

APPROVED
OCT 17 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-215

DATE October 17, 2018

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA SPORTS COMPLEX (RCSC) PROJECT - PHASE I (RE-BID) (PRJ20308) (PRJ21190) (W.O. #E1907694) - ADJUSTMENT OF FUNDING FOR CONSTRUCTION CONTRACT

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

[Signature]
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Park's (RAP) Chief Accounting Employee or designee to revise the funding table associated with the Rancho Cienega Sports Complex (RCSC) Project - Phase I (RE-BID) (PRJ20308) (W.O. #E1907694) Construction Award Report No.18-127, based on the following actions:
 - a. Reduce the funding encumbrance for FY 15-16 Sites and Facilities funds, Acct No. 209/88/88M211, from \$2,750,000 to \$1,250,000.
 - b. Reduce the funding encumbrance for Proposition K Reconciliation Report (2015 appropriation) funds, Account No. 100/54/00L094, from \$195,532 to \$189,240.
 - c. Add a new funding source to the table, Proposition K Inflation (Project ID S-93) 2018-2019, Fund 43K, Account No. 10RPBA, \$1,506,292, and encumber said amount of \$1,506,292.
2. Authorize the new funding table as noted in the Summary of this Report; and,
3. Authorize RAP's General Manager or Designee to make technical corrections, as necessary to carry out the intent of this Report.

SUMMARY

The purpose of the funding table adjustment is to replace flexible funding that can be utilized for construction contingency, with restricted funds that are specific to a project component.

On June 20, 2018, the Board of Recreation and Park Commissioners (Board) awarded Phase 1 of the Project to Pinner Construction Co., Inc., for the amount of \$40,599,000 (Report No. 18-127). The overall project entails the design and construction of a 49,000 square-foot sports

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facility which replaces the existing aging structures. The scope of work also includes the rehabilitation of the existing sports fields, walkways, play areas, parking, maintenance yards and park infrastructure within the 24-acre park. Due to the extensive renovation work and funding requirements, construction of the project shall be completed in two (2) phases. Phase 1 plans and specifications were prepared by Department of Public Works, Bureau of Engineering (BOE) Architectural Division, in conjunction with the design consultant, Studio Pali Fekete Architects (SPFA). Phase 2 will be completed at a later date, as funds become available.

The Phase I scope of work will occur in the south-central portion of the Project site, and the scope includes the following:

1. Demolition of:
 - a. The existing gymnasium
 - b. The existing outdoor restroom/staff office/storage building on the southern portion of the property
 - c. Landscape, hardscape and infrastructure to accommodate new design elements
2. Construction of:
 - a. New 25,000 square foot (Celes King III) indoor pool and bathhouse facility and Fitness Annex
 - b. New 24,000-square-foot gymnasium.
 - c. Two (2) new restrooms & tenant improvements within the existing Tennis Pro Shop.
 - d. New site and infrastructure improvements and rough grading of parking lot.

PROJECT FUNDING

Below is the Original Funding Table as approved in Report No. 18-127, dated June 20, 2018.

FUNDING SOURCE	FUND/ DEPT. / ACCT. NO	AVAILABLE AMOUNT
Community Development Block Grant (CDBG), United States Department of Housing and Urban Development (HUD; PY 40, FY 2014-15)	424/43/43L505	\$3,640,432
Proposition K (Sports Complex/Fitness Annex/Lighting)		
Proposition K (S93 - PY 17; FY 2013-14)	43K/10/10K213	\$100,000
Proposition K (S93 - PY 18; FY 2014-15)	43K/10/10L213	\$106,405
Proposition K (S93 - PY 19; FY 2015-16)	43K/10/10MPDB	\$750,000
Proposition K Additional Specified Funding Fund (S93 - PY 19; FY 2015-16)	43K/10/10MGGG	\$1,750,000

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Proposition K (S94 - PY 18; FY 2014-15) Inflation	43K/10/10LK04	\$125,509
FUNDING SOURCE	FUND/ DEPT. / ACCT. NO	AVAILABLE AMOUNT
Proposition K (8 th Cycle) (C227-8; PY 17; FY 2013-14)	43K/10/10KM20	\$50,000
Proposition K (8 th Cycle) (C227-8;- PY 18; FY 2014-15)	43K/10/10LM20	\$200,000
Proposition K Reconciliation Report (2015 appropriation)	100/54/00L094	\$195,532
Other		
Sites and Facilities (FY 2015-16)	209/88/88M211	\$2,750,000
Sites and Facilities (FY 2016-17) (CF-16-1114-53)	209/88/88NABB	\$2,615,913
GCP per 2018-19 Mayors Budget	TBD	\$3,635,000
Quimby (WO# QT073656)	302/89/89716H	\$4,000,000
Municipal Improvement Corporation of Los Angeles (MICLA)		
MICLA (FY 2014-15) – (CF-14-0600-521)	298/88/88LNB1	\$7,500,000
MICLA (FY 2014-15) – (CF-14-0600)	298/50/50LTRC	\$521,431
MICLA (FY 2015-16) – (CF 15-0600) Remaining Authorized Amount	TBD	\$1,400,000
Subtotal of Approved Funds		\$29,340,222
Funding Requiring Approval by Council or RAP		
MICLA FY 2019-20	TBD	\$9,258,778
RAP Urban Greening Grant	TBD	\$2,000,000
⁽¹⁾ Subtotal of Funds Requiring Approval		\$11,258,778
TOTAL		\$40,599,000

Note: ⁽¹⁾ Availability of funding is subject to Grantor, City Council and/or Mayor Approval.

