


0220-03145-0376

TRANSMITTAL

TO Council	DATE 01-29-24	COUNCIL FILE NO.
FROM Proposition K – L.A. For Kids Steering Committee	COUNCIL DISTRICT 4	

At its meeting held on January 25, 2024, the L.A. for Kids Steering Committee approved the recommendations of the attached Bureau of Engineering (BOE) report, which is hereby transmitted for Council consideration, subject to the concurrence of the Mayor. Adoption of the report would authorize; 1) the allocation of additional Proposition K funds to the Griffith Park Performing Arts Center specified project (Project) in the amount of \$1,797,970.78 in residual Proposition K funds reprogrammed from previously completed projects; 2) the payment to the Department of Recreation and Parks (RAP) in the amount of up to \$1,797,970.78 in Proposition K funds as reimbursement for any funding expended by RAP to fund the Project construction award; and 3) the City Administrative Officer and RAP to make funding adjustments and prepare technical adjustments as necessary and authorize the Controller to implement the technical adjustments.

There is no additional impact on the General Fund as the funding commitments recommended through the report recommendations are funded by Special Fund monies. Specific cost estimates for operating and maintaining the facility has not yet been developed, but will be addressed through the City budget as the facility is scheduled for completion.


 for Matthew W. Szabo
 Chair, L.A. For Kids Steering Committee

MWS:MMG:05240075c

CITY OF LOS ANGELES

INTERDEPARTMENTAL CORRESPONDENCE

L.A. FOR KIDS STEERING COMMITTEE MEETING, JANUARY 25, 2024

AGENDA ITEM (2)

BUREAU OF ENGINEERING

DATE: January 25, 2024

TO: Proposition K – L.A. for Kids Steering Committee

FROM: Ohaji Abdallah, Interim Proposition K Program Manager *Ohaji K. Abdallah, R.A.*
Bureau of Engineering, Architectural Division

**SUBJECT: GRIFFITH PARK PERFORMING ARTS CENTER PHASE II,
PROPOSITION K SPECIFIED GRANT ID NO. R14 PROJECT -
W.O. # E170202A (Project)**

RECOMMENDATIONS

The Bureau of Engineering (BOE) recommends that the L.A. for Kids Steering Committee (Committee) approve the following:

1. Concur with the Department of Recreation and Parks (RAP) award of the construction contract for the Project to the lowest responsive, responsible bidder, Houalla Enterprise LTD, DBA Metro Builders, for an amount of \$4,357,573.00.
2. Authorize the allocation of additional Proposition K – L.A. for Kids (Proposition K) funds to the Project in the amount of \$1,797,970.78, in residual Proposition K funds reprogrammed from previously completed projects, subject to Council approval.

3. Authorize the payment to the Department of Recreation and Parks (RAP) in the amount of up to \$1,797,970.78 in Proposition K - Kids for LA funds as reimbursement for any funding expended by RAP to fund the Project construction award.
4. Recommend the authorization for the City Administrative Officer and RAP to make funding adjustments and prepare technical adjustments as needed to carry out the intent of this report and authorize the Controller to implement those technical adjustments.

DISCUSSION/ BACKGROUND

Griffith Park (Park) is one the largest municipal parks in the nation, approximately 4,200 acres in size. The Park was established in 1896 by the donation of private land owned by Colonel Griffith J. Griffith to the City of Los Angeles and was put under the jurisdiction of City of Los Angeles (City), Department of Recreation and Park (RAP). In 2009, the City designated Griffith Park as Historic-Cultural Monument (HCM) No. 942.

The Griffith Park Performing Arts Center Phase II (W.O. #E170202A) Project (Project) is a Proposition K – L.A. for Kids Program Specified project. The Project scope, as described in the 1994 Proposition K ballot measure, requires the City to “construct a Performing Arts Center for Youth”. The project site is located adjacent to the old Los Angeles Zoo area, within Griffith Park, at 4800 Griffith Park Drive, Los Angeles, CA 90027.

Due to the nature of the scope of work RAP and BOE agreed to utilize a design-build delivery method for some elements of the Project’s construction, facilitated by the use of RAP’s pre-qualified contractors and vendors.

