

AGENDA

BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES

Wednesday, February 4, 2015 at 9:30 a.m.

EXPO Center, Comrie Hall
3980 S. Bill Robertson Lane
Los Angeles, CA 90037

SYLVIA PATSAOURAS, PRESIDENT
IRIS ZUÑIGA, VICE PRESIDENT
LYNN ALVAREZ, COMMISSIONER
MELBA CULPEPPER, COMMISSIONER
MISTY M. SANFORD, COMMISSIONER

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. APPROVAL OF THE MINUTES:

Approval of the Minutes of the Meeting of January 21, 2015

2. GENERAL MANAGER'S REPORTS:

- | | |
|--------|--|
| 15-026 | Various Communications |
| 15-027 | Westwood Recreation Complex – Dream Games Donation from Friends of West Los Angeles for the Continued Support of the 2015 Dream Games |
| 15-028 | Transfer of Appropriations Within Fund 302 in the Department of Recreation and Parks for Budgetary Adjustments |
| 15-029 | Hollywood Recreation Center – Modern Gym and Pool Building (PRJ1402B) Project – Allocation of Quimby Fees |
| 15-030 | Dearborn Park – Irrigation and Field Improvements (PRJ20830) (W.O. #E170332F) Project – Authority to Negotiate Change Orders and to Increase the Budget Contingency to Contract No. 3490 |
| 15-031 | Echo Park Recreation Center Renovation – Lower Floor (PRJ20535) (W.O. #E170228F) Project – Final Acceptance |

February 4, 2015

3. COMMISSION TASK FORCES:

- Commission Task Force on Concessions Report – Commissioners Alvarez and Zuñiga
- Commission Task Force on Facility Repair and Maintenance Report – Commissioners Culpepper and Sanford

4. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

5. PUBLIC COMMENTS:

Any comments that require a response or report by staff will be automatically referred to staff.

6. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

7. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, February 18, 2015, 9:30 a.m., at EXPO Center, 3980 S. Bill Robertson Lane, Los Angeles, CA 90037.

8. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website: <http://ita.lacity.org/ForResidents/CouncilPhone/index.htm>

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

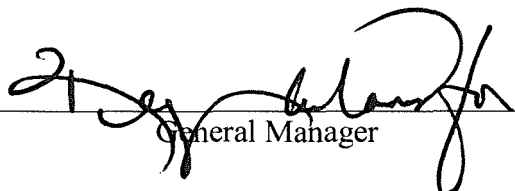
NO. 15-026

DATE February 4, 2015

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS COMMUNICATIONS



General Manager

Approved _____

Disapproved _____

Withdrawn _____

The following communications have been received by the Board and recommended action thereon is presented.

From:

Recommendation:

1) City Clerk, relative to a proposed Amendment No. 2 to the Lease Agreement with ONEgeneration for the continued operation and maintenance of the Mark Taper Intergenerational Center.

Referred to staff for further processing.
(Report No. 14-310)

2) Matt Scott, Senior Managing Director of Acquisitions, Wireless Capital Partners, relative to cellular tower leases.

Referred to General Manager.

3) Several residents, thirty-seven communications relative to Hollywoodland area, with five responses from City staff.

Note and File.

4) Glen and Elizabeth Friedman, to Cheviot Hills Recreation Center, relative to the playground equipment, with a response from Kelly Werling, Sr. Recreation Director II.

Referred to General Manager.

REPORT OF GENERAL MANAGER

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NO. 15-026

5) Two residents, relative to the Department of Neighborhood Empowerment.

Note and File.

6) Jamie Hiram, Pennsylvania State University Harrisburg, relative to conducting interviews in the Venice Beach area.

Referred to General Manager.

7) Linda Cota-Kumagai, to City-wide Aquatics, two communications relative to the women's locker room at the Van Nuys-Sherman Oaks Aquatics Center.

Referred to General Manager.

This report was prepared by Paul Liles, Clerk Typist, Commission Office.

