

APPROVED
OCT 19 2011

REPORT OF GENERAL MANAGER

NO. 11-286

DATE October 19, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – AUTRY NATIONAL CENTER OF THE AMERICAN WEST -
PROPOSED ROOF AND SPRINKLER REPAIRS

| | | | |
|-----------|-------|-------------|------------------------|
| R. Adams | _____ | K. Regan | _____ |
| H. Fujita | _____ | *M. Shull | <u><i>M. Shull</i></u> |
| V. Israel | _____ | N. Williams | _____ |

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the proposed roof and sprinkler repairs submitted by the Autry National Center of the American West (ANC) as described in the Summary of this Report; and,
2. Authorize the General Manager to issue a letter to the ANC indicating the Board's approval of the proposed repair work.

SUMMARY:

In September of 1986, the Board of Referred Powers (BRP) approved a Land Lease Agreement (Lease) for a term of fifty (50) years with the Gene Autry Western Heritage Museum. The purpose of the Lease was to provide for the construction, operation and maintenance of a museum in Griffith Park. On August 24, 1988, the BRP approved the first amendment to the Lease which redefined the boundary, addressed the construction of an earthen berm, and the placement of the bridle trail outside the leased premises area.

On May 7, 1997, the Board of Recreation and Park Commissioners (Board) approved a second amendment to the Lease. The purpose of the second amendment was to address the following: the relocation of the Zoo's wastewater treatment facility; the renaming of the museum to the Autry Museum of Western Heritage (Autry); the replacement of the legal description of the leased premises; and the need for an emergency access road to the new waste water treatment facility. This amendment was necessary to address the realignment of the premises boundary brought about by the

REPORT OF GENERAL MANAGER

PG. 2 NO. 11-286

relocation of the Zoo's wastewater treatment facility outside of the leased premises area. As a result of the changes to the existing boundary, the legal description of the leased premises was revised. This second amendment also provided for an emergency access roadway to the new wastewater treatment facility through the leased premises area to allow the City to have emergency ingress and egress.

A third amendment was proposed in April, 2009 for the expansion of the museum. However, due to significant community opposition, the proposal was withdrawn. It should be noted that the official name of the Autry was changed to the Autry National Center of the American West. The proposed third amendment was to consider this change. However, this did not occur due to the withdrawal of the report. Staff will present the change to the Board in a future report.

In August, 2011, the Department received a letter from the Autry requesting consideration and approval for two proposed maintenance related repairs at the building housing the museum. The first project involves the repair of the museum's roof after more than twenty (20) years of use. The project is not a roof replacement but rather the completion of a number of repairs in areas where leaks have developed by the application of several new layers of sealant to the existing roof. The work involves the removal of the existing gravel, sealing around all penetrations, installing a layer of urethane foam, and covering that with several layers of elastomeric coating. This work will occur on all section of the flat roof with the tiled areas excluded. It is anticipated that this work will take about three (3) to four (4) weeks depending upon the roof conditions, weather, etc. The work crews will begin their work after 7 a.m. and will not work beyond 7 p.m.

The second project is more limited in scope and involves the replacement of a number of obsolete sprinkler heads throughout the museum building, lowering several sprinklers, and installing missing cover plates. This work is necessary to keep the building's fire and life safety systems maintained in peak condition. The work is strictly internal and will be scheduled with the vendor working between the hours of 8 a.m. and 5 p.m. when the Autry is staffed over a number of weeks this fall to minimize disruption for the staff and visitors.

It is estimated that both projects together will cost approximately \$450,000. All costs related to both projects will be paid for by the Autry.

Department staff has reviewed the proposed projects and find them to be in order. They are recommended for approval by the Board. Section XX. Construction of Lease with the Autry requires that any external modifications with a cost estimate exceeding \$5,000 or internal modifications with a cost estimate exceeding \$25,000 proposed after the completion of the museum building must be approved by the Board in writing. Therefore, it is requested that the Board approve both proposed projects and instruct the General Manager to issue a letter to the Autry indicating its decision.

REPORT OF GENERAL MANAGER

PG. 3

NO. 11-286

Staff has determined that the project will consist of interior and exterior repairs to an existing structure to meet current standards of public safety in accordance with the terms of an existing lease agreement with no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (1, 4) of the City CEQA Guidelines.

FISCAL IMPACT:

There will be no impact to the Department's General Fund as all work associated with the two proposed projects will be paid for by the Autry.

This report was prepared by Cid Macaraeg, Sr. Management II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Division.