. 1 to Lehrer Architects from the Pre-Qualified On-Call (PQOC) Architectural Consultants List, to provide design services for the Reseda Pool Replacement and Bathhouse Renovation project with a budget authority of \$320,000.

TRANSMITTALS

1. Copy of Task Order Solicitation (TOS) No. 1 for the Reseda Pool Replacement and Bathhouse Renovation project, dated June 24, 2009.
2. Copy of the Addendum to TOS No. 1 for the Reseda Pool Replacement and Bathhouse Renovation project, dated July 20, 2009.

DISCUSSION

Background

On April 23, 2008, the Board approved the PQOC list of consultants to provide architectural services for the various Public Works projects. The contract with Lehrer Architects was executed on September 4, 2008 and will expire on September 4, 2013.

Task Order Description

The Reseda Pool facility is located at 18411 Victory Boulevard, in the Reseda community of the City of Los Angeles in Council District No. 3 (CD-3). The seasonal facility was built in 1930 and has served the community for the last 79 years, allowing them to escape from the triple digit summer heat that is common in the West San Fernando Valley. At the beginning of the 2008 swim season, the Department of Recreation and Parks (RAP) staff discovered leaks in the pool's filtered water return line, which is a part of the pool's water circulation piping system. The pipe was repaired, but subsequently another larger pipe rupture was discovered. The pool facility became inoperable due to its inability to hold water, and had to be closed to the public. There are three other City pool facilities in CD-3. Cleveland Pool is about 4.25 miles away, while Woodland Hills Pool and Lanark Pool are five miles or more away from Reseda Pool.

The RAP determined that due to the age and the degree of deterioration of the pool facility, it is infeasible to repair or renovate the facility, and a total replacement is necessary. Reseda Pool is listed as a high priority, with a failed grade in the 2006 RAP Pool Assessment Report, and is one of the eight City pools that are shut down and in urgent need of major repair or replacement. The Reseda Pool is eligible for a substantial amount of Quimby funds that will allow the project to move forward. The replacement facility will also eliminate many non-complying building and health code issues of the aging and deteriorated facility.

The construction scope of work is as follows:

1. Demolition of the existing 45 feet x 150 feet pool tank, surrounding pool deck, and pump equipment.
2. Demolition of the existing parking area in front of the pool.
3. Construction of a new 75 feet x 120 feet pool tank and surrounding pool deck. The depths of the new pool will vary from 3 feet at the shallow end to 12 feet at the deep end.
4. New pool accessories and service equipment, including but not limited to, diving board(s), lifeguard tower(s), starting blocks, scoreboard, etc.
5. Construction of a new spectator area with bleachers, shade structures, and associated landscaping.
6. Modification and/or expansion of the existing pump house structure if necessary.
7. New parking lots to accommodate a minimum of 30 parking spaces with associated landscaping. Provide new bike racks at designated areas.
8. New perimeter fencing and gates.
9. New pool/bathhouse/aquatics equipment, including but not limited to, pool heating system and space heaters in the bathhouse and other amenities necessary for year-round operations of the pool facility.
10. New pool/aquatics equipment and accessories, including pool filters, hair and lint filters, pumps, piping, timers, etc. necessary for year-round operations of the pool facility.
11. New Saltwater Chlorine Generator System with all related piping and storage.

November 18, 2009

Page 3

12. New solar-powered security lights and LED underwater pool lights.
13. New landscaping, planting and irrigation.
14. Update of the existing electrical and plumbing systems as applicable.

The selected consultant will provide complete Architectural, Civil, Landscape, Structural, Aquatics, Mechanical, Plumbing and Electrical design and construction administration services in order to carry out the construction scope of work.

Summary of Selection and Negotiations

On June 24, 2009, the Bureau of Engineering (BOE) prepared and issued a TOS (Transmittal No. 1) to the entire PQOC Architectural Consultants List to request a proposal for the design services. A mandatory site investigation pre-design job walk was held on July 9, 2009. An Addendum to the TOS (Transmittal No. 2) was issued on July 20, 2009. Six PQOC Architectural Consultants responded to the TOS on July 27, 2009.

