

# Duck Farm River Park

## Phase 1A – Step 2



# EVOLUTION



From Duck Farm to Park



# TWO STEPS



## Evolution of a Park





# STEP 1: SITE PREP



One Step at a Time



# INFRASTRUCTURE



Trails and Utilities





# MEADOW



PhytoRemediation



# STEP 2: PARK



Evolution of a Park





# MILESTONES



VALUE ENGINEERING – Completed



DRAFT BID PACKAGE  
Due by 6/22/18



BID PACKAGE REVIEW & EDITS  
Due by 6/27/18



BIDDING PROCESS & WCA VENDOR  
SOLICITATION – 6/27/18 – 7/18/18



FUNDING GAP CLOSED AS NEEDED  
By September 2018



Current Activities







## WHY VALUE ENGINEERING?

Original Cost Estimate  
= \$11,232,184

Current Available Funding  
= \$8,756,155

Budget Gap  
= \$2,476,029





## VALUE ENGINEERING

Original Cost Estimate  
= \$11,232,184

After VE Cost Estimate  
= \$9,386,091

Savings  
= \$1,846,093



# COST CUTTING

- RETAIN KEY/ESSENTIAL ELEMENTS
- REMOVE EXPENSIVE LESS ESSENTIAL ELEMENTS FOR THIS PHASE
- RETAIN FLEXIBILITY TO ADD THESE ELEMENTS PENDING ADDITIONAL FUNDING
- SIMPLIFY ENGINEERING OF EXISTING ELEMENTS WHERE POSSIBLE
- SELECT LESS EXPENSIVE MATERIALS
- STRATEGIZE FOR COST SAVING VENDOR SOLICITATION PROCESS

Focus Areas for Savings



# KEY ELEMENT

- ENTRY POCKET PARK
- PARKING LOT
- LIMITED THEMATIC PAVING
- RESTROOM
- UPPER RIPARIAN STREAM
- OVERLOOK
- DEMONSTRATION GARDEN
- NATIVE LANDSCAPE
- INTERPRETIVE and WAYFINDING