REPORT OF GENERAL MANAGER

NO. 15-027

DATE February 4, 2015

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTWOOD RECREATION COMPLEX – DREAM GAMES DONATION FROM FRIENDS OF WEST LOS ANGELES FOR THE CONTINUED SUPPORT OF THE 2015 DREAM GAMES

R. Adams	_____	*V. Israel	_____
R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board accept a donation from the Friends of West Los Angeles, a California 501 (c)(3) non-profit organization, consisting of funding in the amount of Three Thousand, Three Hundred Sixty-Six Dollars and No Cents (\$3,366.00), and in-kind contributions and supplies with an estimated value of Seven Thousand, One Hundred Thirty-Four Dollars and No Cents (\$7,134.00), for an estimated grand total donation of Ten Thousand, Five Hundred Dollars and No Cents (\$10,500.00), for the continued support of the 2015 Dream Games hosted by the Westwood Recreation Complex, benefitting youth and their families from twelve (12) recreation centers, as noted in the Summary of this Report, and that appropriate recognition be given to the Friends of West Los Angeles.

SUMMARY:

Friends of West Los Angeles (FOWLA), a California 501 (c)(3) non-profit organization, provided the Department of Recreation and Parks (RAP) with a donation valued at approximately Ten Thousand, Five Hundred Dollars and No Cents (\$10,500.00), for the continued support of the 2015 Dream Games held in the month of January 2015. The subject

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donation consisted of funding, t-shirts, backpacks, boxed lunches, and other program related supplies necessary to make the Dream Games a continued success. The Dream Games, formerly known as the International Dream Games, is a collaborative event between FOWLA and RAP, consisting of a series of basketball games conducted for youth and their families from various recreation centers. The purpose of these games is to recognize the legacy of Dr. Martin Luther King Jr. by bringing people from diverse ethnic, socioeconomic and religious backgrounds together for fun and social interaction through basketball. Participating recreation centers are selected from distinct parts of the city to reflect the cultural diversity of Los Angeles.

The 6th Annual Dream Games took place on January 17, 2015, and was hosted by the Westwood Recreation Complex. Participating recreation centers included: Westwood Recreation Complex, Banning Recreation Center, Chevy Chase Recreation Center, Lou Costello Jr. Recreation Center (Hostetter Park), Cypress Recreation Center, Echo Park, EXPO Center, Highland Recreation Center, Hubert H. Humphrey Memorial Recreation Center, Martin Luther King Jr. Recreation Center, Normandale Recreation Center, and Pan Pacific Recreation Center.

The Assistant General Manager of the Operations Branch and the Superintendent of the Valley Region support acceptance of the donation and concur with staff's recommendation.

FISCAL IMPACT STATEMENT:

Acceptance of this donation results in no fiscal impact to RAP's General Fund as FOWLA will fully fund the entire cost of the Dream Games up to \$10,500.00 in program related expenses.

This report was prepared by Joel Alvarez, Senior Management Analyst, and Chinyere Stoneham, Senior Recreation Director, Partnership Division.

REPORT OF GENERAL MANAGER

NO. 15-028

DATE February 04, 2015

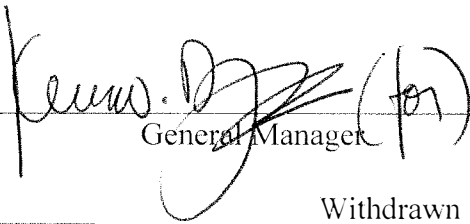
C.D. ALL

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRANSFER OF APPROPRIATIONS WITHIN FUND 302 IN THE DEPARTMENT OF RECREATION AND PARKS FOR BUDGETARY ADJUSTMENTS

R. Adams _____
R. Barajas _____
H. Fujita _____

V. Israel _____
K. Regan _____
*N. Williams NDW



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Subject to approval by the Mayor, authorize the transfer of appropriations within Recreation and Parks Fund 302, Department 88, as follows:

FROM: Account 3160 – Maintenance, Materials, Supplies, and Services \$ 250,000

TO: Account 3040 – Contractual Services \$ 250,000

2. Authorize the General Manager or his designee to make technical corrections as necessary to those transactions included in this Report to carry out the intent of the transfer as stated in the Summary of this Report.

SUMMARY:

Contractual Services (Account 3040) is in need of additional appropriations. The Department of Recreation and Parks (RAP) is required to conduct annual fire alarm and sprinkler inspections, and to make minor repairs to same in order to be in compliance with the State of California (State) and City of Los Angeles (City) regulations and requirements related to public facilities. Specifically, State Fire Code Sections 7-1.1.4, 7-1.2, and 7-1.2.2, National Fire Protection Association 71 (1999 edition), and City Chief Regulation 4 (Reg 4) govern Fire Life Safety requirements in the City. Out of the 439 parks that RAP maintains, more than 200 facilities are subject to these requirements.

