

BOARD REPORTNO. 25-220DATE December 18, 2025C.D. 12**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: GLASSELL PARK SYNTHETIC SOCCER FIELD (PRJ20760) (W.O. #E170187F)
PROJECT – FINAL ACCEPTANCE

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for* C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the work performed for the Glassell Park Synthetic Soccer Field (PRJ20760) (W.O. #E170187F) Project (Project) by Asphalt Fabric and Engineering, Inc. (AFE), which is one of the Department of Recreation and Parks (RAP) as needed prequalified on call vendors, as outlined in the Summary of this Report.

SUMMARY

The Glassell Park Recreation Center Complex is located at 3650 Verdugo Road, Los Angeles, CA 90065. The facility is generally described as a neighborhood park, in the Metro section of Northeast Los Angeles, within the 1st Council District. The recreation facility currently offers a soccer field, baseball diamonds, volleyball court, basketball court, picnic tables, outdoor fitness equipment, and tennis courts. The surrounding neighborhoods near Glassell Park are highly urbanized and underserved with regard to recreational activities.

The Project is a Proposition K – L.A. for Kids Program Competitive funded project (Proposition K ID #C223-8). The approved Proposition K project scope requires the City design and complete the “Development of a new synthetic soccer field”. The specific base scope of work included the replacement of an existing natural turf soccer field with a new synthetic turf field. Improvements included sub-grade soil preparation, soil isolation fabric, underlayment materials, and field and sub-base perimeter drainage system, fencing, trash receptacles, concrete walkways, modifications to existing irrigation, and new landscaping.

On February 6, 2020, the Board of Recreation and Park Commissioners (Board) approved the final plans and specifications for the Project (Report No. 20-022). After review by RAP and the Department of Public Works, Bureau of Engineering (BOE) staff, it was determined that the work

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can be performed by RAP's pre-qualified on call contractors. BOE provided construction management services for the Project.

Bids were solicited to RAP's pre-qualified on call contractor list in the summer of 2021, and bids were received on August 11, 2021. Asphalt Fabric and Engineering, Inc. (AFE) was deemed the lowest responsive and responsible bidder at \$760,305.00 (Attachment No. 1).

\$564,305 of Proposition K – L.A. for Kids Program funding was allocated to the Project along with \$216,000 Sites and Facilities Funds. The latter funding source was authorized for the Project in Council File 20-1021-S1, as adopted by the Los Angeles Council on December 10, 2020, to fully fund the base bid amount. RAP issued a Notice to Proceed to AFE, in the amount of \$760,305.00, on September 15, 2021 (Attachment No. 2).

The successful bidder, original bid amount, total number of change orders, total amount of change orders, final contract amount, and change order percentage are summarized in the following table:

Vendor	Bid Amount	No. of Change Orders	Total Change Order Amount	Final Contract Amount	Change Order %
AFE	\$760,305	1	\$12,310	\$772,615	1.5

The one change order issued was for the purchase and installation of trash receptacles.

BOE staff consulted with the Bureau of Contract Administration's Office of Contract Compliance (OCC) concerning the status of the labor compliance requirements and Affirmative Action requirements on the Project. OCC confirmed that there are no outstanding wage violations, and that AFE complies with the City's contracting requirements.

BOE managed the construction of the Project, which was substantially completed on May 13, 2022 and turned over to RAP on that day. The grand opening was held on May 18, 2022. The contractor furnished the required permits, operation and maintenance manuals, warranties, and guarantees.

TREES AND SHADE

One existing tree was removed, which consisted of the following species and canopy size: Platanus racemosa – Western Sycamore – Canopy size 20'-0".

RAP Standard Tree Protection Requirements were included to prevent and mitigate any damage to existing trees. Thirteen new shade trees have been planted to replace the tree removed, of the following species and size:

1. Six 24" box – Podocarpus gracilior – Fern Pine
2. Seven 24" box – Geijera parviflora – Australian Willow

The total new canopy after 5 years is expected to be 450 square feet.

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ENVIRONMENTAL IMPACT

The Board reviewed and evaluated the environmental impact of the Project in accordance with the California Environmental Quality Act (CEQA), and determined that it was categorically exempt from the provisions of CEQA under Article III, Section 1, Class 1(1) [Minor Exterior Alteration of Existing Public Structures Involving Minor Construction] and Class 1(4) [Rehabilitation of Deteriorated Structures to Meet Current Standards of Public Safety] of City CEQA Guidelines and Article 19, Section 15301(d) of California CEQA Guidelines, as further described in Board Report 20-022. No additional CEQA documentation is required for the acceptance of the Project.

