

APPROVED
APR 19 2007

REPORT OF GENERAL MANAGER

NO. 07-91

DATE April 19, 2007

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: **CAMP RADFORD – PHASE I RENOVATION (W.O. #1601723) –
MEMORANDUM OF UNDERSTANDING BETWEEN DEPARTMENT OF
RECREATION AND PARKS, BUREAU OF ENGINEERING, AND
DEPARTMENT OF GENERAL SERVICES**

R. Adams	_____	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<i>Com for M.S.</i>

Greg Salamone
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. 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 Bureau of Engineering (BOE) and the Department of General Services (GSD), to provide for construction services for the Camp Radford – Phase I Renovation (W.O. #E1601723) Project in the amount of \$2,760,369, subject to the approval of the City Attorney as to form;
2. Authorize the Department’s Chief Accounting Employee, subject to City Council and Mayor approval, to request the City Administrative Officer (CAO) to include in the CAO report to the City Council a recommendation that the following appropriations, in the amount of \$900,000, be approved for completion of the Camp Radford – Phase I Renovation (W.O. #E1601723) Project;

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From:

<u>Fund Sources</u>	<u>Fund/Dept/Account No.</u>	<u>Encumbrance Amount</u>	<u>Available Appropriation</u>
Proposition G	190/88/K319	\$900,000	\$939,242

To:

GSD Account A140, and then transferred to the appropriate GSD accounts in Fund 100, Dept. 40, as follows:

1014 - Construction Salaries	\$130,000
1101 - Salaries Hiring Hall	\$290,000
1121 - Salaries Hiring Hall Fringe Benefits Construction	\$110,000
3180 - Construction Materials and Supplies	<u>\$370,000</u>
TOTAL	\$900,000

3. Authorize the Department to transfer cash to GSD upon review and approval of the expenditure report submitted by GSD;
4. Direct the Board Secretary to transmit the MOU, including a "funding clause" limiting the RAP's liability for contract payments to the amount of \$900,000, as well as so limiting GSD's obligation to perform the Phase I work under the terms of the MOU to the amount of all appropriations made for the completion of Phase I, as further described in this report to the City Attorney for review and approval as to form; and
5. Authorize the General Manager to execute the MOU, subsequent to approval of the City Attorney as to form.

SUMMARY:

Located at 3250 Radford River Road, Angeles Oaks, Camp Radford, is one of nine camps operated by RAP. The camp consists of 24 cabins, a dining hall, a caretaker's residence, a lodge, a swimming pool, and restroom and shower facilities to support occupancy of 260 persons.

The camp suffered damage during the 1992 Landers Earthquake, including extensive damage to the lodge, and was closed to the public shortly thereafter. During the earthquake, the lodge's unreinforced boulder chimney collapsed, and fell through the roof and second floor. The lodge will require seismic retrofitting; electrical, mechanical and plumbing upgrades; hazardous material abatement and Americans with Disabilities Act (ADA) and fire/life/safety upgrades. Damage was

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sustained to the boulder foundations of several cabins. The other facilities, including the dining hall, fared well but are in need of seismic retrofitting. The swimming pool did not appear to sustain any earthquake damage but is in need of major renovation to replace water circulation systems, pool equipment and bathhouse.

Due to the large volume of repairs and limited funding, the project will be completed in phases. The proposed Camp Radford – Phase I Renovation Project includes the construction of eight new cabins to replace some of the damaged ones; rehabilitation and structural retrofitting of the dining hall facility; conversion of existing laundry building and staff quarters to ADA restrooms; temporary weatherproofing and securing of the lodge; repair of the existing pedestrian bridge, the existing water supply and septic tank systems to bring the camp up to current building, ADA, life/safety and health code standards to permit an occupancy of 100 persons. GSD has prepared an estimate in the amount of \$2,760,369 to perform Phase I of this project.

The remaining 16 cabins, associated restrooms and showers, lodge and swimming pool are not covered by this MOU and are not currently funded. The estimated cost and proposed funding sources to complete the remaining work are as follows:

<u>Future Phases</u>	<u>Estimate</u>	<u>Proposed Funding Source</u>	<u>Funding Gap</u>
Remaining 16 cabins, restrooms and showers:	\$1,750,000	Not Identified	\$1,750,000
Lodge:	\$5,000,000	\$2,900,000 Prop 40 CCHE & \$139,631 Prop G	\$1,900,000
Swimming pool:	\$1,500,000	Not Identified	<u>\$1,500,000</u> \$5,150,000

Staff has submitted an application for Proposition 40 California Cultural and Historical Endowment (CCHE) Grant funding in the amount of \$2,900,000 and prepared a report to the Seismic Governance Committee requesting an additional \$2,000,000 in Proposition G funds. The proposed CCHE funding will be used toward the lodge renovation project. If the CCHE funding request is approved, it will provide sufficient funding for the scope of work required for safety purposes. The remaining work estimated to cost \$1,900,000 would be done at a later date; however, the lodge will be seismically retrofitted and safe to occupy after the CCHE and Proposition G funds are extended. Some restoration work to the lodge could be accomplished, but the majority of the work would need to wait until the funding gap of \$1,900,000 is secured.

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The availability of additional Proposition G funds for Phase I, in the amount of \$1,860,369 required to fully fund Phase I of this project, is contingent upon the approval of the Seismic Governance Committee, City Council and Mayor's approval. The request for these funds has been made, but it is unlikely the necessary approvals to obtain these funds will be completed prior to the action of this Board. The request to move forward on this project prior to those actions with the "funding clause" is necessary because of the small window of opportunity to perform construction work in the San Bernardino Mountains. In order to avoid losing the only months in which the weather permits construction, it is imperative that the work begin at the earliest possible date. GSD will not be required to perform any work in excess of the amount of current funding, and additional funding provided by the City, for this project. When the Proposition G funds are available and appropriated to GSD, GSD will be required to complete all Phase I work under the terms of the MOU. Construction of Phase I is anticipated to take place during May 2007 through October 2007. The camp is scheduled to re-open in July 2008, with an occupancy capacity of 100 persons.

GSD has successfully completed numerous seismic retrofit projects in the City. BOE will provide construction management services for GSD in the construction of the seismic retrofit and renovation of Camp Radford.

Approved project funds are available for the construction work in the following accounts:

<u>Fund Sources</u>	<u>Fund/Dept/Account No.</u>	<u>Previous Appropriation</u>	<u>Encumbrance Amount</u>
Proposition G	190/88/K319	\$939,242	\$900,000

Staff has determined that approval of the MOU and the associated Phase I development project at Camp Radford are exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (1, 4, 11d, 32) and Class 2 of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The current level of staffing and maintenance will continue to keep the camp secure and stabilized during that time and no budget request is required for the 2007-2008 fiscal year. However, additional staffing will be needed during the 2008-2009 fiscal year once the camp re-opens. A future budget request will be made for operations and maintenance at the appropriate time for the 2008-2009 fiscal year.

Prepared by Michael Shull, Superintendent of Planning and Development.