REPORT OF GENERAL MANAGER

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NO. 15-028

RAP plans to use a combination of City staff (electricians and plumbers) to perform some or all of the Reg 4 inspections and minor repairs, subject to the availability of City personnel. Existing Citywide Fire Life Safety contractors are needed to assist in any complicated repairs and supplement City staff to perform additional Reg 4 inspections. Accordingly, RAP is requesting that funds from Maintenance, Materials, Supplies, and Services (Account 3160) be transferred to Contractual Services (Account 3040) to cover these additional expenses.

The \$250,000 is an estimated annual budget requirement in order to maintain RAP's infrastructure and keep in compliance with State and City Fire Life Safety rules and regulations. It is possible that additional funding may be needed in the future should any major repairs be required at any of the facilities for which RAP is responsible.

FISCAL IMPACT STATEMENT:

This transfer between accounts is for budgetary adjustments and has a net zero impact on the Department of Recreation and Parks' General Fund.

This report was prepared by Noel Williams, Chief Management Analyst, Finance Division.

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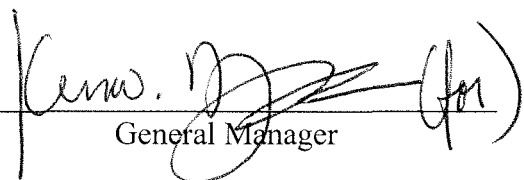
DATE February 04, 2015

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLYWOOD RECREATION CENTER - MODERN GYM AND POOL BUILDING (PRJ1402B) PROJECT – ALLOCATION OF QUIMBY FEES

<i>for</i>	R. Adams	<u> </u>	V. Israel	<u> </u>
	*R. Barajas	<u>CSD</u>	K. Regan	<u> </u>
	H. Fujita	<u> </u>	N. Williams	<u> </u>



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$272,954.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Hollywood Recreation Center Account No. 89460K-HF;
2. Approve the allocation of \$272,954.00 in Quimby Fees, from Hollywood Recreation Center Account No. 89460K-HF for the Hollywood Recreation Center – Modern Gym and Pool Building (PRJ1402B) project, as described in the Summary of this Report; and,
3. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

The Hollywood Recreation Center is located at 1122 Cole Avenue in the Hollywood community of the City. This 3.12 acre property includes a play area, multipurpose field, gymnasium, basketball court, and a swimming pool. Hollywood Recreation Center is smaller than the "minimum desired acreage" for a Community Park, but meets the Public Recreation Plan's definition of a Community Park as it is "designed to serve residents of all ages in several surrounding neighborhoods" and it features "specialized" facilities (e.g. Recreation Center/Gymnasium Building, Swimming Pool, Baseball Diamonds) that are typically found in a Community Park and are designed to serve residents from a wide service radius.

REPORT OF GENERAL MANAGER

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The Hollywood Recreation Center - Modern Gym and Pool Building (PRJ1402B) project is a Proposition K funded project. The scope of work, as described in the Proposition K Bond measure, is “construct modern gym and pool buildings.”

The Board has approved the allocation of a total of \$6,535,122.00 in Quimby and Zone Change Fees for Hollywood Recreation Center - Modern Gym and Pool Building (PRJ1402B) project, (Report Nos. 08-63, 10-209, and 12-185).

The project is being delivered in two (2) phases. Phase I of the project includes the demotion of the pool and pool building and the design and construction of a new pool and pool building. Phase I was approved by the Board on December 8, 2010 (Report No. 10-331) and is currently nearing completion. Phase II of the project will include the demolition of the existing gym building and the design and construction of a new modern gym building. Phase II is a future phase and has not yet started.

While no additional Quimby funding is necessary for the completion of Phase I of the project, supplemental funding will be necessary for the completion of Phase II of the project. Staff is recommending that additional Quimby funding be allocated to the Hollywood Recreation Center – Modern Gym and Pool Building (PRJ1402B) project for use on Phase II of the project.