FISCAL IMPACT

The Project was fully funded by Proposition K – L.A. for Kids Program and Sites and Facilities funds. Maintenance funds for the new field will be requested as part of the annual City budget process.

This Report was prepared by Guillermo Barragan, Project Manager, and reviewed by Jane Adrian, Landscape Architect, Ohaji Abdallah, Prop K Program Manager, BOE Architectural Division, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

- 1) Attachment 1 – AFE Bid
- 2) Attachment 2 – Notice to Proceed to AFE, dated September 15, 2021
- 3) Attachment 3 – Notice to Proceed to AFE (Change Order), dated July 5, 2022

PROPOSAL – SCHEDULE OF WORK AND PRICES
 BIDDERS WILL NOT BE RELEASED ON ACCOUNT OF ERRORS

Los Angeles, CA August 11th 20 21

TO THE BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES:

The undersigned, having carefully examined the plans, read the accompanying Instructions to Bidders, and the Specifications for **GLASSELL PARK SYNTHETIC SOCCER FIELD PROJECT (PRJ20760) (W.O. #E170187F)**, in and for the City of Los Angeles, and having personally visited the site of the work and made him/herself familiar with the conditions hereby proposes to furnish all materials and do all the work required to complete the said work in accordance with the said plans, if any, and specifications, for the unit prices and/or lump sums named in the following schedule:

SCHEDULE OF WORK AND PRICES

NOTE: BIDS MUST BE IN INK OR TYPEWRITTEN. NO BIDS IN PENCIL WILL BE CONSIDERED. LUMP SUM SHALL BE INCLUSIVE OF SALES TAX

ITEMS	PRICES IN FIGURES	
	Dollars	Cents
Base Bid: The replacement of an existing natural turf soccer field with new synthetic turf. Improvements will include sub-grade soil preparation, soil isolation fabric, underlayment materials and field and sub-base perimeter drainage system, fencing, trash receptacles, concrete walkways, modifications to existing irrigation and new landscaping.	\$ 760,305	00

SCHEDULE "A"

SUBCONTRACTORS AND SUPPLIERS

PROJECT TITLE – GLASSELL PARK SYNTHETIC SOCCER FIELD PROJECT		PROJECT No.		NAME OF PERSON COMPLETING THIS FORM JESSE URIARTE	
BIDDER (NAME OF FIRM) Asphalt, Fabric and Engineering, Inc.		ADDRESS / CITY / STATE / ZIP CODE 2683 Lime Ave. Signal Hill, CA 90755			
CONTRACTOR'S LICENSE NO. 747934	LICENSE CATEGORIES A, B, C-61, D12	EXPIRATION DATE 4/30/2022	YEARS IN BUSINESS 23	TELEPHONE No. 562-997-4129	
			FAX No. 562-997-4109		
Type of Ownership: <input type="checkbox"/> Sole Ownership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Joint Venture			Is Bidder an MBE or WBE as defined in the MBE/WBE & Other Business Outreach Program? <u>MINORITY</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <u>WOMEN</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

DOLLAR PARTICIPATION OF ALL SUBCONTRACTORS AND SUPPLIERS

All subcontractors and suppliers who will do work on this project valued in excess of one-half of one percent or \$10,000.00 whichever is greater, must be listed, regardless if they are MBE/WBE or not. (Per Ordinance No. 150,595, Section 10.14 "Provisions Pertaining to Listing of Subcontractors Page 17).

