

LA Law Library Board of Trustees

Tuesday, June 14, 2011, Special Board Meeting

AGENDA

BOARD OF LAW LIBRARY TRUSTEES of the LOS ANGELES COUNTY LAW LIBRARY

SPECIAL BOARD MEETING

*Tuesday, June 14, 2011
4:30 P.M.*

*M. L. LILLIE BUILDING
TRAINING CENTER
301 WEST FIRST STREET
LOS ANGELES, CALIFORNIA 90012-3140*

ACCOMMODATIONS

A person with a disability may contact the Board Secretary's office at (213) 785-2511 at least 24 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

AGENDA DESCRIPTIONS

The agenda descriptions are intended to give notice to members of the public of a brief general description of items of business to be transacted or discussed. The posting of the recommended actions does not indicate what action will be taken. The Board may take any action that it deems to be appropriate on the agenda item and is not limited in any way by the notice of the recommended action. The President reserves the right to discuss the items listed on the agenda in any order.

REQUESTS AND PROCEDURES TO ADDRESS THE BOARD

A member of the public has the right to address the Board on agenda items or on items of interest which are not on the agenda and which are within the subject matter jurisdiction of the Board. All requests to address the Board must be submitted in person to the Board President prior to the start of the meeting. Public comments will be taken at the beginning of each meeting as Agenda Item 1.0. A member of the public will be allowed to address the Board for a total of three (3) minutes for a single item or a maximum of five (5) minutes for all items unless the President grants more or less time based on the number of people requesting to speak and the business of the Board. When members of the public address the Board on agenda items, the President determines the order in which speakers will be called.



CALL TO ORDER

1.0 PUBLIC COMMENT

2.0 PRESIDENT'S REPORT

3.0 EXECUTIVE DIRECTOR'S DISCUSSION AND ACTION ITEM

Mildred L Lillie Main Library Building: Building Envelope Repair and Exterior Restoration. Discussion and Award of Contract. Recommendation: Award the bid to Swinerton Builders, the lowest responsive and responsible bidder, and, authorize the Executive Director to negotiate and enter into a contract with Swinerton Builders for the completion of the project.

4.0 CLOSED SESSION

- Closed Session. Conference with legal counsel – existing litigation. The Agency finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the local agency in the litigation. Government Code Section 54956.9(a). Grant v. Los Angeles Law Library, LASC Case # BC 452165.
- Closed Session. Conference with labor negotiator (G.C. 54957.6) Labor Negotiator: Benjamin Goldman. Employee Organization: SEIU Local 721; Library Classifications 1-5. Non-represented Employees: All employees who are not represented by SEIU Local 721 (Library Classifications 4 (Support Supervisors / Executive Staff) and Classifications 6 – 10.); and Retirees.
- Reconvene Open Session. Announcement of action taken in Closed Session, if needed.

5.0 AGENDA BUILDING

Items not on the posted agenda may be presented by a Trustee and, if requested, may be referred to staff or placed on the agenda for consideration at a future meeting of the Board.

6.0 ADJOURNMENT

The next Regular Meeting of the Board of Law Library Trustees will be held on Tuesday, June 28, 2011.

POSTED MONDAY, JUNE 13, 2011 @ 1:00 P.M.

POSTED BY EUSTORGIO BARAJAS



ACTION ITEMS

MEMORANDUM

DATE: June 10, 2010

TO: Board of Law Library Trustees

FROM: Marcia J Koslov

RE: Building Envelope Repair and Exterior Restoration

Jaye Nelson, Richard Ortega and I reviewed, and received clarification on, the additives and deductives identified in the bid proposals. To recap:

1. **Base Bid.** The base bid identified in the Contract Documents includes:
 1. Below grade waterproofing and drainage system replacement along the south elevation of the Library and Hill Street Parking structure;
 2. Granite panel modification along the south elevation of the Library to accommodate the new entry reconfiguration and landscaping work;
 3. Library Building Envelope Rehabilitation;
 4. Removal and in-place treatment of hazardous materials, including asbestos-containing materials, lead base paint and lead containing materials;
 5. Landscape development surrounding LA Law Library and Parking Structure including walkways, steps, planter wall, drainage, landscaping and irrigation.
2. **Alternates, both additive and deductive.** 15 items were specified as alternates. Those alternates are identified in Chart 1 below.
3. **Award.** The contract is awarded to the lowest responsive responsible bidder. In accordance with the instructions to Bidders, "The lowest responsive Bid Proposal shall be the lowest total of the bid price on the base contract and all additive and/or deductive items stipulated in the Bidding Documents. The responsible bidder who submits the lowest responsive Bid Proposal as determined by this criterion shall be awarded the contract, if it is awarded." Following the award of the bid, the Board of Trustees may then determine which alternates it wishes to have the contractor complete or eliminate. It is important to note that the base bid is a single line item amount. It is not available for item by item review or reconsideration.



