

REPORT OF GENERAL MANAGER

NO. 05-278

DATE October 19, 2005

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXPOSITION PARK INTERGENERATIONAL COMMUNITY CENTER (EPICC) – FACILITY CONSTRUCTION–CONTRACT NO. 2937 – FINAL ACCEPTANCE

J. Combs _____
H. Fujita _____
S. Huntley _____
B. Jensen _____

J. Kolb _____
F. Mok _____
*K. Regan [Signature]
M. Shuil _____

[Signature: Robert Jensen]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Accept the work performed under Contract No. 2937, as outlined in the body of the report;
2. Authorize the Board Secretary to furnish EPICC, Inc., with a Letter of Completion.

SUMMARY:

In the latter part of 1998, the Exposition Park Intergenerational Community Center (EPICC) Inc., a non-profit corporation, was formed to create and implement a project to add recreational and community services for the residents of Los Angeles residing in the neighborhoods surrounding Exposition Park. Under the leadership of the Weingart Foundation, the initial visionary of the project, four other private foundations joined together to form a public-private partnership with the City of Los Angeles, through the Department of Recreation and Parks, to develop and build a new community center at Exposition Park from the former Los Angeles Swim Stadium and other City-owned facilities in Exposition Park.

The "Renovation, Rehabilitation and Construction Agreement" for Exposition Park Intergenerational Community Center (Contract No. 2937) was executed between the City of Los Angeles acting by and through the Board of Recreation and Parks Commissioners and EPICC, Inc., a non-profit corporation, on March 23, 2000. The contract provided for the renovation of

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the Los Angeles Swim Stadium for use as an approximately 66,000 square foot recreational facility, renovation and conversion of the existing clubhouse to a senior center, construction of a new 8,400 square foot childcare facility (providing over 125,000 child-hours annually of needed all-day childcare), and construction of an outdoor amphitheater.

Funds to complete the project were provided by EPICC, Inc. in the amount of \$17,650,000 and the remaining \$11,373,647 was provided by public grants. The Agreement between the City of Los Angeles and EPICC, Inc. provided that EPICC, Inc. would be responsible for bidding and managing the construction of the project. EPICC Inc. entered into an agreement with C.W. Driver Inc. to construct the project and EPICC, Inc. was responsible for all contract administration.

The initial project cost was \$26,450,000 and was increased by change orders to the final contract amount of \$29,023,647. EPICC, Inc. completed the project with a total change order cost of \$2,573,647 (9% of the total contract amount).

A Recreation and Parks staff person worked closely with EPICC, Inc. and the Office of Contract Compliance (OCC) concerning the status of labor compliances and Affirmative Action requirements on this project. There are no outstanding wage violations, and EPICC, Inc. is in compliance.

The Project was fully completed July 19, 2005, and EPICC, Inc. has furnished the required permits, drawings, operation and maintenance manuals and guarantees. However, the Exposition Park Intergenerational Community Center (EPICC) has been in operation since October of 2003 providing recreational, childcare, and senior programs to the Exposition Park community. To date EPICC boasts a total membership of over 28,000 individuals.

Section 17.3 of Contract No. 2937 provided that the agreement shall terminate upon receipt of a certificate of completion (or the equivalent thereof) from the City of Los Angeles with respect to each of the facilities comprising the project. The project was completed and a final certificate of occupancy (Permit No.: 03016-10000-00117) was obtained on July 19, 2005.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the City of Los Angeles from accepting Exposition Park Intergenerational Community Center complete because all costs in connection with the construction have already been paid for. The City of Los Angeles currently operates it and an operating budget is in place.

Report prepared by Belinda Jackson, Executive Director, EPICC.