

CONSTRUCTION NETWORK VIP BREAKFAST JANUARY 2019

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**EARVIN “MAGIC” JOHNSON PARK**

**\$135 MILLION, 6 PHASE TRANSFORMATION PROJECT**



LA COUNTY  
COMMUNITY  
DEVELOPMENT  
COMMISSION

JEFFREY BIBEN

ARCHITECT, AIA, LEED AP



AHBE LANDSCAPE  
ARCHITECTS

GARY J. LAI

PRINCIPAL, LEED AP BD+C

LA COUNTY  
COMMUNITY  
DEVELOPMENT  
COMMISSION



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## Agency Overview

In 1982, the Los Angeles County Board of Supervisors consolidated three entities – the Housing Authority, the Community Development Department, and the Redevelopment Agency – to form the Community Development Commission (CDC). Today, the CDC is comprised of two separate legal entities, the Housing Authority of the County of Los Angeles (Housing Authority) and the CDC, both of which are part of the County family, but are independent agencies and not County Departments.

The Board of Supervisors currently serves as the Commissioners of the CDC -- which includes serving as the Commissioners of the Housing Authority of the County of Los Angeles (Housing Authority) – setting policy for the agency. The Board of Commissioners receives input from the agency's Housing Commission, which meets monthly at various locations throughout the County. Comprised of Board appointees and Housing Authority tenants, it is the Housing Commission's responsibility to review and make recommendations on matters that will be presented to the Board of Commissioners for approval, including Section 8 and public housing policies and procedures.

Although the State of California dissolved all redevelopment agencies in February 2012, the CDC continues to serve in the County of Los Angeles as an affordable housing, and community and economic development agency. The CDC's wide-ranging programs benefit residents and business owners in the unincorporated Los Angeles County areas and in various incorporated cities that participate in different CDC programs (these cities are called "participating cities"). Approximately one million of the County's over ten million residents live in unincorporated areas.

Over 70% of the CDC's funding comes from the U.S. Department of Housing and Urban Development (HUD). The agency's four main activity areas are subsidized housing, housing development and preservation, community development, and economic development. In Fiscal Year 2018-2019, the agency has a budget of \$515 million and a total staff size of 555.

Click through the various links on our website to learn more about our wide-ranging programs.

# Rowland Heights Community Center at Pathfinder Park



The Rowland Heights Community Center (Center) opened to residents in June 2015. With extensive community involvement and challenging site restrictions, the 19,000 square-foot Center was designed to house multi-purpose, exercise, activity, and meeting rooms. It also includes offices, restrooms, and other support spaces. Three tennis courts and one basketball court were replaced and onsite parking was increased. Due to overwhelming support by the community, a 3,000 square-foot splash pad was added for families to enjoy.

The Center achieved a Leadership in Energy and Environmental Design (LEED) Silver rating for its extensive energy efficiency efforts. Many sustainable technologies, such as natural light, a high reflective roofing system, reused concrete and asphalt, post-consumer recyclable content products, and drought-tolerant landscaping make the Center an environmentally-responsible addition to the community.



Community Development Commission/  
Housing Authority of the County of Los Angeles





















connect with us

What are you looking for?

## Solicitation Documents

[View Open Solicitations](#)

[View Post-Bid Documents](#)

## Becoming a CDC Vendor

Thank you for your interest in doing business with the CDC. The CDC procures for a wide variety of supplies, equipment, construction and consultant services.

Registering as a CDC vendor ensures that your company will have access to view and download open solicitations and will receive notice by email of any solicitation over \$10,000 within your specified commodities. For purchases under \$10,000, the CDC directly requests quotes from a limited number of vendors registered in our database. Registering in our database does not guarantee that a vendor will be awarded a contract with the CDC.

*The County of Los Angeles maintains a separate vendor database. You must register with the CDC in order to receive our notices and access CDC solicitation packages.*

**[REGISTER HERE](#)**

### To establish your first-time account:

- Designate a Contact Person, email address and password
- Designate other Authorized Users from your company who will also receive notices and can view/download solicitation packages

### To update an existing account:

- Only the registered Contact Person can make changes (address, telephone, commodities, etc.) to the account profile



# Community Development Commission of the County of Los Angeles

## Registration Instructions

For **First-Time** Users:

1. Go to the bottom of this screen and click on "New User."
2. Fill out all the information on the first page of the registration form.
3. If you **only want to download a solicitation package**, click the button at the bottom of the screen that says "View and download package only," and "Submit."
4. If you **want to register as a vendor**, click the button at the bottom of the screen that says "Register as a Vendor and be notified of future contracting opportunities" and "Submit." You will then be taken to the next page to complete all required information.

For **Returning** Users:

If you have previously registered as a vendor, or, if you have previously downloaded a solicitation package –

1. Fill in the login information below with your email address and the password that you previously entered.
2. If you have forgotten your password, enter your email address and click on "Forgot Password?" and it will be emailed to you.
3. After logging in, you will be taken to the "View Open Solicitations" page. From that page you can:
  - a. Download a solicitation package, or
  - b. Click on "Update Profile" (located in the upper right corner) to make changes to your vendor registration profile.

**Login:**

Email:

Password:

[New User](#)

[Forgot Password?](#)



# Community Development Commission of the County of Los Angeles

## Register to View/Download Solicitations

### Vendor

Please complete all Required Fields (\*)

Name of Company: \*

Contact Person: \*



Title:

Company Address Line 1 (No PO Box): \*

Address Line 2:

City: \*

State: \*

Zip: \*

Phone: \*

Fax:

### Account Information

Email: \*

Password: \*

Confirm Password: \*

- \*  Register as a Vendor and be notified of future bid opportunities.
- View and Download Solicitations only. I do not wish to be notified of future bidding opportunities.

Submit



# Community Development Commission of the County of Los Angeles

[Update Profile](#) [Logout](#)

All open CDC solicitations over **\$10,000** are viewable on this website until the closing date. Some solicitations may have attachments available, however, Adobe Reader must be installed on your computer to download them.

If you do not have Adobe Reader, [click here](#) to download it for free.