Retain Critical Park Features

# PARK ENTRY

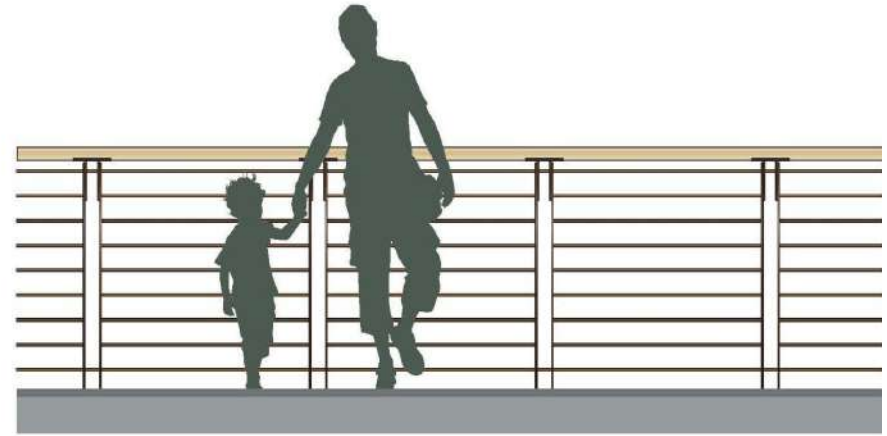


Neighborhood Park





# OVERLOOK



RAIL ELEVATION



Viewing the River





# OPEN VISTAS



A Working River



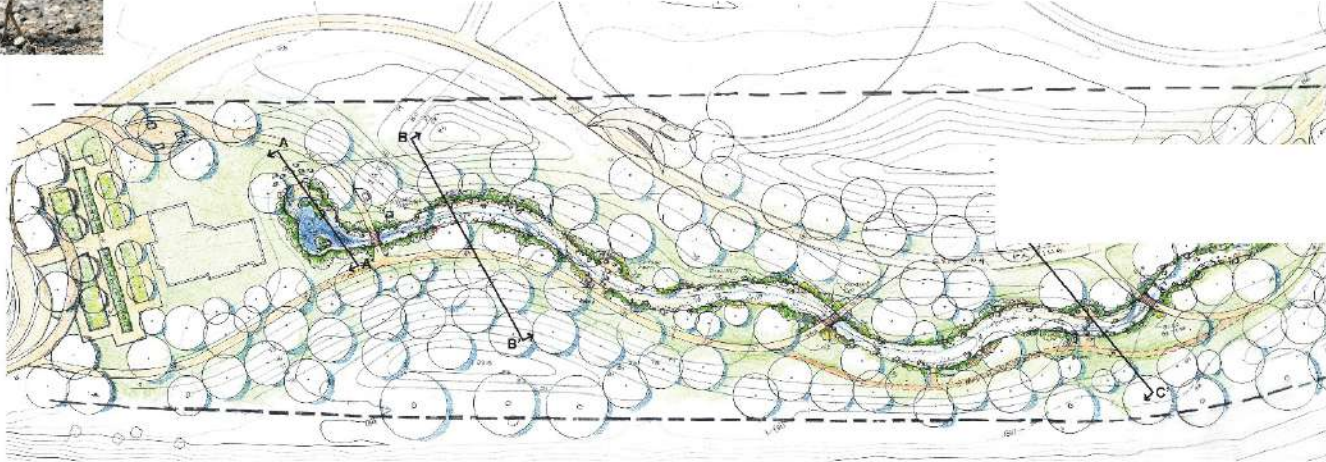
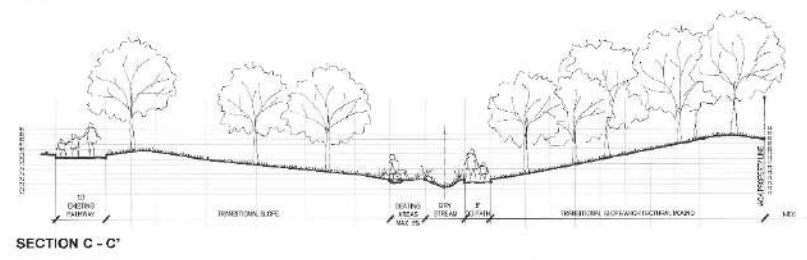
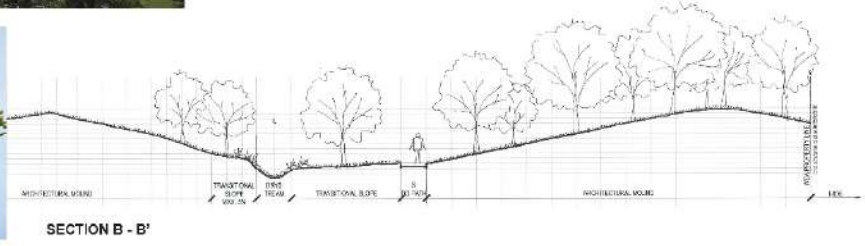
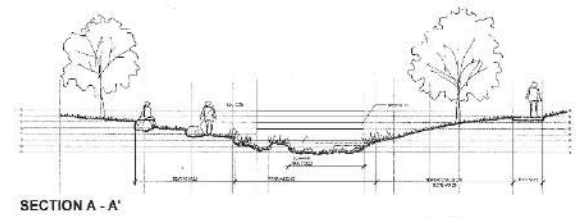
# RIPARIAN



Connecting to Nature



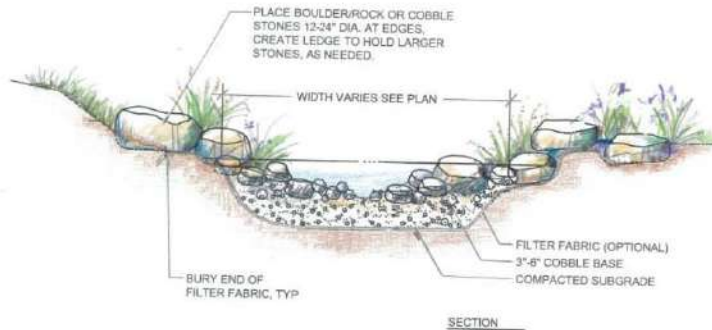
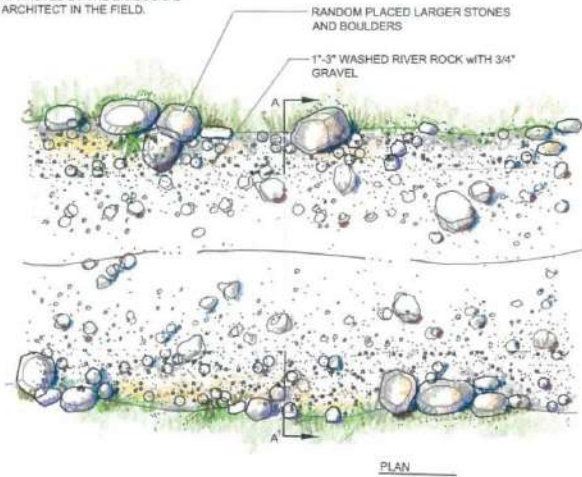


