

of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade.

**III. ALTERNATIVES**

TAKE another action the Agency Board / City Council deems appropriate.

**IV. BACKGROUND**

At its May 4, 2010 meeting, the Agency Board and City Council approved the following:

- Utilization of the PLA between the City of Carson and the Los Angeles / Orange County Building and Construction Trades Council for the construction of the approved portions of the above-listed projects.
- The project budget of \$4,070,000.00 for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation).
- The reallocation of \$66,100.00 from Project No. 998: Congresswoman Juanita Millender-McDonald Community Center Improvements, Phase II to Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation).
- The appropriation of \$370,000.00 from the unreserved, undesignated Project Area No. 1 fund balance to cover the contingency fund for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation).
- A Professional Services Agreement (and Agency Chairman's / Mayor's authorization to execute the Professional Services Agreement) with Henrikson Owen to prepare a bridging document and RFP for a Performance Contract for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation) and a portion of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade, in an amount not-to-exceed \$185,855.00.
- Incorporation of the Enhanced Electrical Safety Policy into the RFP and Performance Contract terms and conditions, and approved incorporation of the local preference hiring program into the contract documents to achieve the goal that 30% of all the labor and crafts position shall be from workers