Number	Type	Title	Category	Closing Date	Addendum
CDC18-102	RFP - Request for Proposals	<a href="#">Security Officer Services</a>	Service	01/03/2019 2:00 PM	1
CDC18-140	IFB - Invitation for Bids	<a href="#">Southbay Gardens Unit Flooring Project</a>	Construction	01/03/2019 2:00 PM	2
CDC18-141	IFB - Invitation for Bids	<a href="#">Job Order Contract (JOC) No.s 45, 46, 47, 48, 49, and 50</a>	Construction	01/22/2019 2:00 PM	0



# Community Development Commission of the County of Los Angeles

[Update Profile](#) [Logout](#)

[Back to CDC Open Solicitations](#)

## Solicitation Details

**Number:** CDC18-140  
**Type:** IFB - Invitation for Bids  
**Solicitation Title:** Southbay Gardens Unit Flooring Project  
**Category:** Construction  
**Opening Date:** 12/04/2018  
**Closing Date:** 01/03/2019 2:00 PM

**Contact Person:** Maureen Ng  
**Phone:** (626) 586-1781  
**Email:** maureen.ng@lacdc.org

**Description:** [Print](#)

12/05/2018

NOTICE TO BIDDERS  
FOR  
SOUTHBAY GARDENS UNIT FLOORING REPLACEMENT PROJECT

IFB NO. CDC 18-140

Notice is hereby given that sealed bids will be received and publicly

**Before downloading documents below, please indicate where you heard about this solicitation:**

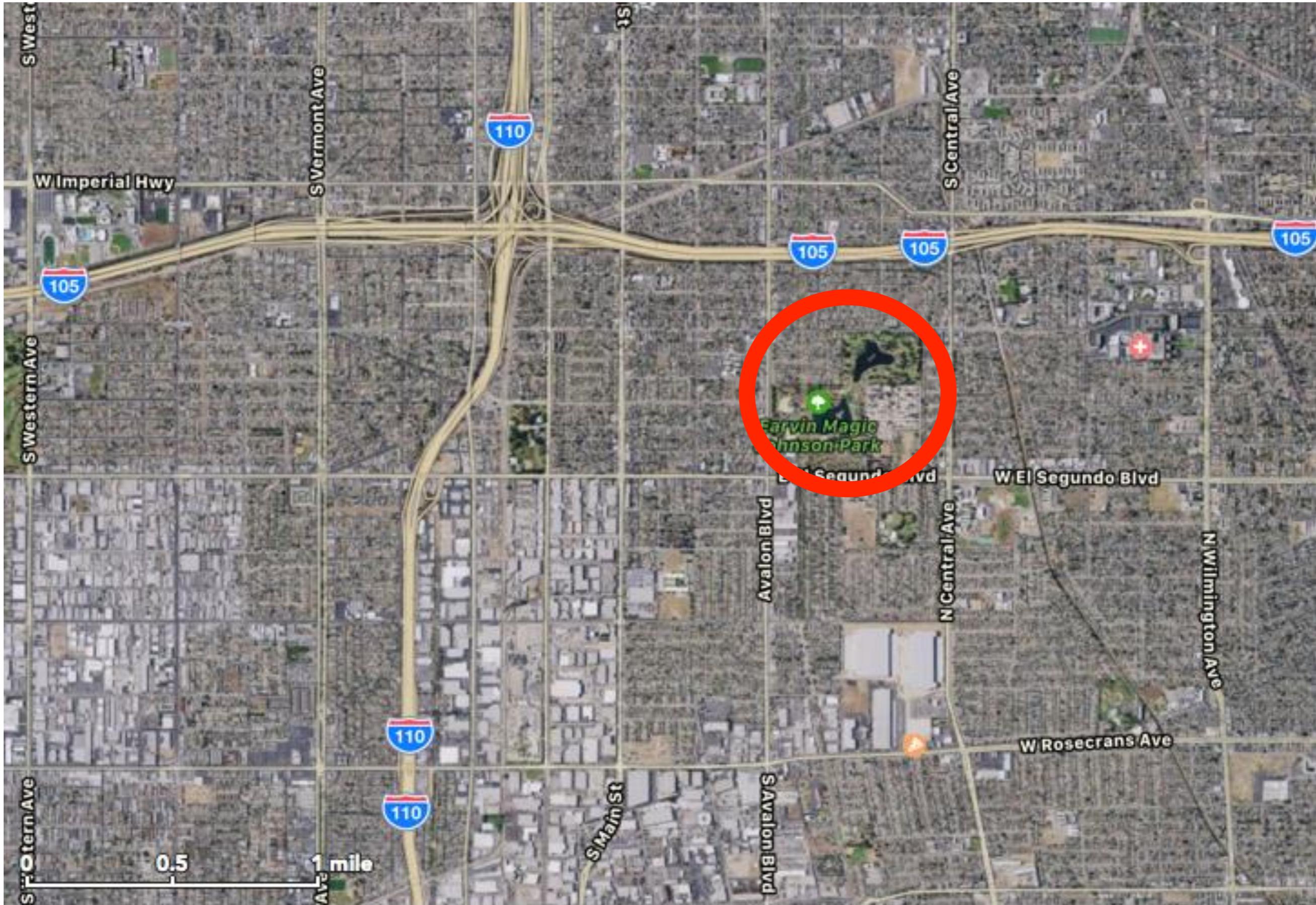
<select one>

Solicitation Package

Addendum #01, 12/24/2018

Addendum #02, 12/26/2018

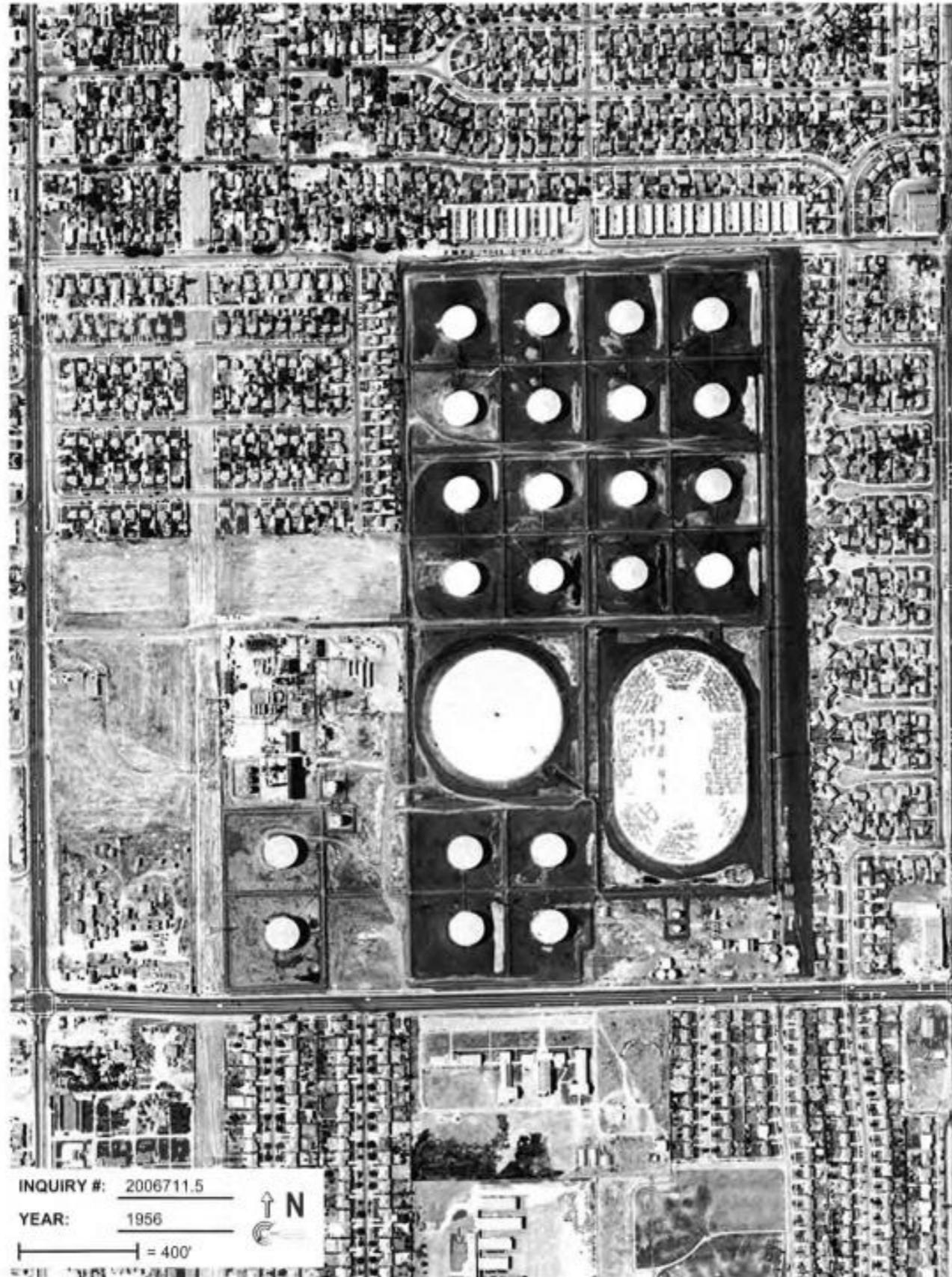
MAGIC JOHNSON  
PARK:  
BACKGROUND







1928



1956

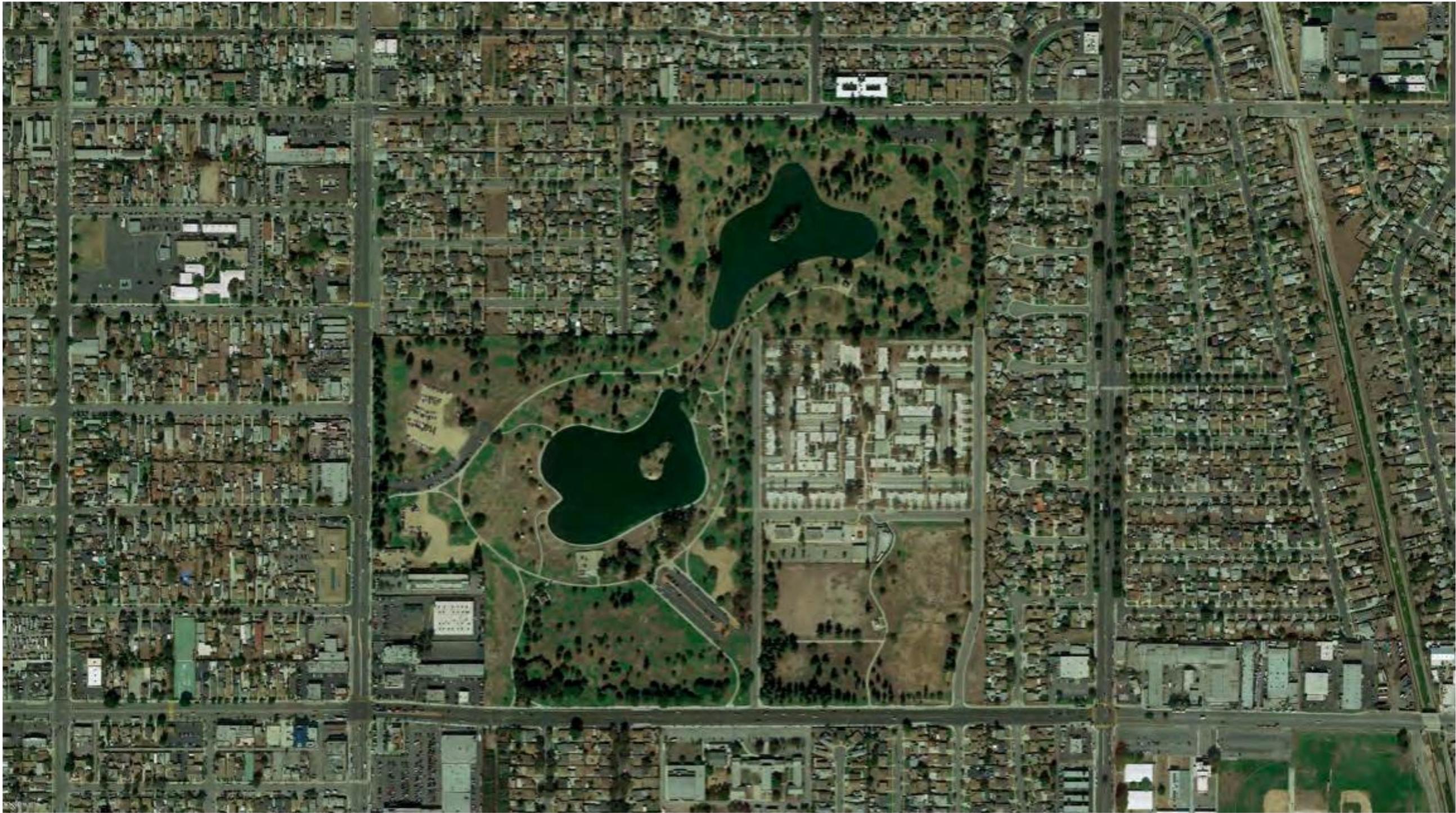


1972



1985

Existing Conditions / Site Aerial



MAGIC JOHNSON  
PARK : MASTER  
PLAN

# Earvin "Magic" Johnson Recreation Area Revised Master Plan - Full Buildout



Note: Design of buildings are intended to be diagrammatic for the purposes of the Master Plan and will be refined at later stages in the process.

