

APPROVED

REPORT OF GENERAL MANAGER

JUN 16 2010

NO. 10-155

DATE June 16, 2010

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARNSDALL PARK PHASE III - SEISMIC RETROFIT AND RESTORATION OF THE HOLLYHOCK HOUSE (W.O. #E1906153) - APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF CULTURAL AFFAIRS, PROJECT RESTORE, THE BUREAU OF ENGINEERING, AND THE DEPARTMENT OF GENERAL SERVICES

R. Adams _____ F. Mok _____
V. Israel _____ K. Regan _____
H. Fujita _____ *M. Shull [Signature]
S. Huntley _____

[Signature]
General Manager

Approved [Signature]

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

- 1. Approve a Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (Department), the Department of Cultural Affairs (CAD), Project Restore (PR), the Bureau of Engineering (BOE), and the Department of General Services (GSD) to provide construction services for the Barnsdall Park Phase III - Seismic Retrofit and Restoration of the Hollyhock House (W.O. #E1906153), subject to the approval of the City Attorney as to form;
2. Authorize the Department's Chief Accounting Employee, subject to Council and Mayor approval, to take the necessary process to transfer the appropriations for the construction funds in an amount of \$798,000, from Subdivision/Quimby Fee in the Barnsdall Park Account No. 460K-BD, under the authority of this Board Report, to the appropriate GSD accounts in Fund 100, Department 40.
3. Authorize the Department's Chief Accounting Employee, subject to Council and Mayor approval, to coordinate with BOE to the transfer the appropriations for the construction funds in an amount of \$415,000, from Seismic Bond Fund 608/50/P537, under the

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authority of Seismic Governance Committee, to the appropriate GSD accounts in Fund 100, Department 40;

4. Authorize the Department's Chief Accounting Employee, subject to Council and Mayor approval, to coordinate with Project Restore to the transfer the appropriations for the construction funds in an amount of \$300,000, from Project Restore Trust Funds (reimbursable by CCHE), accounts 869/40/0393 and 869/40/0392, under the authority of the Project Restore Board, to the appropriate GSD accounts in Fund 100, Department 40. List of Funds as below:

From:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>APPROPRIATION AMOUNT</u>
Subdivision/Quimby Fees	302/89/460K-BD	\$ 798,000
Seismic Bond Fund	608/50/P537	\$ 415,000
Project Restore Int. Income	869/40/0393	\$ 125,000
Project Restore 2006-2007	869/40/0392	<u>\$ 175,000</u>
TOTAL		\$1,513,000

To:

Through GSD Account G140 and from there to the appropriate GSD accounts in Fund 100, Department 40, as follows:

1014 – Construction Salaries	\$ 120,000
1101 – Hiring Hall Salaries	\$ 530,000
1121 – Hiring Hall Fringe Benefits	\$ 212,000
3180 – Construction Materials and Supplies	<u>\$ 651,000</u>
Total: (* Including \$243,000 in contingency)	\$1,513,000*

and, transfer cash on an as-needed-basis subject to submission of expenditure reports by GSD and approval of these reports by the Project Manager.

5. Direct the Board Secretary to transmit forthwith the MOU to the City Attorney for review and approval as to form; and,
6. Authorize the General Manager to execute the MOU prior to June 30, 2010, subsequent to the approval of the City Attorney as to form.

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SUMMARY:

The Hollyhock House in Barnsdall Park, a designated National Historic Landmark, was designed by Frank Lloyd Wright and donated to the City by Aline Barnsdall in 1927. The building was damaged by the Northridge earthquake, which led to its closure for repairs.

Since 2001, the Hollyhock House has been through a number of partial repairs: Barnsdall Park Phase I and Phase II repair/restoration projects. The Phase I work, funded by the Federal Emergency Management Agency (FEMA), was completed in 2003 and included partial seismic retrofit, partial repairs on the roof and parapet system, and art stone restoration. Construction cost was \$5,700,000. The Phase II work completed in 2005, included general repair and Fire Life Safety modifications to meet the current building codes. Construction cost was \$450,000.