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# RIPARIAN

NOTE: LAYOUT AND GRADING OF DRY STREAM BED TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.



BOULDER CROSSING



WOOD BRIDGE



PLANTING AND PATH



BOULDERS AND DRY STREAM



MULCH PATH



Dry Streambeds | Swales



# COST SAVING



- "THEMATIC" PLANTING & CONCRETE PAVING
- PAVING – DECOMPOSED GRANITE VS. CONCRETE
- INTEGRAL CONCRETE WALLS VS. SEDIMENTARY WALLS
- HIGHLIGHT MORE NATURALISTIC ASPECTS
- DECORATIVE FENCING/SIGNAGE

Areas of Savings



# BID STRATEGY



UNIT PRICE BID SCHEDULE



STANDARD BID ADVERTISEMENT PROCESS &  
PERIOD



DIRECTLY SOLICIT KNOWN QUALIFIED  
LANDSCAPE CONTRACTORS



GENERAL CONTRACTOR SELECTION BASED ON  
LOWEST “QUALIFIED” BIDDER



LOCAL CONSERVATION CORPS ATP FUNDS WILL  
AID IN PLANTING 4” POTS & INSTALLING MULCH =  
\$221,136



Cost Savings





# BID STRATEGY

WCA  
PURCHASES  
SPECIALTY &  
FABRICATION  
ITEMS  
DIRECTLY =  
\$ SAVINGS

- UPPER RIPARIAN STREAM BOULDERS
- METAL FABRICATION
- SIGNAGE
- HYDROSEEDING
- NATIVE PLANT MATERIAL
- MULCH
- ROMTEC RESTROOM “PACKAGE”+SEPTIC SYSTEM



Cost Savings



Available Funding  
= \$8,756,155

After VE Cost Estimate  
= \$9,386,091

Funding Gap  
= \$629,936

	Secured Funding	NET Disencumbered/ Settlement	Funding Balance
RMC 3609	\$5,989,000	(\$17,578)	\$5,971,422
SEP	\$468,750		\$468,750
Prop A – Entry	\$147,477		\$147,477
EEMP	\$446,496	(\$57,990)	\$388,506
Prop A – Tree	\$100,000		\$100,000
LACFCD	\$280,000		\$280,000
River Parkway	\$1,400,000		\$1,400,000
<b>Total Funding</b>	<b>\$8,831,723</b>	<b>(\$145,568)</b>	<b>\$8,756,155</b>
2018 V/E Estimate			\$9,386,091
<b>Funding Gap</b>			<b>\$629,936</b>
<i>2011 Estimate</i>			<i>\$11,232,184</i>





## FUNDING GAP STRATEGY

Complete Bidding/Solicitation Process in July



Re-evaluate Funding Gap in July/August



Apply to RMC for Gap Funding



Conservation Corps ATP \$ Augmentation



# NEXT STEPS

- BOARD APPROVES GC & OTHER VENDOR AGREEMENTS – Sept. 2018
- GENERAL CONTRACTOR & VENDOR AGREEMENTS – Sept. 2018
- GROUNDBREAKING/MOBILIZATION – Oct. 2018
- CONSTRUCTION COMPLETE – June 2019
- PROJECT DEDICATION/ SOFT OPENING – Summer 2019
- PARK OPENING TO PUBLIC – 2020



Getting to Construction



# QUESTIONS



2017| Earth Day







The Duck Farm   
*on the San Gabriel River*