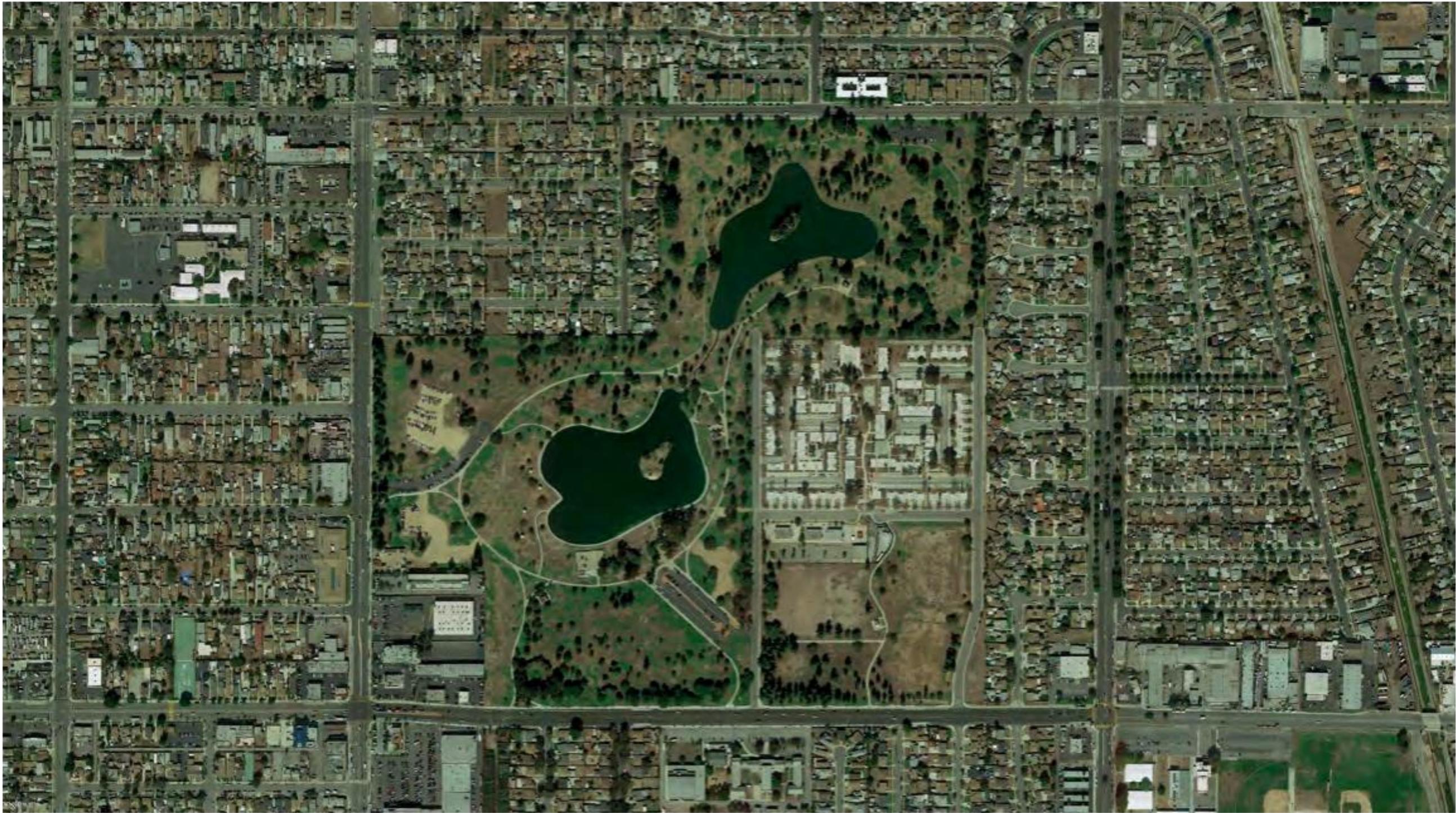
Rev. 30 April 2018

MAGIC JOHNSON

PARK: PHASE 1A

DESIGN

Existing Conditions / Site Aerial



# CONCEPTUAL LANDSCAPE PLAN



1 Wellness Loop



2 Community Fruit Orchard



3 Community Plaza



4 Play Space



5 Water Play



6 Seasonal Meadow



7 Community Sculpture and Art Walk



8 Outdoor Classroom



9 Amphitheater



10 Picnic Areas

# PHASE 1A SITE PLAN



WILLOWBROOK, CALIFORNIA  