CHART 1

| Description | Swinerton Builders | Ehberhard | Best Contracting Services |
|---|---------------------------|------------------|----------------------------------|
| Base Bid | 3,989,000 | 4,836,786 | 3,986,000 |
| | | | |
| Alternates: Deductives | | | |
| Parking structure work | -189,500 | -43,563 | -30,750 |
| Elastomeric paint in lieu of elastomeric coating | -15,200 | -23,273 | -12,160 |
| Replacement of sealant | -76,500 | -15,060 | -25,000 |
| Plant types | -16,000 | -82,181 | -30,600 |
| Unpolished granite in lieu of polished granite | --- | --- | 20,200 |
| | | | |
| Alternates: Additives | | | |
| Negative side waterproofing | 112,600 | 117,322 | 66,500 |
| Localized positive & negative side repairs at north wall | 27,100 | 64,450 | 30,750 |
| Wet seal south strip of Admin office | 8,800 | 3,279 | 3,300 |
| Replace insulation, pipe hangers, protective jacketing at lower roof | 51,600 | 19,213 | 22,194 |
| Power wash existing aggregate panels | 30,900 | 14,919 | 9,800 |
| Provide rear door ADA access | 88,000 | 86,171 | 82,900 |
| Rehabilitation of rear side of parapets of book stacks roof | 68,700 | 132,593 | 126,000 |
| Roof replacement, book stacks & upper roofs of original library bldg. | 393,300 | 485,848 | 490,000 |
| Roof replacement, lower roof of original bldg. | 215,300 | 268,693 | 310,920 |
| Apply roofing material at rear side of parapets of the book stacks | 58,500 | 80,039 | 35,000 |
| | | | |
| Total: Base with Deductives | 3,691,800 | 4,672,709 | 3,867,290 |
| Total: Base with Additives | 5,043,800 | 6,109,313 | 5,163,364 |
| Total: Base with Deductives & Additives | 4,746,600 | 5,945,236 | 5,044,654 |



4. **Project Budget.** The project budget was \$3,690,000. Swinerton’s base bid was \$3,989,000. Of the identified deductives and additives identified in the bid, the following items are recommended to be eliminated or added to the base bid.

CHART 2

- a) **Deductives:** Staff recommends deducting the following alternates:

| | |
|--|----------------|
| Parking structure work | -189,500 |
| Elastomeric paint in lieu of elastomeric coating | -15,200 |
| Replacement of sealant | -76,500 |
| Total Deductives | 281,200 |

- b) **Additive:** Staff recommends adding the following alternates:

| | |
|---|----------------|
| Wet seal south strip of Admin office | 8,800 |
| Replace insulation, pipe hangers, protective jacketing at lower roof | 51,600 |
| Power wash existing aggregate panels | 30,900 |
| Provide rear door ADA access | 88,000 |
| Rehabilitation of rear side of parapets of book Stacks roof | 68,700 |
| Roof replacement, book stacks & upper roofs of original library bldg. | 393,300 |
| Roof replacement, lower roof of original bldg. | 215,300 |
| Apply roofing material at rear side of parapets of the book stacks | 58,500 |
| Total Additives | 915,100 |

- c) **Contingency.** These bids do not include any contingency funds. Although change orders are not generally welcome, nor necessarily approved, it is important that the Board be aware that contingency funds for a project of this scope are a necessary part of the process. Staff recommends that the Board approve a 10% contingency fund.



5. Summary Recommendations:

| CONTRACT AWARD | | |
|-----------------------|----------------------------------|--------------------|
| 1. | Swinerton Builders base bid | 3,989,000 |
| 2. | Total Deductives | (281,200) |
| 3. | Total Additives | 915,100 |
| 4. | SUB-TOTAL | \$4,622,900 |
| 5. | Contingency of 10% | 460,000 |
| 6. | TOTAL | \$5,082,900 |
| 7. | LA Law Library Budgeted Amount | \$3,690,000 |
| 8. | Expenditures to Date | 502,000 |
| 9. | Funds Remaining | 3,188,000 |
| 10. | Additional Funds Required | 1,894,900 |

STAFF RECOMMENDATION: *Staff recommends that the Board award the contract to Swinerton Builders, identified as the lowest responsive responsible bidder, and further recommends that the Board authorize the Executive Director to negotiate and enter into an agreement with Swinerton Builders for the Building Envelope Repairs and Exterior Restoration project, in a form acceptable to library counsel, not to exceed \$5,100,000 (including a 10% contingency) that includes the additives and deductives identified in Chart 2 a. and b.*