DESCRIPTION OF BASE BID WORK TO BE PROVIDED DIRECTLY BY <u>PRIME BIDDER</u>: Demo Existing field (Synthetic Turf installation) concrete Base construction of field, Pitchwork	DOLLAR VALUE OF BASE BID TO BE PERFORMED BY <u>PRIME BIDDER</u>: \$ 632,667
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SUBCONTRACTORS OR SUPPLIERS NAME, ADDRESS, TELEPHONE NO.	SUB	SUPPLIER	CONTRACTOR LICENSE NO.	DESCRIPTION OF WORK OR SUPPLIES TO BE PROVIDED (*If supplying or subcontracting for add/deduct alternate items, please note herein)	MBE	WBE	OBE	DOLLAR VALUE OF SUBCONTRACT OR SUPPLIES (*note if add/deduct item)
Erono Fence, Inc 5261 Podley Road Riverside, CA 92509	<input checked="" type="checkbox"/>	<input type="checkbox"/>	337734	Fence and Gates				Base: \$ 86,667 Add's: \$ Ded's: \$
Premier West 406 S. Lemon Avenue, Ste. 1 Walnut, CA 91789	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1016876	Landscape & Irrigation Tree planting				Base: \$ 40,971 Add's: \$ Ded's: \$
	<input type="checkbox"/>	<input type="checkbox"/>						Base: \$ Add's: \$ Ded's: \$

CONTINUED ON NEXT PAGE

PERCENTAGE OF MBE/WBE PARTICIPATION

Total combined dollar value of MBE/WBE subcontractors and suppliers portions of work. Do not include prime bidder's portion unless it is a Joint Venture, in which case the value of work to be performed by one of the Joint Venturer's who is an MBE or a WBE may be included.

TOTAL MBE'S AMOUNT: \$ _____ = _____ %

BASE BID AMOUNT:

TOTAL WBE's AMOUNT: \$ _____ = _____ %

BASE BID AMOUNT: _____

Signature of Person Completing Form

Douglas E. Coulter, Vice President 8/10/21

SCHEDULE "A" (Continued)
SUBCONTRACTORS AND SUPPLIERS

SUBCONTRACTORS OR SUPPLIERS NAME, ADDRESS, TELEPHONE NO.	SUB	SUPPLIER	CONTRACTOR LICENSE NO.	DESCRIPTION OF WORK OR SUPPLIES TO BE PROVIDED (*if supplying or subcontracting for add/deduct alternate items, please note herein)	MBE	WBE	OBE	DOLLAR VALUE OF SUBCONTRACT OR SUPPLIES(*note if add/deduct item)
	<input type="checkbox"/>	<input type="checkbox"/>						Base: \$ _____
								Add's: \$ _____
								Ded's: \$ _____
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	<input type="checkbox"/>	<input type="checkbox"/>						Base: \$ _____
								Add's: \$ _____
								Ded's: \$ _____

**DEPARTMENT OF RECREATION
AND PARKS**

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JIMMY KIM
ACTING ASSISTANT GENERAL MANAGER

MATTHEW RUDNICK
ACTING ASSISTANT GENERAL MANAGER

(213) 202-2633 FAX (213) 202-2614

September 15, 2021

Asphalt, Fabric, & Engineering, Inc.
2683 Lime Avenue
Signal Hill, CA 90755

Attn: Douglas E. Coulter

**NOTICE TO PROCEED – GLASSELL PARK – SYNTHETIC SOCCER FIELD – AS-NEEDED
ALL-WEATHER TURF CONSTRUCTION, RETROFIT, MAINTENANCE, DESIGN,
ENGINEERING, INSPECTION AND/ OR REPAIRS PROJECT – (PRJ20760/ E170187F) –
CONTRACT NO. 3718**

Please be advised that your bid proposal dated August 11, 2021, in the amount not-to-exceed \$760,305.00 for the Glassell Park – Synthetic Soccer Field – As-Needed All-Weather Turf Construction, Retrofit, Maintenance, Design, Engineering, Inspection and/ or Repairs – (PRJ20760/ E170187F) project is acceptable to the Department of Recreation and Parks. Asphalt, Fabric, & Engineering, Inc. is authorized to proceed with the approved work included in your proposal as of the date of this letter, under Contract No. 3718. The project is located at 3650 Verdugo Road, Los Angeles, CA 90065.

Scope of work

- The replacement of an existing natural turf soccer field with new synthetic turf. Improvements will include sub-grade soil preparation, soil isolation fabric, underlayment materials and field and sub-base perimeter drainage system, fencing, trash receptacles, concrete walkways, modifications to existing irrigation and new landscaping.

All work shall be performed under the terms and conditions outlined in your Contract No. 3718. In accordance with the terms of your Contract No. 3718, contractor shall invoice upon completion of job by submitting two (2) copies of the invoice which details the work performed in accordance to the original scope of work and any approved change orders within 30 days of completion of service. Invoice must include service dates and photos.