**EARVIN MAGIC JOHNSON PARK (PHASE 1A)**

26 MAY 2018



**AHBE**  
LANDSCAPE ARCHITECTS

# LANDSCAPE PLAN



1 Community Ring



2 Community Plaza



3 Play Space



4 Water Play

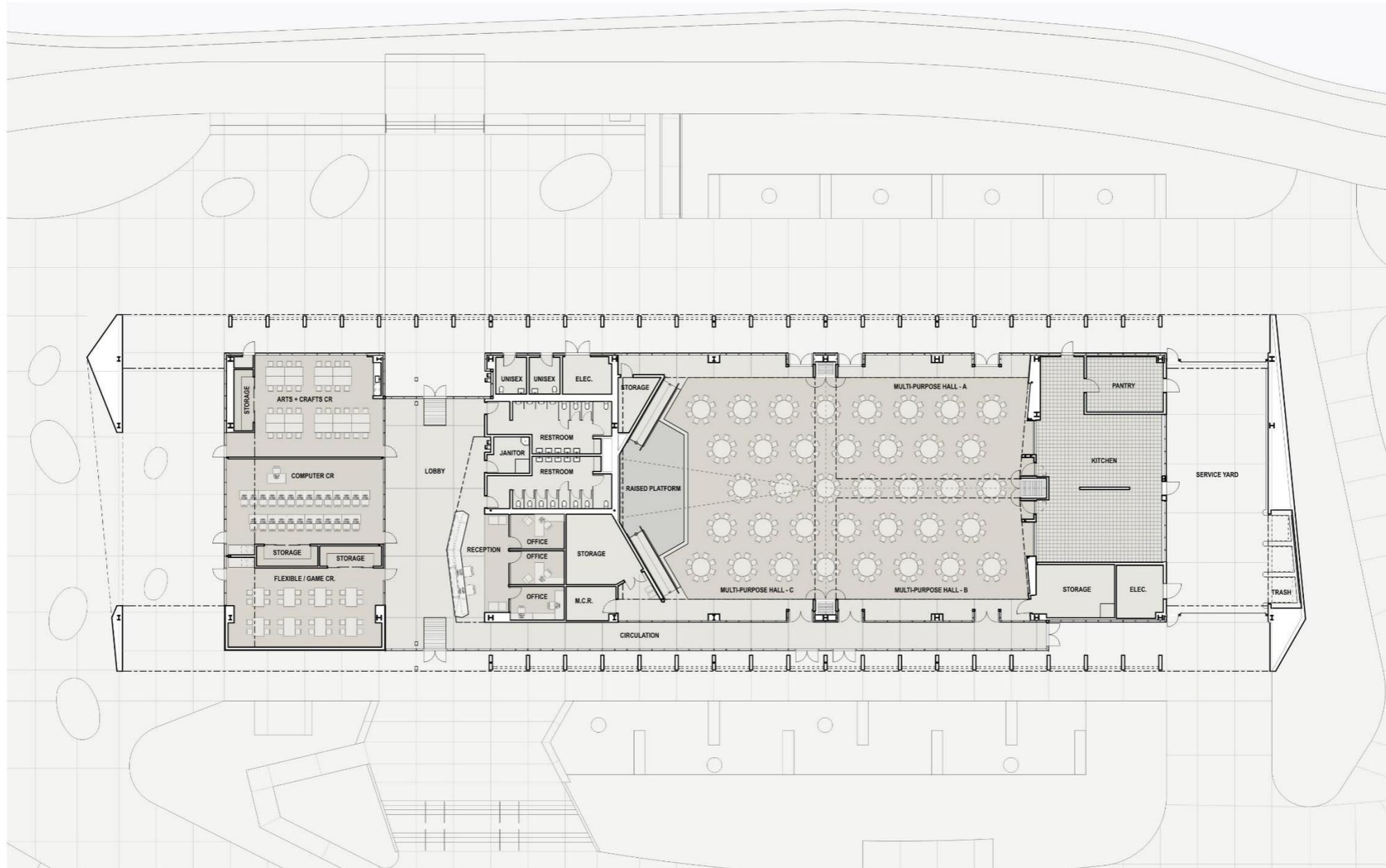


5 Biofiltration Garden



6 Picnic Area

# COMMUNITY EVENT CENTER BUILDING / FLOOR PLAN AND SECTION



WILLOWBROOK, CALIFORNIA  
**EARVIN MAGIC JOHNSON PARK (PHASE 1A)**

26 MAY 2018



**AHBE**  
LANDSCAPE ARCHITECTS

▲ PAUL MURDOCH ARCHITECTS

