

REPORT OF GENERAL MANAGER

NO. 05-198

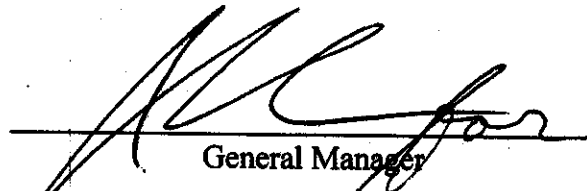
DATE July 13, 2005

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRINITY RECREATION CENTER - BUILDING ADDITION AND OUTDOOR IMPROVEMENTS (#1572A) - QUIMBY/PARK FEES APPROPRIATION; TRANSFER OF FUNDS FROM QUIMBY/PARK FEES SUB-ACCOUNT; AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES

J. Combs	_____	H. Fujita	_____
*S. Huntley	_____	B. Jensen	_____
J. Kolb	_____	F. Mok	_____
K. Regan	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve an Amendment, substantially in the form attached, to the Memorandum of Understanding (MOU), between the Department of Recreation and Parks (RAP), the Department of Public Works - Bureau of Engineering (BOE), and the Department of General Services (GSD) increasing the construction amount for the Trinity Recreation Center - Building Addition and Outdoor Improvement projects (#1572A) from \$660,000.00 to \$1,147,190.00, subject to the approval of the City Attorney as to form;
2. Approve the allocation and appropriation of an additional \$223,947.00 in Quimby/Park fees collected in the 2003-2004 Fiscal Year from the Trinity Recreation Center sub-account (460K TR) to fund the additional increase in project costs for Trinity Recreation Center - Building Addition and Outdoor Improvements project (#1572A);
3. Authorize the Department's Chief Accounting Employee, subject to Council approval, to request the City Administrative Officer to process a transfer of funds in the amount of

REPORT OF GENERAL MANAGER

PG. 2

NO. 05-198

\$487,190.00 from the Trinity Recreation Center Quimby sub-account (460K TR), through account 140Y, GSD, for construction services associated with Trinity Recreation Center - Building Addition and Outdoor Improvement project (#1572A);

4. Direct the Board Secretary to transmit the Amendment to the City Attorney for approval to form; and
5. Authorize the Department's General Manager to execute the proposed Amendment after the appropriate signatures by the other parties thereto and approval as to form by the City Attorney has been obtained.

SUMMARY:

The original scope of work for the Trinity Recreation Center – Building Addition and Outdoor Improvements project (#1572A) includes the renovation of the existing restroom facility and the construction of a new classroom with accessible restroom, janitor's room, and outdoor improvements.

On September 14, 2004 (Board report No. 04-282), the Board approved a Memorandum of Understanding (MOU) between the Department of Recreation and Parks (RAP), the Department of Public Works-Bureau of Engineering (BOE), and the Department of General Services (GSD), to establish the responsibility of GSD to provide the construction services and BOE to provide construction management services for Trinity Recreation Center – Building Addition and Outdoor Improvements project (#1572A).

The original construction cost estimate provided by GSD was \$660,000.00. This total amount which included \$537,092.00 from Proposition A funds and \$122,908.00 from Quimby funds, was transferred to GSD as approved by the Board of Recreation and Parks Commission (Board Report No. 04-359) on December 8, 2004.

On March 7, 2005, GSD informed BOE that there would be a shortfall in the original construction budget. Due to the pending expiration of building permits in December of 2004, GSD did not have sufficient time to prepare a detailed cost breakdown of the project. In addition, significant amount of rainfall in the months of January and February 2005 created additional delay and financial burden for the project. GSD furnished a detailed Class "A" construction cost estimate at BOE's request on April 19, 2005. The new construction cost estimate is \$1,147,190.00.

The total projected cost for this project were \$660,000.00 for construction and \$364,250.00 in design, documentation, project management, and other soft costs, for a total cost of \$1,024,250.00.

REPORT OF GENERAL MANAGER

PG. 3

NO. 05-198

These costs were covered by \$659,700.00 in Proposition A funds and \$672,793.00 in Quimby funds, for an available total of \$1,332,493.00.

The increase in the construction cost to \$1,147,190.00 can be partially covered by the current funding in the Trinity Recreation Center Quimby sub-account (460K TR). Project management and other soft costs have also increased to an estimated \$409,250.00. To provide full funding for construction and soft costs, an additional \$223,947.00 in Quimby/Park fees collected in the 2003-2004 Fiscal Year must be allocated and appropriated to this project from Trinity Recreation Center Quimby sub-account (460K TR). Thereafter, \$487,190.00 needs to be transferred to GSD's account for the increased construction costs. In addition, an Amendment to the original MOU is submitted for the Board's approval to revise the total construction cost for the Trinity Recreation Center - Building Addition and Outdoor Improvement project (#1572A) to \$1,147,190.00.

These Quimby/Park fees were collected within two miles of the Trinity Recreation Center, which is the standard distance for the allocation of Quimby/Park fees for community parks. Therefore, it is recommended that the Board approve the appropriation of an additional \$223,947.00 for the increase in total project cost and the transfer of \$487,190.00 in Quimby/Park fees to GSD for the increase in construction costs.

Staff has determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Classes 1, (1, 5a) and 11 (7) of the City CEQA Guidelines.

Council District 9 and Region staff supports this project recommendation as outlined in the report.

FISCAL IMPACT STATEMENT:

There are sufficient funds in Quimby/Park fees under the Trinity Recreation Center sub-account (460K TR) to transfer \$487,190.00 for the increase in construction costs. In addition, there are Quimby/Park fees collected in Fiscal Year 2003-2004 to allocate and appropriate \$223,947.00 for the total funding shortfall for this project.

This project will add a new classroom to be used by the public for meetings and classes as well as outdoor improvements which will increase the maintenance for this facility. Additional personnel and maintenance costs is estimated to be \$29,477.00 annually and is included in the Department budget for Fiscal Year 2005-2006.

This Report was prepared by Vivien Quintos, Management Analyst II, Grants Administration, and Camille D. Walls, City Planner, Planning and Development.