Upon approval of this report, \$272,954.00 in Quimby Fees can be transferred from Quimby Fees Account No. 89460K-00 to the Hollywood Recreation Center Account No. 89460K-HF, and allocated to the Hollywood Recreation Center - Modern Gym and Pool Building (PRJ1402B) project.

The total Quimby and Zone Change Fees allocation for the Hollywood Recreation Center – Modern Gym and Pool Building (PRJ1402B) project, including previously allocated Quimby funds, is \$6,808,076.00. These Fees were collected within two (2) miles of Hollywood Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. This allocation does not meet all estimated costs for Phase II of this project. This allocation of funds represents a portion of the overall funding required for Phase II of this project and will be used to fund a portion of the replacement cost of the gymnasium.

Staff has determined that Phase I of this project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) was adopted by the Board on December 8, 2010 (Report No. 10-331), and a Notice of Determination was filed with the Los Angeles City Clerk and Los Angeles County Clerk. Staff has determined that CEQA for Phase II of this project will be addressed when the complete project scope for the project has been determined and all

REPORT OF GENERAL MANAGER

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appropriate approvals have been secured to begin the project. Therefore, no additional CEQA documentation is required at this time.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

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NO. 15-030

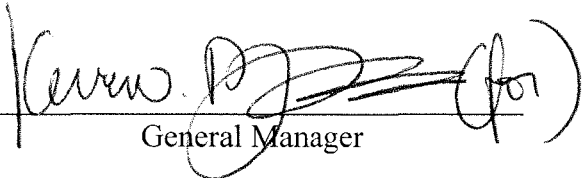
DATE February 04, 2015

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DEARBORN PARK – IRRIGATION AND FIELD IMPROVEMENTS (PRJ20830) (W.O. #E170332F) PROJECT – AUTHORITY TO NEGOTIATE CHANGE ORDERS AND TO INCREASE THE BUDGET CONTINGENCY TO CONTRACT NO. 3490

for R. Adams	_____	V. Israel	_____
*R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the City Engineer to negotiate and issue a change order for Dearborn Park – Irrigation and Field Improvements (PRJ20830) (W.O. #E170332F) project, in an amount not-to-exceed \$70,350.00, for the cost for upgrades necessary to meet the Department’s new Tree Protection Zone (TPZ) requirements;
2. Authorize the City Engineer to negotiate and issue a change order, in an amount not-to-exceed \$19,890.00, for changes to the scope of work, to provide alternative equipment for the irrigation system reflecting a change in the Department’s irrigation standards, inasmuch as the previously specified irrigation controllers and valves are no longer being supported by the Department, such change effective after the date of award of the project; and,
3. Authorize the City Engineer to increase construction contingency by \$85,405.00, for a total contingency of \$117,160.00, and for a new not-to-exceed total construction budget of \$328,860.00, available from the following fund and account numbers.

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NO. 15-030

<u>FUNDING SOURCE</u>	<u>DEPT./FUND/ ACCT NO.</u>	<u>AVAILABLE AMOUNT</u>
Proposition K - Year 15	43K/10/10H866	\$ 49,925.00
Proposition K – Year 16	43K/10/10J866	\$150,000.00
Proposition K – Year 17	43K/10/10K866	\$295,102.05

SUMMARY:

On June 11, 2014, the Board awarded Contract No. 3490 (Report No. 14-131), in the amount of \$211,700.00, to Landshapes, Inc., for the Dearborn Park – Irrigation and Field Improvements (PRJ20830) (W.O. #E170332F) project, located at 17141 Nordhoff Street, Northridge, California 91325. A construction contingency amount of \$31,755.00, or 15% of the original contract amount, was allocated for the project, for a total approved construction budget of \$243,455.00.

The project scope included the replacement of an existing irrigation system, which covers approximately one-third of the nine-acre park. The replacement system included the installation of a new standard two-wire smart irrigation controller, the installation of approximately 2,700 linear feet of non-pressurized piping, 310 linear feet of new pressurized piping, and other related installations. At the request of the Department of Recreation and Parks (Department) staff, the scope of work also included field improvements, consisting of the installation of concrete pads and nine (9) new picnic tables, seven (7) of which were to be regular picnic tables, and two (2) of which were to be in compliance with the American with Disabilities Act (ADA).