Though the building is able to open to the public for limited tours, this historic building requires further repairs that include: structural system upgrades and seismic stabilization, building function repairs, and historic restoration.

Project Restore, a non-profit organization committed to the historic restoration and revitalization of City-owned historic facilities, applied for a Proposition 40 California Cultural & Historical Endowment (CCHE) Program competitive grant for the Hollyhock House. In October 2007, the State of California announced that the Hollyhock House was awarded a CCHE grant in the amount of \$1,935,000.

The City provided the required matching funds through a combination of Subdivision/Quimby fees in the amount of \$798,000 (approved by the Board of Recreation and Park Commissioners on November 9, 2007, Board Report No. 07-260) and the Seismic Bond Fund in the amount of \$1,127,120.

The City Council has designated the L.A. for Kids Steering Committee as the administrative and oversight committee for the City Proposition K, County Proposition A, and State Proposition 12 and 40 programs. However, since the grantee of the Proposition 40 CCHE grant for the Hollyhock House is Project Restore, which is not a City department or agency, the Hollyhock House Phase III project will be completed under the purview of the City's Municipal Facilities Committee.

Project Scope

1. Strategic repairs and seismic retrofit of critical structural system based on the identified tasks.
2. Elimination of water intrusion.
3. Historic restoration of key exterior and interior building elements.

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In order to meet the schedule to expedite project completion, GSD has been selected to complete the construction portion of the project. This MOU will appropriate \$1,513,000 into GSD accounts for the construction of the Phase III project. The Phase III tasks within this project are as follows:

- Task A: Hollyhock Garage Repair
- Task B: Removal of Overgrown Trees and Foundation Repair
- Task C: Living Room and Porch Structural Repair and Restoration
- Task D: Building Roof System Repair and Restoration

GSD will provide a cost estimate for each task, based on the plans and specifications provided by the BOE. Each task will be issued to GSD with a separate Notice to Proceed after the construction estimate is accepted by BOE and if funding is available. Use of the contingency will require advanced written approval by BOE. GSD shall not utilize any of the contingency without advance written approval of BOE. Upon approval by the Board and the City Council, a total of \$1,513,000 (including contingencies) will be appropriated to GSD as follows:

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On a bi-monthly basis, GSD will prepare and submit an invoice to the Department based on the progress completion of construction. The Department, upon the approval by BOE and receipt of proper documentation from GSD, will reimburse the General Fund with funds from the Subdivision/Quimby Fees (460K-BD).

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Upon approval of the transfer of the fund appropriation to GSD accounts and execution of the MOU, GSD will begin work immediately. There will be conditions found at site that may require additional design and submittals. With this being a historic building, every step will need to be documented and approved in advance of construction. This process could result in extended time to perform the work. Completion of construction is estimated to take seven hundred and fifty (750) calendar days.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed renovations will be accomplished in accordance with Secretary of Interior Standards for the Treatment of Historic Properties under strict oversight by Project Restore, and therefore, will not have significant impact on the historic Hollyhock House. Therefore, this project has been determined to be Categorically Exempt pursuant to Article III, Section 1(a)(1)(4), Class 1, Categories 1 and 4, and Section 1(b)(1), Class 2, Category 1 of the City CEQA Guidelines, and Section 15331 of the State CEQA Guidelines. A Notice of Exemption was filed with the both the Los Angeles City and County Clerk's offices on November 26, 2007.

Council District 13 and Metro Region staff support the recommendations as set forth in this report.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund; however, future operations and maintenance costs will be included in future Departmental annual budget requests.

This report was prepared by Hsiao-Ling Ting, Project Manager, BOE, Architectural Division. Reviewed by Neil L. Drucker, Program Manager, Recreational and Cultural Facilities Program, Bureau of Engineering; Deborah Weintraub, Chief Deputy City Engineer; and Michael A. Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.