All construction must comply with the Department of Recreation and Parks' Tree Protection Specifications.



Invoices shall be submitted via email to:

Jacqueline.g.lopez@lacity.org, Youngin.kang@lacity.org, and Rachel.Lu@lacity.org

Contractor must submit all certified payroll documents to the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance for all City of Los Angeles public works projects. Please do not submit payrolls to DIR unless you are directed to.

Certified payroll documents shall be submitted electronically to:

Department of Public Works, Bureau of Contract Administration
Online Certified Payroll System (OCPS)

<https://bca.lacity.org/cps/LogIn.cfm>

As a reminder, any sub-contractor performing work or delivering materials to City property must comply with the City of Los Angeles insurance requirements.

Any questions regarding this project are to be directed to Jimmy Newsom, at (818) 679-1453 jimmy.newsom@lacity.org, Jacqueline Lopez, at (213) 675-2857 jacqueline.g.lopez@lacity.org, and/ or Project Manager, Guillermo Barragan, guillermo.barragan@lacity.org, at (213) 485-4834.

Sincerely,

MICHAEL A. SHULL
General Manager



CATHIE SANTO DOMINGO, P.E.
Assistant General Manager
Planning, Construction, & Maintenance Branch

MAS/CSD/JN:jl

cc: Andrea Chisholm, Bureau of Contract Administration
RAP, Grants Accounting (MS 625)
Jesus Bartolome, RAP, Accounting
Electronic File – Glassell Park – Synthetic Soccer Field
Reading File – Glassell Park – Synthetic Soccer Field

**DEPARTMENT OF RECREATION
AND PARKS**

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MATTHEW RUDNICK
ASSISTANT GENERAL MANAGER

BELINDA JACKSON
ACTING ASSISTANT GENERAL MANAGER

(213) 202-2633 FAX (213) 202-2614

July 5, 2022

Asphalt, Fabric & Engineering, Inc.
2683 Lime Avenue
Signal Hill, CA 90755

Attn: Douglas E. Coulter

**NOTICE TO PROCEED – GLASSELL PARK – SYNTHETIC SOCCER FIELD – AS-NEEDED
ALL-WEATHER TURF CONSTRUCTION, RETROFIT, MAINTENANCE, DESIGN,
ENGINEERING, INSPECTION, AND/OR REPAIRS PROJECT (PRJ20760/E170187F) –
CONTRACT NO. 3718 – CHANGE ORDER NO.1**

Please be advised that your proposal for additional work dated June 7, 2022, in the amount not-to-exceed \$12,310.00 for the Glassell Park – Synthetic Soccer Field – As-Needed All-Weather Turf Construction, Retrofit, Maintenance, Design, Engineering, Inspection, and/or Repairs – (PRJ20760/ E170187F) project is acceptable to the Department of Recreation and Parks. Asphalt, Fabric & Engineering, Inc. is authorized to proceed with the approved work included in your proposal as of the date of this letter, under Contract No. 3718.

Change Order No.1

- Furnish and Install Trash Receptacles

Change Order Total.....\$12,310.00

The project is located at 3650 Verdugo Road, Los Angeles, CA 90065

All work shall be performed under the terms and conditions outlined in your Contract No. 3718. In accordance with the terms of your Contract No. 3718, contractor shall invoice upon completion of job by submitting two (2) copies of the invoice which details the work performed in accordance to the original scope of work and any approved change orders within 30 days of completion of service. Invoice must include service dates and photos.

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Any questions regarding this project are to be directed to Jimmy Newsom, at (818) 679-1453 jimmy.newsom@lacity.org, Jacqueline Lopez, at (213) 675-2857 jacqueline.g.lopez@lacity.org, and/ or Project Manager, Guillermo Barragan, guillermo.barragan@lacity.org, at (213) 485-4834. Neel Mistry, neel.mistry@lacity.org, at (213) 847-5261.

Sincerely,

JIMMY KIM
Interim General Manager



CATHIE SANTO DOMINGO, P.E.
Assistant General Manager
Planning, Construction, & Maintenance Branch

MAS/CSD/JN:jl

cc: Andrea Chisholm, Bureau of Contract Administration
RAP, Grants Accounting (MS 625)
Jesus Bartolome, RAP, Accounting
Electronic File – Glassell Park – Synthetic Soccer Field
Reading File – Glassell Park – Synthetic Soccer Field