

APPROVED

REPORT OF GENERAL MANAGER

JUN 17 2009

NO. 09-169

DATE June 17, 2009

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HANSEN DAM PHASE II - RANGER STATION/VISITOR CENTER (#1206D) (W.O. #E170405F) - MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES

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

[Signature]
General Manager

Approved [Signature]

Disapproved _____

Withdrawn _____

RECOMMENDATION:

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 (RAP), the Bureau of Engineering (BOE), and the Department of General Services (GSD) to provide construction services for the Hansen Dam Phase II - Ranger Station/Visitor Center (W.O. #170405F) Project, subject to the approval of the City Attorney as to form;
2. 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, in the amount of \$4,650,000, be approved for the construction of the Hansen Dam Phase II - Ranger Station/Visitor Center (W.O. #E170405F);

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From:

<u>APPROVED FUNDING SOURCE</u>	<u>FUND NO./ DEPARTMENT NO./ ACCOUNT NO.</u>	<u>APPROPRIATION AMOUNT</u>
Proposition K – Year 12	43K/10/E004	\$1,200,000
 <u>PENDING FUNDING SOURCE</u>		
Proposition K – Year 12 ⁽¹⁾	43K/10/E004	<u>\$3,450,000</u>
Total		\$4,650,000

Notes:

- (1) Availability of funds pending approval by the City Council of the Engineer's Report for Fiscal Year 2009-10, which includes reprogramming and inflation of Proposition K funds for this project.

To:

Through GSD Account E140 and from there to the appropriate GSD accounts in Fund 100, Department 40, as follows:

1014 – Construction Salaries	\$ 250,000
1101 – Hiring Hall Salaries	\$ 1,900,000
1121 – Hiring Hall Fringe Benefits	\$ 722,000
3180 – Construction Materials and Supplies	<u>\$ 1,778,000</u>
Total	\$ 4,650,000

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;

3. Direct the Board Secretary to transmit forthwith the MOU to the City Attorney for expedited review and approval as to form; and
4. Authorize the General Manager to execute the MOU prior to June 30, 2009, subsequent to the approval of the City Attorney as to form.

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SUMMARY:

The proposed project is located at 12200 West Osborne Street, in the Northeastern San Fernando Valley, within the Hansen Dam Flood Control Basin and Recreation Area on land owned by the U.S. Army Corps of Engineers (USACE), and leased to the City of Los Angeles for recreational development. The new ranger station / visitor center is proposed to be in proximity to the southeast corner of the intersection between Osborne Street and Dronfield Avenue. The proposed project is expected to provide a much-needed recreational amenity to the community and will ensure safe, enlightened patronage and stewardship of an important regional resource, the Hansen Dam Recreation Area.

The Hansen Dam Phase II – Ranger Station/Visitor Center (W.O. #E170405F) Project will consist of a single story 4600 square foot building. The building will include offices for the park rangers, a visitor center including the entry point for the patrons of Hansen Dam campgrounds and equestrian trails, public restrooms, a community meeting room, a communication center, lunch room and storage. The project will include park ranger and visitor parking (about 75 spaces), road improvements including reconfiguration of the park entrance to monitor site access, site grading and landscaping, and new utility connections including an extension of the sewer line. The building roof line will extend beyond the building envelop providing a shade structure covering most of the front lawn to allow for outdoor events to be held comfortably.

The Hansen Dam Phase II – Ranger Station/Visitor Center (W.O. #E170405F) Project is a Proposition K specified project. The project was initially funded for construction in Proposition K Year 13 (2009-2010). Due to the suspension of the State grant funds because of the State's cash flow problems, a number of Proposition K projects funded in the current year with State grants funding had to be placed on hold, and the Proposition K funds had to be reprogrammed to a future year. The Ranger Station/Visitor Center Project design is complete and the project was scheduled to go out to bid in the next fiscal year. Since additional projects had to be programmed to the current fiscal year and the Ranger Station/Visitor Center Project is ready for construction, Proposition K funds were programmed to this project in the current fiscal year to avoid permanent loss of the Proposition K funding.

Due to the reprogramming of Proposition K funds to the current fiscal year, the project must now have the construction contract awarded before the end of the current Fiscal Year 2008-2009 (i.e. by June 30, 2009). There is now insufficient time remaining to proceed through the normal bid and award process. In order to meet the construction award schedule without losing the Proposition K funding, it is recommended that GSD be selected to construct the project, in accordance with Section 22.535(a) (5) of the Los Angeles Administrative Code.

GSD has not prepared a construction cost estimate for the project. The BOE construction cost estimate for the project is \$4,200,000. A construction contingency in the amount of \$450,000 is

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also being recommended for appropriation to GSD, however, use of the contingency will require advance written approval by the BOE Project Manager or his designated representative. Upon approval of the Board and the City Council, a total of \$4,650,000 from Proposition K funds 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 immediately. Completion of construction is estimated to take three hundred sixty-five (365) calendar days.

In accordance with the requirements of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), a joint Environmental Assessment/Mitigated Negative Declaration (EA/MND) was prepared based on an Environmental Assessment/Initial Study, which determined that all potentially significant environmental effects would be mitigated to a less than significant level. The environmental review is subject to this Board's approval of the EA/MND and staff's filing of the NOD with the City and County. The Board is being requested to take that action in Board Report No. 09-_____ on today's Agenda.

Council District 7, the Valley Region staff, and the Park Rangers 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 Department budget requests.

This Board Report was prepared by Cathie Santo Domingo, Recreational and Cultural Facilities Program, Bureau of Engineering, and reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.