COMMUNITY EVENT CENTER BUILDING / RENDERINGS





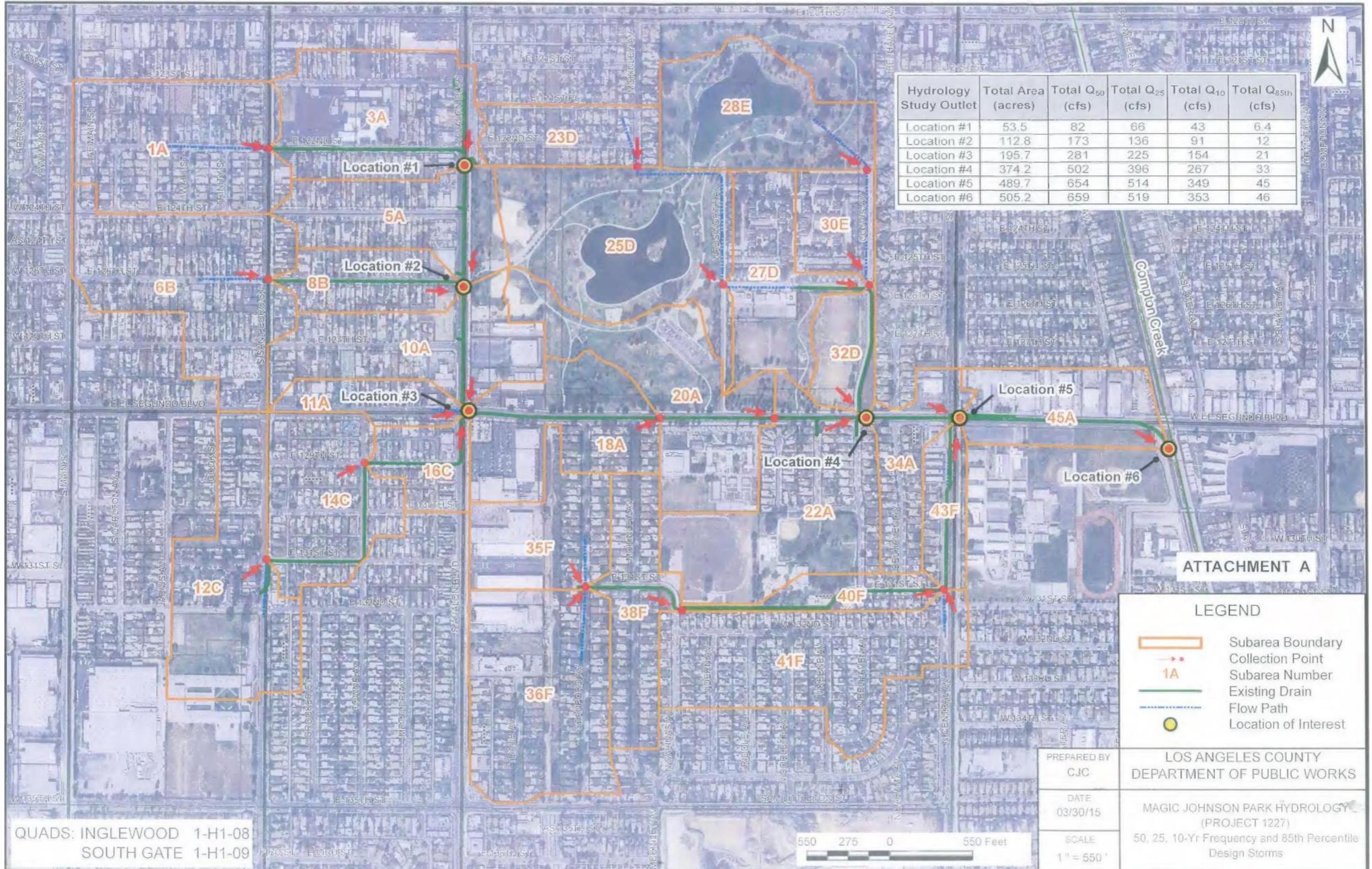






A PARK DESIGNED  
FOR MAXIMUM  
WATER EFFICIENCY

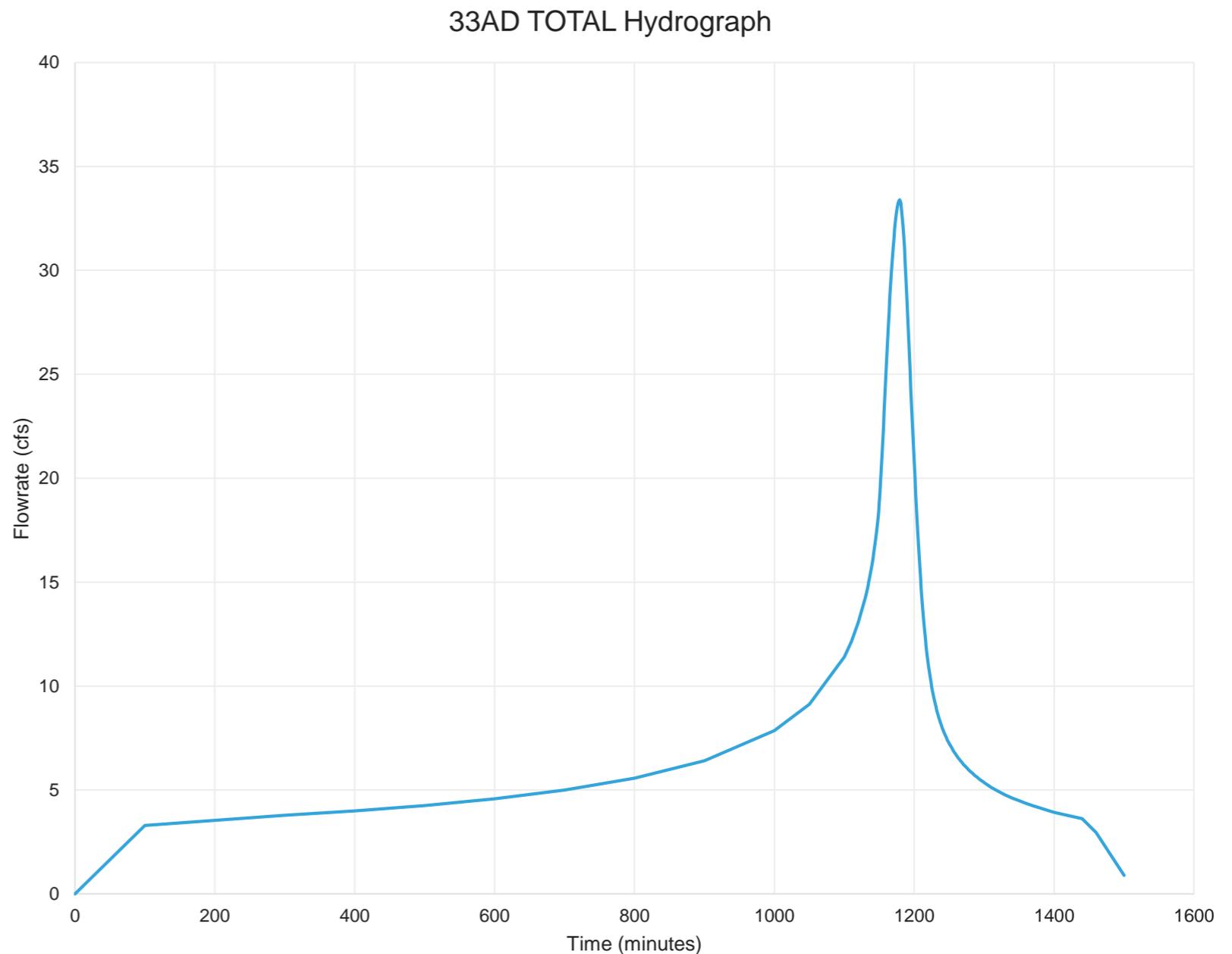
# DPW STORM DRAIN HYDROLOGY STUDY



# HOW MUCH RAIN DO WE GET IN 85<sup>TH</sup> PERCENTILE STORM?

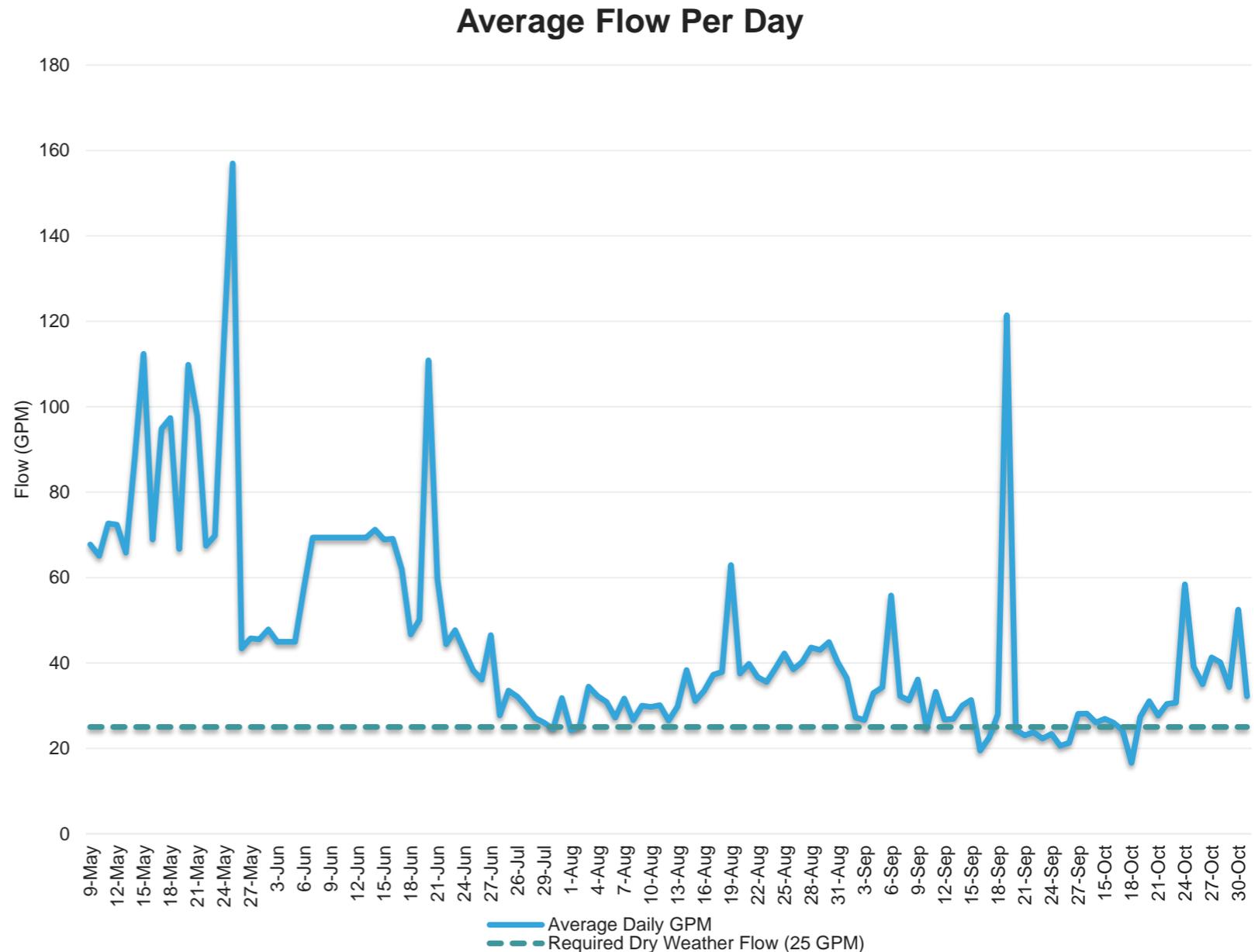
- 85<sup>th</sup> Percentile Storm:

- Peak Flow = 33.4 Cubic Feet per Second
- Total Runoff Volume = 12.4 Acre Feet
- Time to peak = 1,179 minutes