To minimize the impact to the park’s usage, the overall Project is being constructed in phases. The scope of work for the entire Project consists of the design and construction of the following:

- Phase I:
 - Phase I includes the renovation of existing restrooms for ADA compliance. Renovations included the replacement of existing fixtures and interior modifications to create an ADA compliant restroom stall. The restroom revisions were funded by a separate RAP fund. This phase of the project has been completed.
- Phase II: The scope of work for this phase of the Project consists of the design and construction of the following:
 - An outdoor performing arts stage with two (2) artistic overhead structures,
 - Includes infrastructure for audio equipment to be installed in the future

- An amphitheater,
- Relocation of existing overhead utility lines,
- Renovation of the existing restrooms to meet the current compliance requirements (separate RAP Funding) for the Americans with Disabilities Act (ADA),
- Period specific park lighting, ADA accessible park furniture, and landscaping and irrigation,
- ADA compliant prefabricated modular pedestrian bridge,
- ADA improvements to paths and the installation of path lighting, and
- ADA parking improvements.

COMMUNITY OUTREACH

As required by the Proposition K Ballot Measure, three (3) Local Voluntary Neighborhood Oversight Committee (LVNOC) meetings were conducted. The first LVNOC meeting was held on November 7, 2012. The second LVNOC meeting was held on January 17, 2013. The third LVNOC meeting was held on May 23, 2013. The community, the LVNOC members and office of Council District 4 are in full support of the project.

BID AND AWARD:

RAP's Planning, Construction, and Maintenance Branch prepared Design-Build plans and specifications for the Project and subsequently solicited construction bids for the Project on July 11, 2023 from RAP's pre-qualified contractors. However, the pre-qualified contractors submitted questions and comments that required the extension of the bid due date to October 23, 2023.

Two bids were received as noted below:

Houalla Enterprise LTD, DBA Metro Builders	\$4,357,573.00
Ian Thomas Group, Inc.	\$4,728,000.00

After reviewing the bids, Metro Builders (Contractor) bid, in the amount of \$4,357,573, was found to be the lowest responsive, responsible bid. The Contractor has agreed to hold their bid for 90 days from the bid date and RAP intends to award the construction contract for the Project to Metro Builders. In order to award the Project's construction contract and retain a $\pm 15\%$ construction contingency of \$650,000, and funding for permits and inspection in the amount of \$270,000, a total of \$5,277,573 is required.

BUDGET/ FUNDING

Funding for this Project is currently funded from Proposition K in the amount of \$4,750,000. To date, \$1,270,397.78 has been committed or spent to complete certain portions of Phase II that were needed to facilitate the completion of the remaining Phase

II scope of work that will be awarded to the Contractor. The total expenditure to date as well as funding required for the remaining construction is noted below.

- Pre-Design Services (Geotech, Env. Permit) \$107,926.67
- Shade Structure installation (RAP Vendors) \$190,339.12
- Utility Line Relocation
 - DWP \$417,605.37
 - RAP Vendor \$554,526.62

Total Expenditure to date (w/o RAP/BOE staff costs): \$1,270,397.78

Funds remaining: \$3,479,602.22

Funding required for Construction \$5,277,573.00

Total Shortfall \$1,797,970.78

As previously noted, additional Proposition K funds will be made available to this project through the reprogramming of residual funds from previously completed projects, subject to Council approval (Attachment No 2). However, in order to award the Project's construction contract to Metro Builders within the 90-day bid bond period, RAP has agreed to fund the shortfall of \$1,797,970.78 immediately from RAP controlled funds. The CAO will coordinate a transfer of Proposition K funds to RAP to reimburse them for any expended front funding.

Attachments:

Attachment No 1: Bid Result Summary

Attachment No 2: Controllers Instructions for Reprogramming of Funds

**GRIFFITH PARK PERFORMING ARTS CENTER
AS NEEDED FACILITY MODERNIZATION, RENOVATION AND/ OR REPAIR PROJECT**

BIDDERS LIST

BID DATE:

Friday, October 20, 2023 at 11:00 a.m.

COMPANY NAME	CONTRACT #	JOB WALK	BID RECEIVED DATE/TIME	Bid Amount
2H Construction, Inc	3765	-	No Bid	-
Access Pacific, Inc.	3779	V	No Bid	-
Bernards Bros., Inc.	3789	-	No Bid	-
C.S. Legacy Construction, Inc.	3766	-	No Bid	-
Chris Kelly Inc., DBA Childs Play	3764	V	No Bid	-
Ford E.C., Inc.	3768	-	No Bid	-
Houalla Enterprise LTD, DBA Metro Builders	3780	V	Fri, Oct 20, 2023 at 10:49 AM	\$4,357,573.00
Ian Thomas Group, Inc.	3777	V	Fri, Oct 20, 2023 at 10:52 AM	\$ 4,728,000.00
Pinner Construction Co., Inc.	3771	-	No Bid	-
Rudolph and Sletten, Inc.	3773	-	No Bid	-

S3 Builders, Inc.	3778	-	No Bid	-
United Riggers & Erectors, Inc.	3776	-	No Bid	-