On May 22, 2018, City Council allocated Proposition K FY 2018-19 Inflation funds in the amount of \$1,720,589 to the Fitness Annex portion of the Phase I project scope (Council File No. 17-999). Below is the Revised Funding Table that reflects the reduction in Sites & Facilities FY 2015-16 funds from \$2,750,000 to \$1,250,000 and the addition of Proposition K Inflation FY 2018-19 funds in the amount of \$1,500,000 to the Fitness Annex portion of the Phase I scope.

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The \$1.5 Million dollars of FY 2015-2016 Site and Facilities Funding will be allocated to the Project construction contingency.

FUNDING SOURCE	FUND/ DEPT. / ACCT. NO	REVISED AVAILABLE AMOUNT
Community Development Block Grant (CDBG), United States Department of Housing and Urban Development (HUD; PY 40, FY 2014-15)	424/43/43L505	\$3,640,432
Proposition K (Sports Complex/Fitness Annex/Lighting)		
Proposition K (S93 - PY 17; FY 2013-14)	43K/10/10K213	\$100,000
Proposition K (S93 - PY 18; FY 2014-15)	43K/10/10L213	\$106,405
Proposition K (S93 - PY 19; FY 2015-16)	43K/10/10MPDB	\$750,000
Proposition K Gap Fund (S93 - PY 19; FY 2015-16)	43K/10/10MGGG	\$1,750,000
Proposition K (S94 - PY 18; FY 2014-15) Inflation	43K/10/10LK04	\$125,509
Proposition K _(8 th Cycle) (C227-8; PY 17; FY 2013-14)	43K/10/10KM20	\$50,000
Proposition K (8 th Cycle) (C227-8;- PY 18; FY 2014-15)	43K/10/10LM20	\$200,000
Proposition K Reconciliation Report (2015 appropriation)	100/54/00L094	\$189,240
Prop K Inflation FY 2018-2019 (CF 17-0999) Fitness Annex (Project ID #S93)	43K/10RPBA	\$1,506,292
Other		
Sites and Facilities (2015-16)	209/88/88M211	\$1,250,000
Sites and Facilities (2016-17)	209/88/88NABB	\$2,615,913
GCP per 2018-19 Mayors Budget	TBD	\$3,635,000
Quimby (WO# QT073656)	302/89/89716H	\$4,000,000
Municipal Improvement Corporation of Los Angeles (MICLA)		
MICLA (FY 2014-15) – (CF-14-0600)	298/88/88LNB1	\$7,500,000
MICLA (FY 2015-16) – (CF-15-0600)	298/50/50LTRC	\$521,431
MICLA (FY 2015-16) – (CF 15-0600) Remaining Authorized Amount	TBD	\$1,400,000
Subtotal of Approved Funds		\$29,340,222
Funding Requiring Approval by Council or RAP		

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MICLA FY 2019-20	TBD	\$9,258,778
RAP Urban Greening Grant	TBD	\$2,000,000
⁽¹⁾ Subtotal of Funds Requiring Approval		\$11,258,778
TOTAL		\$40,599,000

Note: ⁽¹⁾ Availability of funding is subject to Grantor, City Council and/or Mayor Approval.

The contract for the Project will contain a “Financial Liability Clause” which will provide that the City’s liability under the contract shall only be to the extent of the present City appropriation to fund the contract. However, if the City shall appropriate funds for any succeeding years, the City’s liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract. Funds requiring approval will require allocation to the construction Contract in the 2019 -20 City Budget.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (FEIR) was certified, and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan was adopted by the Board, on December 14, 2016 (Board Report No. 16-250). A Notice of Determination was filed with the Los Angeles County Clerk on December 15, 2016. The scope of the Project and the environmental setting has not substantially changed since the CEQA approval, with no additional environmental impacts or an increase in the intensity of the projected impacts which might have required a new or modified mitigation assessment. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP’s General Fund. It is anticipated that future operations and maintenance costs of the facility should be reduced relative to the existing pool and bathhouse, as it will be a modern and energy-efficient facility, designed in accordance with the needs and recommendations of RAP, including input from RAP’s Aquatics and Maintenance staff.

This Report was prepared by Ohaji K. Abdallah, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Proposition K Program Manager; Mahmood Karimzadeh, Principal Architect, BOE Architectural Division; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.