# HOW MUCH WAS FLOWING THROUGH THE STORM DRAIN DAILY?

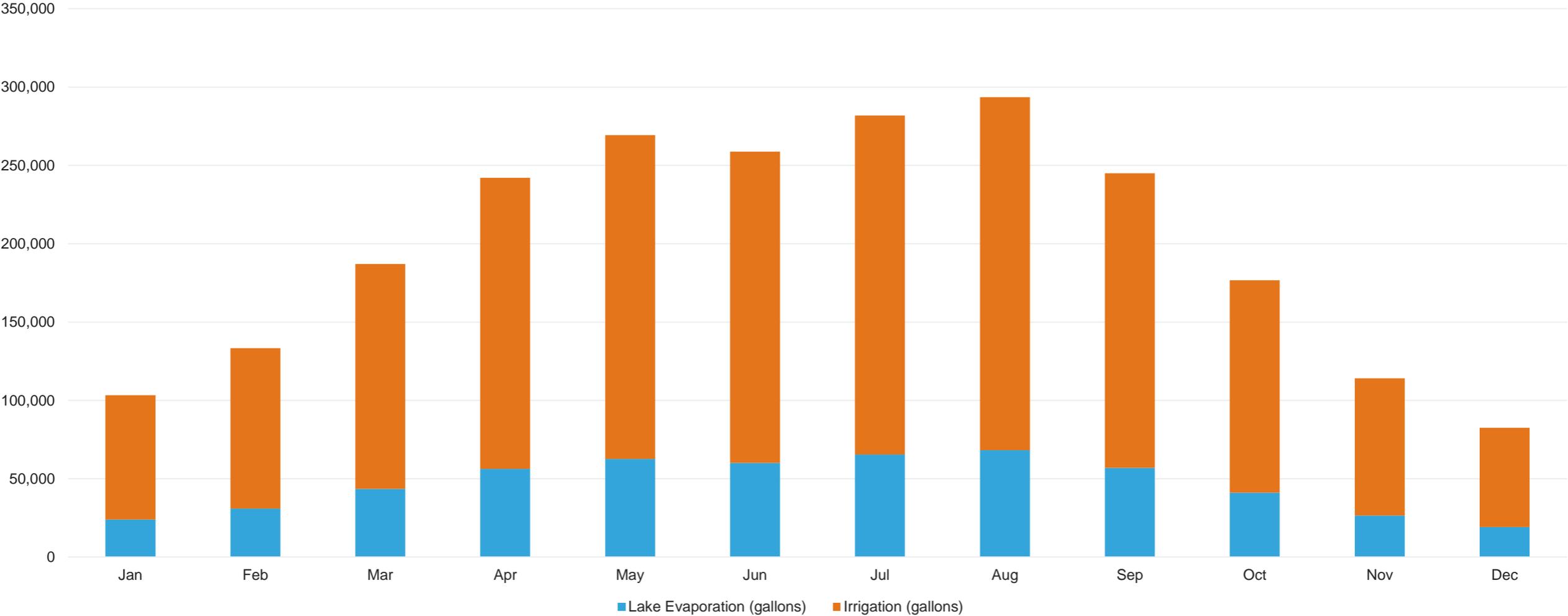
- DPW conducted study with flow meters in the storm drain
- May through October 2016
- 226,000 gallons per day (157 gpm) in May
- 36,000 gallons per day (25 gpm) in July
- Average flow = 45 gpm



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# HOW MUCH WATER DO WE NEED?

2012-2016 Average Daily Water Use



## EARVIN MAGIC JOHNSON PARK

# Urban Runoff Water Recycling

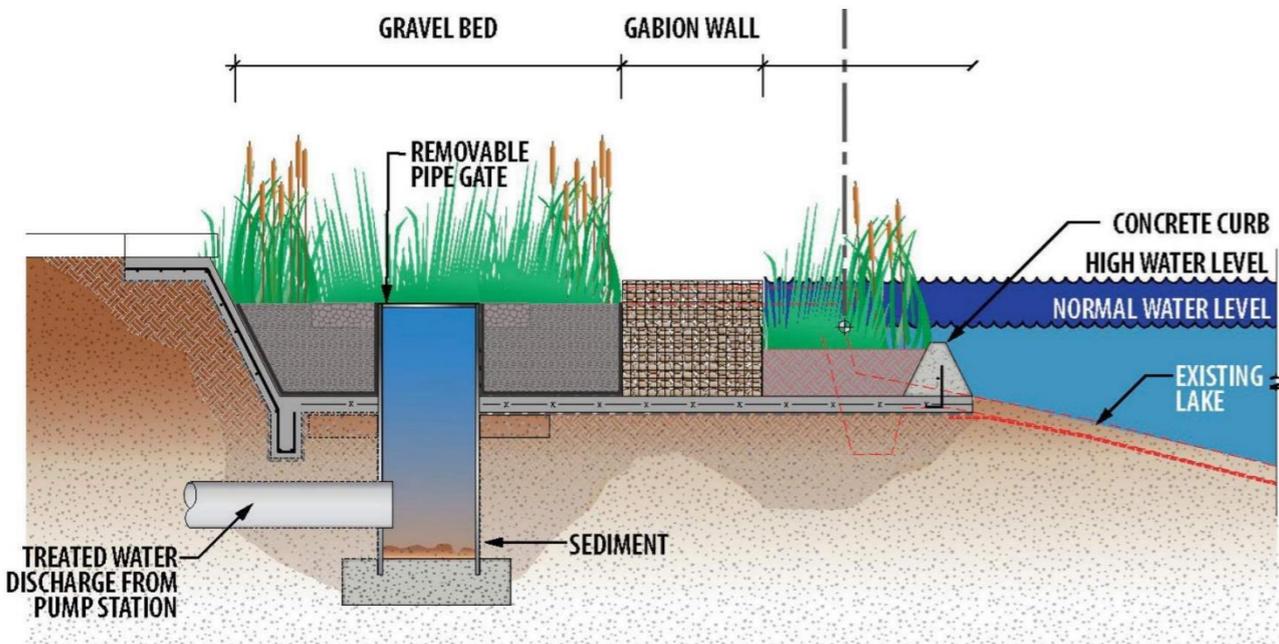
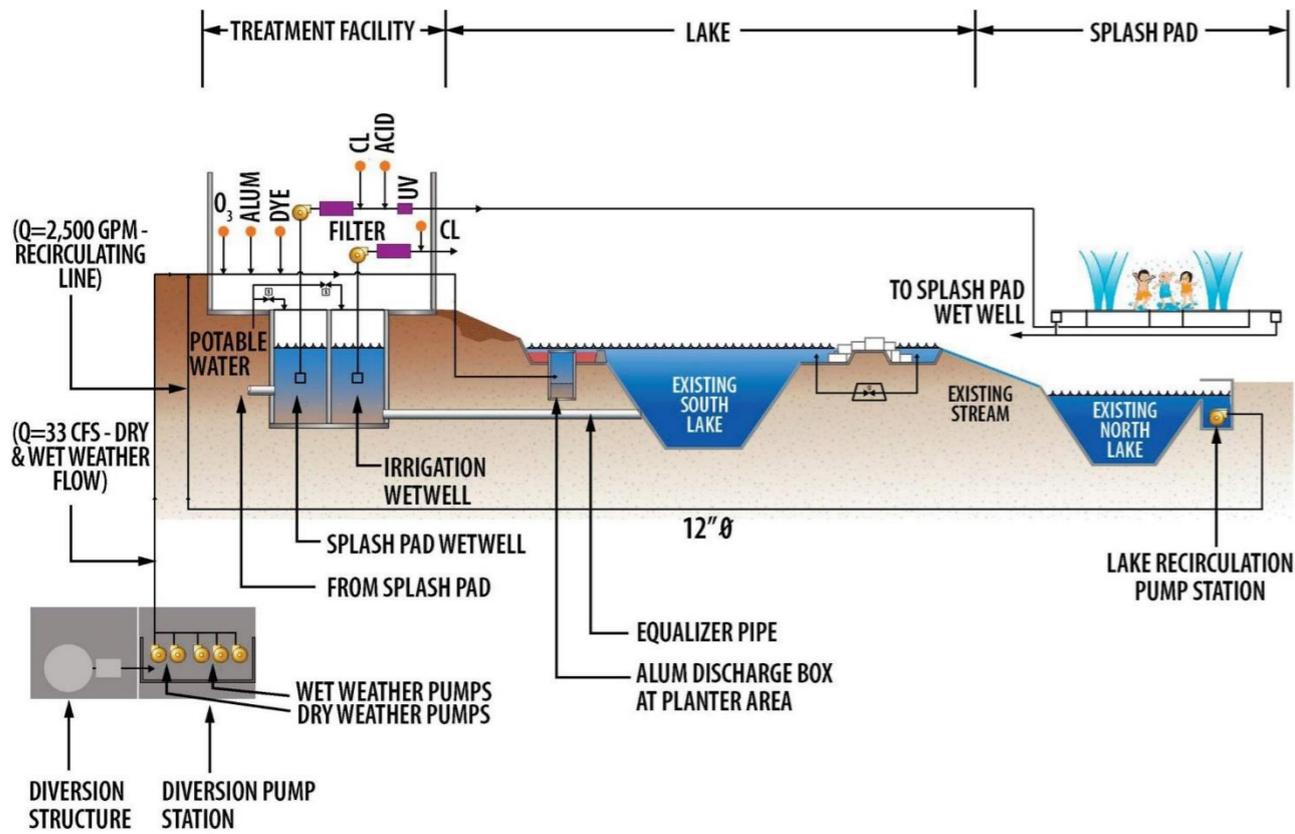
A unique new system is being developed that sustainably creates a new water source for Earvin Magic Johnson Park by capturing urban runoff (dry and wet weather first-flush flows), treating the captured flows to improve water quality, and *recycling the water* for onsite irrigation use. The treated recycled water will be stored within the park's lakes and will enhance the appearance and water quality of the lake system. This system will collect, retain and reuse all of the first-flush flows of the 375-acre watershed amounting to approximately 12 acre feet (3.9 million gallons) of flows from a significant wet weather event.

