

**APPROVED**

**JUN 06 2012**

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

REPORT OF GENERAL MANAGER

NO. 12-176

DATE June 6, 2012


C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DANIELS FIELD SPORTS CENTER – CONSTRUCT NEW PRESS BOX AND RENOVATE RESTROOMS (PRJ20534) (W.O. #E170104F) PROJECT – MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PUBLIC WORKS, THE BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES, CONSTRUCTION FORCES

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull niko for  
N. Williams \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Concur with the action of the Los Angeles for Kids Steering Committee to place on hold half of the approved Proposition K funding, in the amount of \$242,858, for the Daniels Field Sports Center – Construct New Press Box and Renovate Restrooms (PRJ20534) (W.O. #E170104F) until additional funding is received for the press box portion of the project, or it is determined that insufficient funds are forthcoming, to cancel the press box portion of the project, and utilize the remaining \$242,858 of Proposition K funding to design and construct the remaining scope of work, which consists of restroom renovations, if allowable, or reprogram said remaining funds;
2. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services, Construction Forces (GSD) to provide construction services for the restroom renovation component of the Daniels Field Sports Center – Construct New Press Box and Renovate Restrooms (PRJ20534) (W.O. #E170104F) project for a not-to-exceed amount, including contingency, of \$530,000, subject to the approval of the City Attorney as to form;

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- 3. Authorize the Department’s Chief Accounting employee, subject to Mayor and City Council approval, to request the City Administrative Officer (CAO) to include in the CAO report to the City Council that a transfer of the following appropriation be approved for the construction of restroom renovation component of the Daniels Field Sports Center – Construct New Press Box and Renovate Restrooms (PRJ20534) (W.O. #E170104F) project.

From:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>APPROPRIATION AMOUNT</u>
Proposition K – Year 15	43K/10/10H278	\$165,000
Quimby	302/89/89460K-DE	<u>\$365,000</u>
Total:		\$530,000

Quimby funds were allocated by the Board of Recreation and Parks Commissioners on April 6, 2011 (Board Report No. 11-097).

To:

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

1014 – Construction Salaries	\$ 75,700
1101 – Hiring Hall Salaries	\$106,000
1121 – Hiring Hall Fringe Benefits	\$ 42,300
3180 – Construction Materials and Supplies	<u>\$306,000</u>
Total:	\$530,000

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 the BOE Project Manager;

- 4. Direct the Board Secretary to transmit forthwith the proposed MOU to the City Attorney for expedited review and approval as to form; and,
- 5. Authorize the General Manager to execute the MOU, subsequent to the approval of the City Attorney as to form.

SUMMARY:

The Daniels Field Sports Center is located at 845 West 12<sup>th</sup> Street in the San Pedro area of the City. This 3.59 acre facility provides tennis courts and a multipurpose sports stadium for the use of the surrounding community.

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The Proposition K specified scope is as follows: "Construct new press box and renovate restrooms." When the Proposition K Competitive application was filed on July 10, 2009, the existing dilapidated press box was on site. Due to continued deterioration and public safety concerns, the press box was demolished before or soon after the Proposition K funding was approved by City Council in June 2010. Due to the unexpected demolition of the existing press box, constructing a new press box will now require compliance with stringent Americans with Disabilities Act (ADA) requirements for the disabled to reach the height where the elevated press box would be located. Satisfying the ADA requirement will require an elevator and/or a very long and winding disabled access ramp. The estimated design and construction cost for a code compliant press box is upwards of \$ 1,200,000. The total Proposition K award was \$485,716, of which \$242,858 is allocated to the press box component, and the remaining \$242,858 is allocated to the restroom renovation component of the project.

Staff recommends that the design and construction of the press box be placed on hold indefinitely until adequate funding is obtained for its design and construction, or it is determined to cancel the press box portion of the project as adequate funding is not forthcoming. Staff is also recommending that the remaining Proposition K funding of \$242,858 be utilized to design and construct the restroom renovation component of the overall project.

Due to the Proposition K funding deadline in the current fiscal year, the project's construction contract must be awarded prior to the end of the current Fiscal Year 2011-12 (by June 30, 2012). In addition, this is the type of work that GSD has successfully completed for RAP in the past. In order to meet the construction award schedule without permanently losing the Proposition K funding for this project, it is recommended that GSD be selected to construct the restroom renovation component of the overall project, in accordance with Section 22.535(a) (5) of the Los Angeles Administrative Code.

GSD submitted a preliminary cost estimate for \$439,904 based on the 70% completed plans. The GSD estimate matches BOE preliminary construction cost estimate for the project, and is reasonable and achievable within remaining Proposition K funds and the Quimby allocation which was approved by the Board of Recreation and Park Commissioners (Board) on April 6, 2011 (Board Report No. 11-097). A construction contingency, in the amount of \$90,096 is also being recommended for appropriation to GSD. Use of the contingency will require advance written approval by the BOE Project Manager or their designated representative. Upon approval of the Board and the City Council, a total of \$530,000 will be requested for appropriation to GSD.

Upon execution of the MOU and the approval of the fund appropriation and transfer to GSD accounts, GSD will begin work upon the issuance of a Notice-to-Proceed (NTP) for the restroom renovation component of the overall project. Completion of construction is estimated to take 270 calendar days for the project. The term of the proposed MOU is 30 months, which is longer

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than 270 days initial construction period. The extended period accounts for the time it takes to transfer funds to GSD, and the period required to close out the project.

The subject project will consist of minor interior alterations of an existing facility with negligible or no expansion of use and construction of small structures that are accessory to existing park uses. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1 (a)(1), Class 1, Category 1 and Class 11, Category 6 of the City CEQA Guidelines. A Notice of Exemption (NOE) was filed with the City and County Clerks on May 18, 2012.

Council District 15 and the Pacific Region staff support the recommendations as set forth in this report.

FISCAL IMPACT STATEMENT:

At this time, there is no fiscal impact to the Department's General Fund for this Report. Once this project is completed, operational maintenance cost will be determined. Upon project completion, a request for funding will be submitted in future Department's annual budget requests.

This Report was prepared by William Tseng, Project Manager, Department of Public Works, Bureau of Engineering (BOE) Recreational and Cultural Facilities Program. Reviewed by Neil L. Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division.