The project is currently at 60% complete in construction. A total of four (4) change orders have already been issued to date, for a total amount of \$25,110.00. The contract Plans provided for the use of the Department’s prior approved Tree Protection Zone (TPZ) requirements, in effect at the time the project was awarded.

Since the bid due date, the Department has revised the TPZ requirements, and requested that this project comply with the new TPZ requirements. The Department has advised the Bureau of Engineering that all projects, regardless of their stage of design or construction, must comply with the new TPZ requirements. The revised TPZ requirements include: additional hand trenching within an expanded TPZ and temporary chain link fencing (versus the previous requirement of a much less expensive low height plastic hazard fencing barrier) to protect all trees within the work area. The new TPZ requirement is based on a boundary determined by the tree trunk diameter, unlike the previous method, which was based on the tree’s canopy (drip line) boundary. This has resulted in an increase, in most cases, of the area under a TPZ. Consequently, this has brought about a change in conditions for the contractor, and has resulted in a change order request from the contractor in an amount not-to-exceed \$70,350.00.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-030

On September 29, 2014, the Department of Public Works, Bureau of Engineering was given verbal direction by Department staff, with concurrence from Superintendent Cathie Santo Domingo, to comply with the new TPZ requirements, so as not to delay the project, while taking the necessary actions to obtain Board approval after the fact.

The Department's Maintenance staff has also requested some additional changes to the project subsequent to completion of design. These requested changes include: using a different brand of sprinklers, valves, and controllers, because that the specified parts were no longer going to be supported by the Department's new irrigation supply contracts and vendors. The estimated cost for this change order request is an amount not-to-exceed \$19,890.00.

On August 8, 2014, Department of Public Works, the Bureau of Engineering was directed by Department staff (Superintendent, Cathie Santo Domingo) to have the Contractor incorporate the changes to the irrigation components as requested, while taking the necessary actions to obtain Board approval after the fact, so as not to incur significant delay costs for the project.

The change order authorization requests of \$70,350.00 and \$19,890.00 and the previously approved change order sum of \$25,110.00, will result in a revised change order total of \$100,460.00 or approximately 47.5% of the original contract award amount of \$211,700.00.

The first change order requested in this report exceeds 10% of the base contract amount, which surpasses the authority limit of the General Manager for any one individual change order; and the projected cumulative change orders of \$100,460.00 will exceed 25% of the base contract amount, which surpasses the change order approval authority of the General Manager. Therefore, based on the additional scope and protective measures requested by the Department, the Bureau of Engineering requests the Board's approval to negotiate and issue these change order requests.

Summary of Change Orders as of December 2014

<u>Category</u>	<u>Total No. of Change Orders</u>	<u>Amount</u>	<u>Percent (%)</u>
Fully Executed Change Orders		\$ 25,110.00	4.8%
Change Orders per this Board Report	2	\$ 90,240.00	42.6%
Total		\$100,460.00	47.5%

The project was originally awarded for a base contract amount of \$211,700.00. The original award board report (Report No. 14-131) also provided for a 15% contingency, or \$31,755.00. Based on the issuance of four (4) change orders to date, in the amount of \$10,220.00, there is not enough in contingency funds to cover the costs of the two (2) change order requests in this

REPORT OF GENERAL MANAGER

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NO. 15-030

report. This Report requests to increase the contract amount from \$211,700.00 to a not to-exceed amount of \$328,860, including an increase in the contingency from the current \$31,755.00 to a total of \$117,160.00, an increase of \$85,405.00. This will provide adequate contingency to cover the cost of the two (2) change orders proposed herein, as well as leave adequate contingency remaining for the completion of the project, should additional issues arise. These funds are available within the already allocated Proposition K funding amount for this project.

Requested Contingency and Budget Authorization				
	Original	Original	Requested	
Original Contract	Contingency	Authorized	Change in	New Authorized
		Budget	Contingency	Budget
\$211,700.00	\$31,755.00	\$243,455.00	\$85,405.00	\$328,860.00

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund at this time. Funds are available within the overall approved budget for the subject project.