### RUNOFF RECYCLING PROCESS

- 1 Divert wet and dry weather runoff from local stormdrain line
- 2 Treatment facility removes pollutants in runoff water
- 3 Sediments in water are removed and wetlands further filter water
- 4 Water in lakes circulated continuously through treatment facility
- 5 Treated water stored in lake and used for park irrigation



# CLEAN LAKE / DIAGRAM AND RENDERINGS



Treatment Facility Building



Treatment Facility Building

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# PERMITTING

- Los Angeles County Public Health
- Regional Board
  - NPDES Permit not required
- Exceeds Title 22 recycled water quality
- Exceeds California Plumbing Code
  - Chapter 16 (rain catchment treatment)

EARVIN MAGIC  
JOHNSON PARK:  
THE NEXT STEP

# Earvin "Magic" Johnson Recreation Area Revised Master Plan - Full Buildout



**Legend**

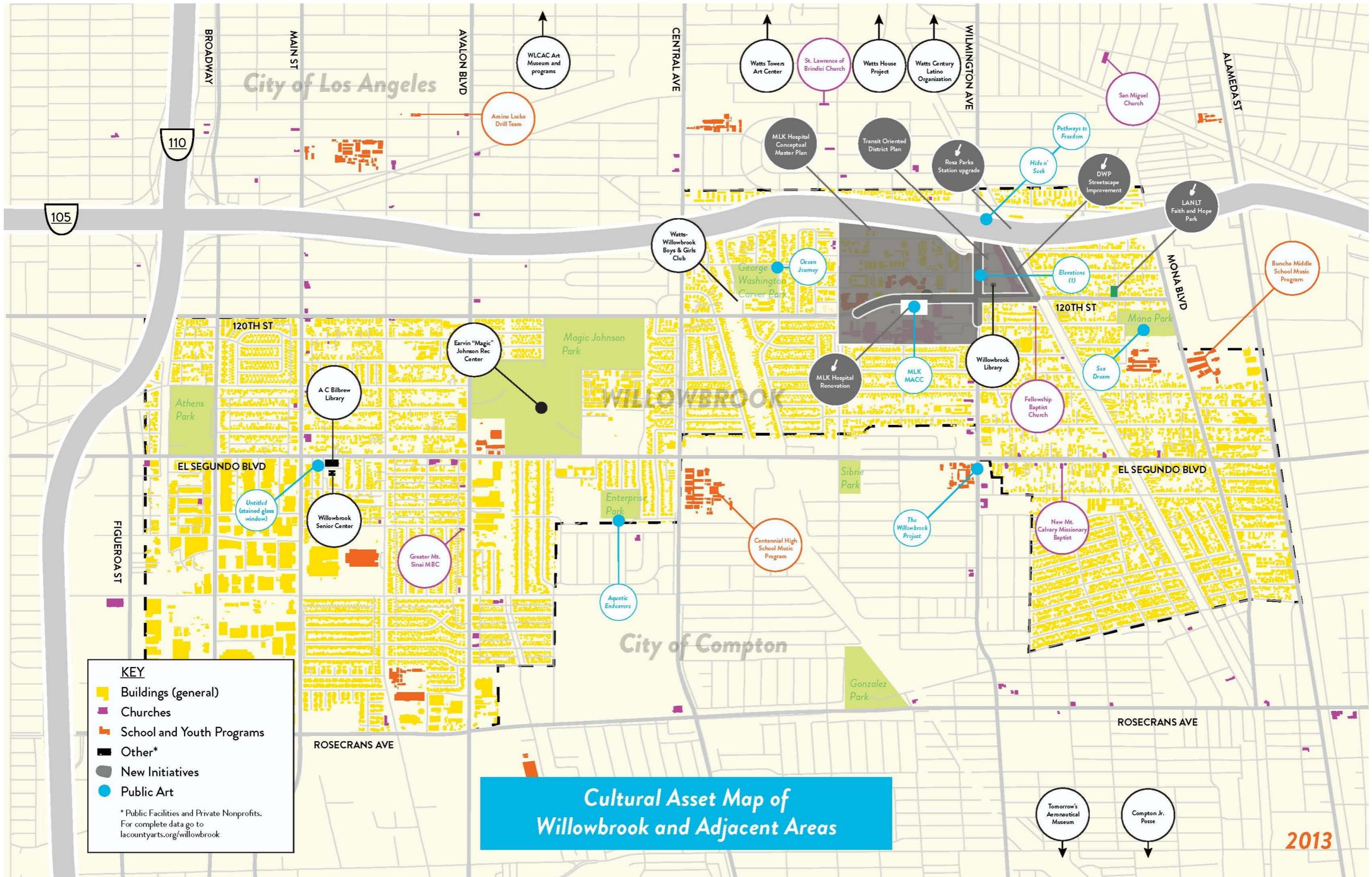
- Picnic
- Restroom
- Play Area
- Information Kiosk
- Pedestrian Path
- Equestrian Path
- Skate Park
- Exercise Station
- Fishing
- Kayaks & Paddle Boats
- Parking
- Utility
- Property Line

Note: Design of buildings are intended to be diagrammatic for the purposes of the Master Plan and will be refined at later stages in the process.

Rev. 30 April 2018



# WILLOWBROOK, COUNTY OF LOS ANGELES, CA



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**“WE NEVER KNOW  
THE WORTH OF  
WATER TILL WELL IS  
DRY.”**

Water Conservation Slogan, 1976

QUESTIONS