The BOE staff reviewed and evaluated all six proposals based on each firm's qualifications and experiences related to this type of project. Three firms, Pugh + Scarpa Architects, Lehrer Architects, and Sparano + Mooney Architecture, were short listed and were invited to be interviewed to better understand each team's experience, qualifications, and their approach in handling this project. Lehrer Architects was determined to provide the best value as the designer of this project. Therefore, the BOE requests the authorization to hire Lehrer Architects to provide the design services for the project.

Through the process of negotiations, the scope of work and the design fee were reviewed. Efficiencies were discovered that resulted in an agreed, negotiated reduced design service fee. Documentation supporting the selection of the consultant as well as a record of the negotiations has been included in the project file.

Minority Business Enterprise/Women Business Enterprise/Other Business Enterprise (MBE/WBE/OBE) Subcontractor Outreach Program

This Task Order is subject to the MBE/WBE/OBE Subcontractor Outreach Program requirements. The City has set anticipated participation levels (APL) of 12 percent and 2 percent for MBE/WBE participation, respectively. For this Task Order, the consultant is pledging a MBE participation level of 40.7 percent and a WBE participation level of 15.6 percent.

On this particular Task Order, the following MBE, WBE, and OBE firms are proposed to be utilized by the consultant:

Gender/Ethnicity Codes:

AA=African American	HA=Hispanic American
SAA=Subcontinent Asian American	APA=Asian Pacific American
C=Caucasian	NA=Native American
M=Male	F=Female

Subconsultants	Gender/ Ethnicity	MBE/WBE/ OBE	(%) of Task Order	Task Order (\$) Amount
Jones & Madhavan	M/SAA	MBE	28.6%	\$ 65,000
VCA Engineers, Inc.	M/APA	MBE	7.9%	\$ 18,000
Kanda Project services	M/SAA	MBE	4.2%	\$ 9,500
Dickerson Associates	F/C	WBE	11.2%	\$ 25,500
Mia Lehrer Associates	F/HA	WBE	4.4%	\$ 10,000
John Labib & Associates	N/A	OBE	3.5%	\$ 8,000
Chew Specifications, Inc.	N/A	OBE	2.6%	\$ 6,000
Total MBE Participation			40.7%	\$ 92,500
Total WBE Participation			15.6%	\$ 35,500
Total OBE Participation			6.2%	\$ 14,000
Subtotal Subconsultant Participation			62.6%	\$142,000
Prime Participation			37.4%	\$ 85,000
Initial Base Task			100.0%	\$227,000
Contingency				\$ 93,000
Total Task Order Budget Authority				\$320,000

Jones & Madhavan, VCA Engineers, Inc., and Dickerson Associates have been added to the contract because the original contract did not list the needed specialty aquatics consultant. Also, other additional mechanical, electrical, plumbing engineering and civil engineering subconsultants were added.

Contractor Performance Evaluation

In accordance with Division 10, Chapter 1, Article 13 of the Los Angeles Administrative Code, the appropriate City personnel responsible for the quality control of this personal services contract shall submit Contractor Performance Evaluation Reports to the Bureau of Contract Administration, Special Research & Investigation Section upon termination of the Contract.

STATUS OF FUNDING

Funds for design services in the amount of \$320,000 are available from the following funding sources:

Funding Sources	Fund - Dept.	Account No.	Amount
Quimby	302 - 89	460K-RE	\$320,000
Total			\$320,000

Department of Public Works
Bureau of Engineering
Report No. 1

November 18, 2009
Page 5

(MK TSA DJW WHH)

Report reviewed by:

Respectfully submitted,

BOE (PAC)

Report prepared by:



Architectural Division

Gary Lee Moore, P.E.
City Engineer

Mahmood Karimzadeh, A.I.A.
Principal Architect
Phone No. (213) 485-4282

Statement as to Funds Approved by:



Mike Shull, Superintendent
Recreation and Parks
Planning and Construction

Date: 11/12/09

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Questions regarding this report
may be referred to:

Project Manager: Willis Yip
Phone No. (213) 485-4477
E-mail: Willis.Yip@lacity.org

CC: Darryl Ford, RAP