

REPORT OF GENERAL MANAGER

NO. 06-143

DATE June 7, 2006

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA RECREATION CENTER- BATHHOUSE RENOVATION (#1300P) (W.O. #E170250F) – AMENDMENT NO. 2 TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE BUREAU OF ENGINEERING OF THE DEPARTMENT OF PUBLIC WORKS, AND THE DEPARTMENT OF GENERAL SERVICES FOR CONSTRUCTION OF THE BATHHOUSE RENOVATION

J. Combs	_____	H. Fujita	_____
*S. Huntley	_____	B. Jensen	_____
J. Kolb	_____	F. Mok	_____
K. Regan	_____	M. Shull	<u>ms</u>

*Robert H. Jensen (for)*  
 \_\_\_\_\_  
 General Manager

**JUN 07 2006**

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the proposed Amendment No. 2 to the Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE) of the Department of Public Works and the Department of General Services (GSD), to include additional project funding sources and a revised date of completion, for a renovation of the existing recreation center building at the Reseda Recreation Center – Bathhouse Renovation (#1300P) (W.O. #E170250F), subject to approval of the City Attorney as to form;
2. In accordance with the proposed Amendment No. 2, upon its execution, direct Department staff to ensure that BOE secures the necessary Council approval to appropriate \$300,000 in construction funds to GSD, prior to the start of construction as follows:

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<u>Funding Sources</u>	<u>Fund/Dept./ Acct. No.</u>	<u>Available Funding</u>
General Fund	TBD	\$300,000
Total		\$300,000

Through GSD Account Y140, to the appropriate GSD accounts in Fund 100, Dept. 40, listed below:

1101 – Construction Salaries Hiring Hall:	\$150,000
1121 – Hiring Hall Fringe Benefits:	\$ 30,000
3180 – Construction Materials and Supplies:	<u>\$120,000</u>
Total:	\$300,000

3. Direct the Board Secretary to transmit Amendment No. 2 to the City Attorney for review and approval as to form; and,
4. Authorize the General Manager to execute Amendment No. 2, upon approval as to form by the City Attorney.

SUMMARY:

The Reseda Recreation Center – Bathhouse Renovation project (W. O. #E170250F) is located in Reseda Park, 18411 Victory Boulevard, Reseda. The project included renovating the existing restrooms to current ADA standards, installing air conditioning units in the upstairs recreation room, repainting of the building’s interior and exterior walls, and installing upgrades for the Department of Water and Power electrical service.

Background – Original MOU and Amendment No. 1

On June 24, 2004, the Board approved an MOU to establish responsibilities between the RAP, BOE and GSD for the renovation and retrofit of the existing bathhouse and associated site work for a construction budget of \$765,360 (Board Report No. 04-184). In June 2005, the City Council approved an additional \$100,000, which increased the budget to \$865,360, when termite damage and other unforeseen conditions were encountered. GSD later reported that the extent of the damage was significantly more than first anticipated and that additional funds were needed to address the termite damage and to complete the repairs. The resulting construction shortfall was \$545,422 for a revised project construction budget of \$1,410,782. On October 19, 2005, the Board approved an Amendment and authorized a revised project construction budget of \$1,410,782 to complete the project (Board Report 05-287).

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Amendment No. 2

In November 2005, GSD informed BOE that an additional \$300,000 was needed for the construction of an electrical vault, HVAC installations and completion of the bathhouse public restrooms. GSD indicated that \$190,000 of the \$300,000 was for the Department of Water and Power to provide electrical service needed to connect the upstairs floor of the bathhouse building's air conditioner with electrical service. The City Council, as part of the Mid-Year Adjustment and Financial Status Report, approved in March 2006 an additional \$300,000 to complete renovation and retrofit work (Council File 05-0600-S56).

This proposed Amendment No. 2 will bring the total approved funding for GSD to \$1,710,782 and the total project cost to \$2,004,047 (see table below). The GSD has indicated that all required construction can be complete within 50 working days from the transfer of funds to GSD accounts or the execution of this proposed Amendment No. 2, whichever occurs later. The MOU has been revised to reflect this new cost ceiling.

Funding Source	Grant Award	Fund/Dept Acct. No.	MOU Original Appropriation (Board Report No. 04-184)	Appropriation Increase #1 (Council File 04-0600-S56)	Appropriation Increase #2 (Board Report No. 05-287)	Appropriation Increase #3 (Council File No. 05-0600-S56)
Prop K-3	\$125	43L/10/P290	\$ -	\$ -	\$ -	\$ -
Prop K-6	\$149,875	43K/10/T431	\$ -	\$ -	\$ -	\$ -
Prop K-7	\$908,625	43K/10/V431	\$ 765,360	\$ -	\$ -	\$ -
Sites & Facilities	\$100,000	209/88/V200	\$ -	\$ 100,000	\$ -	\$ -
Quimby	\$545,422	302/88/460K RE/440K-RE	\$ -	\$ -	\$ 545,422	\$ -
General Fund	\$300,000	TBD	\$ -	\$ -	\$ -	\$ 300,000
<b>TOTAL</b>	<b>\$2,004,047</b>		<b>\$ 765,360</b>	<b>\$ 100,000</b>	<b>\$ 545,422</b>	<b>\$ 300,000</b>

Staff recommends approval of the proposed Amendment No. 2.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements will not have a significant impact on the environment. This project has been determined to be Categorical Exempt pursuant to Article III, Section 1a (existing facilities). A Notice of Exemption was filed with the Los Angeles City Clerk's office on April 23, 2002 and posted by the County Clerk's office on April 23, 2002.

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FISCAL IMPACT STATEMENT:

The future operation and maintenance costs as a result of the completion of this project have yet to be determined.

Prepared by Ray Araujo, Project Manager, and reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; and reviewed by Bradley M. Smith, P.E., Chief Deputy City Engineer, Bureau of Engineering.