This report was prepared by Ray Araujo, Project Manager, Recreation and Cultural Facilities Program, Department of Public Works, Bureau of Engineering (BOE) and was reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo-Domingo, Superintendent, Planning and Development Branch, Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

NO. 15-031

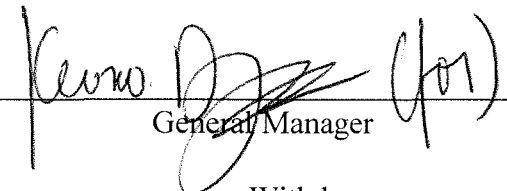
DATE February 04, 2015

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK RECREATION CENTER RENOVATION – LOWER FLOOR (PRJ20535) (W.O. #E170228F) PROJECT – FINAL ACCEPTANCE

for	R. Adams	<u> </u>	V. Israel	<u> </u>
	*R. Barajas	<u>CSD</u>	K. Regan	<u> </u>
	H. Fujita	<u> </u>	N. Williams	<u> </u>



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Accept the work performed for the Echo Park Recreation Center Renovation – Lower Floor (PRJ20535) (W.O. #E170228F) project under the Memorandum of Understanding (MOU) with the Department of Recreation and Parks (Department), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD), Construction Forces as outlined in the Summary of this Report; and,
2. Authorize the Board Secretary to furnish GSD with a letter of completion for the subject project.

SUMMARY:

On June 24, 2004, the following construction project was awarded to GSD through the approval of an MOU (Report No. 04-220, revised), between the Department, BOE and GSD. The original project scope included repairs to the exterior cracks and repointing of exterior bricks, construction of shear walls/masonry in-fills to the basement, sealing of exterior brick, lead paint and asbestos abatement from the area of work, tenant improvements to the lower floor, waterproofing of the front wall at the lower floor, re-installation of landscaping, construction of Americans with Disabilities Act (ADA) accessible ramp, renovation of the restrooms and showers to allow ADA access, and electrical and mechanical upgrades and installation of a new elevator.

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NO. 15-031

RAP, BOE, and GSD understood that some of the scope of the Tenant Improvement (T.I.) work would not be quantifiable, both in nature and in financial impact until the existing walls were removed. It was agreed under the terms of the MOU to perform as much of the work as funding permitted based upon priorities established by RAP and BOE.

GSD completed the above-mentioned scope with the exception of the lower floor T.I. by September 2008. GSD, however, performed much of the demolition of the lower floor in preparation for the T.I. The wall demolition work on the lower floor of the recreation center proved to be a delicate and time-consuming effort since opening existing walls -uncovered existing damage which had to be remedied. Dry rot damaged studs had to be replaced throughout the lower floor. Additionally, moisture had seeped through the existing tiles and wallboards in the shower areas causing water damage to the wood framing.

GSD's cost-to-complete estimate for the balance of the work exceeded the available \$1,070,000.00 budget in the MOU. Consequently, work was halted and GSD demobilized after September 2008, while BOE and RAP explored options to fund the project. In September 2010, the project resumed after RAP identified some funds from the Maintenance Funds. RAP completed the tenant improvements by utilizing its in-house construction forces. GSD was no longer charging to the project, but continued to receive project updates and agreed to offer their expertise to the Department's construction forces if needed. On April 8, 2014, RAP's construction forces completed the T.I. work on April 8, 2014 and obtained the Department of Building and Safety's approval.

The tenant improvement of the lower floor was completed by RAP construction forces utilizing their maintenance funds. The total GSD's change order expenditure is in the amount of \$220,900.00 and the final GSD construction expenditure is \$1,499,866.69.

There is no contract compliance or labor issues with the work done under this MOU. The construction work was completed by City employees and other work by subcontractors under the supervision of GSD staff.

FISCAL IMPACT STATEMENT:

The project will be maintained and operated with existing budgeted staff. There is no immediate fiscal impact to the Department's General Fund; however, future operations and maintenance costs will be requested through the Department's annual budget requests

Report prepared by Armando Medina, Recreational and Cultural Facilities Program, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

GENERAL MANAGER'S REPORTS:

ORIGINALLY PLACED ON <u>BOARD AGENDA</u>	PLACED ON MATTERS <u>PENDING</u>	DEEMED <u>WITHDRAWN</u>
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None

BIDS TO BE RECEIVED:

02/24/15 Chatsworth Park South Rehabilitation (W.O. #EI70331A)

PROPOSALS TO BE RECEIVED:

None

QUALIFICATIONS TO BE RECEIVED:

03/10/15 Environmental Health and Safety Services