

APPROVED

REPORT OF GENERAL MANAGER

JAN 07 2009

NO. 09-004

DATE January 7, 2009

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTWOOD RECREATION CENTER - DONATION FROM LOS ANGELES PARKS FOUNDATION FOR RENOVATIONS TO RECREATION CENTER AND POOL BUILDING

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

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

That the Board:

1. Accept with gratitude, a donation of \$468,000 from the Los Angeles Parks Foundation for renovations to the Westwood Recreation Center and Pool building; and,
2. Direct the Department's Chief Accounting Employee to deposit the donated funds upon receipt into Fund 205 Department 88 Accounts ED02 and to allow disbursements from this designated account for purposes of renovation work to the Westwood Recreation Center as described in the body of this report.

SUMMARY:

Emaar LA Properties, LLC/Laing Luxury Homes donated \$500,000 to the Los Angeles Parks Foundation for renovations associated with the Westwood Recreation Center, located at 1350 South Sepulveda Boulevard, Los Angeles, CA 90025.

Department staff has identified \$468,000 of work to be done toward renovations of both the recreation center and pool building. It will include painting, window and door repair, gymnasium renovations and replacement of pool deck equipment such as diving boards, starting blocks, lifeguard towers, and scoreboard. It is planned that as much work as possible be performed with in-house construction staff. It is proposed that the work will begin in January 2009. Planning and Development Division has developed budgets for each item of the work and will monitor them.

REPORT OF THE GENERAL MANAGER

PG. 2

NO. 09-004

Work orders have been opened to track all contract and staff salary expenditures against their respective budgeted funds. The list of renovations and their respective budgets are identified in Attachment A.

Environmental

Staff has determined that the proposed donation will be used for improvements to the Westwood Recreation Center and Pool Building involving operation, repair, and maintenance with minor alterations to existing facilities at the Center which would result in negligible or no change in use. Therefore, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 of the City CEQA Guidelines.

Staff has discussed this gift with the Assistant General Manager of Operations West, the Superintendent of the West Region, and the Office of Council District Five and each concurs with staff's recommendations.

FISCAL IMPACT:

There will be no fiscal impact associated with this project, as the proposed improvements will be funded through the Los Angeles Parks Foundation gift.

This report was prepared by Michael Shull, Superintendent of the Planning and Development Section.

**ATTACHMENT A
WESTWOOD RECREATION CENTER AND POOL BLDG. PROJECTS
\$468,000 DONATION BUDGET**

| Division | Project | Justification | Units | Unit Cost | Budget |
|--------------------|-------------------------------|---|--------------|------------------|----------------------|
| Facility Repair | Complete Interior Paint | Facility hasn't been painted in over 20 years | 1 | \$ 85,000.00 | \$ 85,000.00 |
| | Complete Exterior Paint | Facility hasn't been painted in over 20 years | 1 | \$ 100,000.00 | \$ 100,000.00 |
| | Replace windows in rms. A,B,C | scratched and cloudy | 8 | \$ 1,000.00 | \$ 8,000.00 |
| | New door hardware | Worn out/broken | 12 | \$ 1,000.00 | \$ 12,000.00 |
| Recreation | New Backboards & Goals | Both gyms | 4 | \$ 1,500.00 | \$ 6,000.00 |
| | New Lights | Both gyms, 17 lights per gym | 34 | \$ 1,000.00 | \$ 34,000.00 |
| | New Chairs in Lobby | Old & worn out | 10 | \$ 300.00 | \$ 3,000.00 |
| | New Carpet in Lobby | Old & worn out | 1 | \$ 2,000.00 | \$ 2,000.00 |
| | New Curtain on Stage | Old & worn out | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | New Kiln | | 1 | \$ 6,000.00 | \$ 6,000.00 |
| | Floors Strip & Refinish | Both gyms | 2 | \$ 6,000.00 | \$ 12,000.00 |
| | New Backboards for outside | Old & worn out | 1 | \$ 6,000.00 | \$ 6,000.00 |
| | Activity Marquee | Front of building Advertisement | 1 | \$ 40,000.00 | \$ 40,000.00 |
| | Security Cameras | Community concerns | 1 | \$ 40,000.00 | \$ 40,000.00 |
| | New PA System | Current system old/dated | 1 | \$ 8,000.00 | \$ 8,000.00 |
| Aquatics | Blocks | Replace aged blocks | 8 | \$ 2,500.00 | \$ 20,000.00 |
| | Anchors | Replacements | 8 | \$ 300.00 | \$ 2,400.00 |
| | Platform Safety Covers | Replacements | 8 | \$ 250.00 | \$ 2,000.00 |
| | Fiberglass Diving Board | Wear and tear on current board & to increase safety | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | Towers | Current towers rusted and not up to standard | 2 | \$ 10,000.00 | \$ 20,000.00 |
| | scoreboard | needed for competitions | 1 | \$ 3,000.00 | \$ 3,000.00 |
| Sub-Total | | | | | \$ 417,400.00 |
| Contingency | | | | | \$ 50,600.00 |
| Total | | | | | \$ 468,000.00 |