TRANSFERS BETWEEN ACCOUNTS WITHIN DEPARTMENTS AND FUNDS

DEPARTMENT/PROJECT	TRANSFER FROM		TRANSFER TO	
	FUND/ACCOUNT	AMOUNT	FUND/ACCOUNT	AMOUNT
CAO	<u>Fund 43K, Proposition K, 1999-2000</u>			
Griffith Park Performing Arts Center	10K013 - Van Ness Childcare Center	\$ 11,737.07	TBD, PRJ-Griffith Park Performing Arts Center	\$ 226,290.41
	10K015 - Brand Park Refurbishments	200.01		
	10N213 - Van Ness Childcare Center	171.00		
	10N233 - Point Fermin Park	69,126.27		
	10N235 - Mid Valley Multipurpose	18,835.01		
	10N236 - Pan Pacific Park	2,813.14		
	10N237 - Oakwood Recreation Center	4,892.14		
	10N242 - Reynier Park Outdoor Refurbishments	665.06		
	10N260 - Hazard Park	6,802.95		
	10N261 - Shadow Ranch	31,148.89		
	10N263 - Lemon Grove	2,395.00		
	10P224 - Yucca Park	27,500.00		
	10P237 - Oakwood Recreation Center	19,850.32		
	10P238 - Sepulveda Park West	13,920.15		
	10P241 - Ross Snyder Recreation Bldg	3,909.56		
	10P242 - Reynier Park Outdoor Refurbishments	118.66		
	10P255 - Lexington Pocket Park	3,000.00		
	10P309 - Queen Anne Rec Center	3,985.00		
	10P311 - Yosemite Rec Center	5,220.18		
	Subtotal	\$ 226,290.41		
	<u>Fund 43K, Proposition K, 2000-2001</u>			
	10R224 - Yucca Park	\$ 4,000.00	TBD, PRJ-Griffith Park Performing Arts Center	\$ 34,598.52
	10R236 - Pan Pacific Park	11,020.00		
	10R238 - Sepulveda Park West	6,197.28		
	10R309 - Queen Anne Recreation Center	2,995.21		
	10R363 - Banning Museum	5,000.00		
	10R368 - Palms Recreation Center	2,666.72		
	10R369 - Winnetka Recreation Center	2,719.31		
	Subtotal	\$ 34,598.52		
	<u>Fund 43K, Proposition K, 2001-2002</u>			
	10S293 - Rustic Canyon Rec Center	\$ 2,269.79	TBD, PRJ-Griffith Park Performing Arts Center	\$ 241,010.79
	10S309 - Queen Anne Rec Center	16,441.00		
	10S388 - HSG Auth Pico Aliso	222,300.00		
	Subtotal	\$ 241,010.79		
	<u>Fund 43K, Proposition K, 2002-2003</u>			
	10T404 - PRJ-Sepulveda Garden Center	\$ 263,458.27	TBD, PRJ-Griffith Park Performing Arts Center	\$ 263,458.27
	<u>Fund 43K, Proposition K, 2003-2004</u>			
	10V805 - INT-Mason Park	\$ 5,355.73	TBD, PRJ-Griffith Park Performing Arts Center	\$ 5,355.73
	<u>Fund 43K, Proposition K, 2004-2005</u>			
	10W435 - PRJ-Bellevue Recreation	\$ 215,713.15	TBD, PRJ-Griffith Park Performing Arts Center	\$ 601,862.54
	10W457 - PRJ-Hubert Humphrey Rec Ctr	3,784.98		
	10W458 - PRJ-Ritchie Valens Rec Ctr	13,239.23		
	10W459 - PRJ-Loren Miller Rec Ctr	17,225.04		
	10W466 - Griffith Recreation Center	350,000.00		
	10W469 - Orcutt Ranch	1,900.00		
	10W560 - PRK-LAUSD:Hale Middle School	0.14		
	Subtotal	\$ 601,862.54		

<u>Fund 43K, Proposition K, 2005-2006</u>		
10Y207 - PRJ-Evergreen Rec Center	\$ 19,017.37	TBD, PRJ-Griffith Park Performing Arts Center <u>\$ 425,394.52</u>
10Y140 - General Services Dept	230,622.55	
10Y436 - PRJ-Virgil Village	147,075.00	
10Y457 - PRJ-Hubert Humphrey Rec Ctr	24,483.75	
10Y469 - PRJ-Orcutt Ranch	4,195.85	
Subtotal	<u>\$ 425,394.52</u>	
Total Transfer Within Fund 43K	<u>\$ 1,797,970.78</u>	<u>\$ 1,797,970.78</u>