

APPROVED

REPORT OF GENERAL MANAGER

NOV 07 2008

NO. 08-298

DATE November 7, 2008

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FERRARO SOCCER FIELDS PHASE II – IMPROVEMENTS TO EXISTING ATHLETIC FIELD (W.O. #E170375F) – SUPPLEMENTAL MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, BUREAU OF ENGINEERING, AND DEPARTMENT OF GENERAL SERVICES

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>Cell for MS</u>

Neil Israel Jr
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a Supplemental Memorandum of Understanding (SMOU), substantially in the form attached, between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD), replacing the original MOU to increase the construction funding for Ferraro Soccer Fields Phase II - Improvements to Existing Athletic Field (W.O. #E170375F), subject to the approval of the City Attorney as to form;
2. Request the Department's Chief Accounting Employee, in accordance with the proposed SMOU and upon its execution, with the assistance of the CAO, to facilitate the necessary Council approval to appropriate \$379,500 in construction funds to GSD, as follows:

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FROM:

<u>Fund Sources</u>	<u>Fund/Dept/Account No.</u>	<u>Appropriation Amount</u>
Proposition K Year 9 Inflation	43K/10/Y399	\$ 193,408
Proposition K Year 10	43K/10/A399	\$ 150,000
Sites and Facilities	209/88/A207	<u>\$ 36,092</u>
Total		\$ 379,500

TO:

Through GSD Account and from there to the appropriate GSD accounts in Fund 100, Department 40, as follows:

1014 – Construction Salaries:	\$ 113,850
1101 – Hiring Hall Construction:	\$ 84,333
1121 – Hiring Hall Fringe Benefits:	\$ 29,517
3180 – Construction Materials and Supplies:	<u>\$ 151,800</u>
Total:	\$ 379,500

and transfer cash to GSD on an as-needed basis, upon review and approval of expenditure reports submitted by GSD and approval of these reports by RAP; and,

3. Direct the Board Secretary to transmit the SMOU to the City Attorney for review and approval as to form; and,
4. Authorize the Department's General Manager to execute the proposed SMOU after the appropriate signatures by the other parties thereto, subsequent to approval of the City Attorney as to form.

SUMMARY:

The Ferraro Soccer Fields Phase II - Improvements to Existing Athletic Field (W.O. #E170375F) project, a Proposition K Year 9 project, was awarded to GSD on June 15, 2006 (Board Report No. 06-169) for construction. Funds were obligated prior to the end of Fiscal Year 2005 - 2006 by way of an executed MOU in order to avoid loss of the funds. The MOU amount of \$563,500 was a budgetary figure provided to GSD and was not based upon a cost estimate developed by GSD. It was recognized that the MOU would have to be amended to reflect the total construction cost, at the time of completion of plan and specifications for the project.

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The scope of this project consists of improvements to existing Soccer Field No. 5, including re-grading; re-seeding; installing new bleachers, scoreboard, and goal posts; constructing new decomposed granite walkways for disabled access; constructing a chain link fence around the perimeter; adjusting irrigation timing; and expanding the existing parking lot by re-paving and re-striping.

Though the scope of work is relatively simple to construct, the permit process proved to be a challenge. The Ferraro Fields are located at 5000 North Zoo Drive, Los Angeles, California, within Griffith Park, on fully developed fields with relatively flat terrain. However, the Department of Building and Safety (DBS) determined that the field is located within the Hillside Grading Area. For projects within the Hillside Grading Area, special requirements are placed on grading activities in excess of 1,000 cubic yards. DBS required a public hearing, detailed haul route maps, and notification of all property owners within a 500 foot radius. The process took several months to complete, but the grading permit was successfully secured by GSD and BOE staff.

GSD has also completed a construction cost estimate in the amount of \$843,000, without contingency. An additional \$100,000 in contingency funds will be included for a total not to exceed construction cost of \$943,000. Advanced written approval in the form of an executed change order of the BOE Project Manager will be required for any use of the contingency funds by GSD.

BOE therefore recommends that the Board approve the SMOU and upon its execution, with the assistance of the CAO, to facilitate the necessary Council approval to appropriate and transfer funds in the amount of \$379,500 into GSD accounts.

GSD has indicated that they can complete all required construction within 270 calendar days after the transfer of funds to GSD or execution of the SMOU, whichever occurs last, as follows:

Funding Source	Fund/Dept/Account No.	Funding for original MOU	Funding for SMOU	GSD Expenditures (as of 1/18/2008)	Remaining Available GSD Balance with Proposed Appropriation
Proposition K-9	43K/10/Y399	\$ 563,500	\$ 563,500	\$ 14,685.45	\$ 548,814.55
Proposition K-9 Inflation	43K/10/Y399	-	\$ 193,408*	\$ 0	\$ 193,408.00*
Proposition K-10	43K/10/A399	-	\$ 150,000*	\$ 0	\$ 150,000.00*
Sites and Facilities	209/88/A207	-	\$ 36,092*	\$ 0	\$ 36,092.00*
TOTAL		\$ 563,500	\$ 943,000	\$ 14,685.45	\$ 928,314.55

*Proposed Appropriation

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In accordance with the requirements of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared based on an Initial Study, which determined that all potential environmental effects will not have a significant impact. The ND was circulated to all interested parties and responsible agencies for a shortened 20-day review and comment period from April 7, 2006 to May 18, 2006. No substantive comments were received on environmental issues. However, all comments have been incorporated into the final ND, copies of which have been provided to the Board for its review and consideration. It was determined that the project, as proposed, will not individually or cumulatively have an adverse effect on wildlife resources or their habitats as defined by Fish and Game Code 711.2.

FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's General Fund. All funds are provided by the above-listed funding sources as specifically identified and approved for use on this project. The future operation and maintenance costs as a result of the completion of this project have yet to be determined.

This board report was prepared by Gary Lam, Project Manager, Bureau of Engineering. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, Bureau of Engineering; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development, Department of Recreation and Parks.