

APPROVED
AUG 14 2007

REPORT OF GENERAL MANAGER

NO. 07-183

DATE August 14, 2007

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LITTLE LANDERS/BOLTON HALL – REALLOCATION OF QUIMBY FUNDS EXPENDED FOR CONSTRUCTION OF OUTDOOR RESTROOM, TO BE REPLACED WITH PROPOSITION K (YEAR 8) FUNDS; MEMORANDUM OF UNDERSTANDING BETWEEN DEPARTMENT OF RECREATION AND PARKS, BUREAU OF ENGINEERING, AND DEPARTMENT OF GENERAL SERVICES FOR OUTDOOR IMPROVEMENTS - PHASE II (W.O. #E170241F) PROJECT

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<i>Oliver MS</i>

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the reallocation of \$150,000 in previously expended Quimby funds (1999-2000) from Fund/Account 302/89/460K-LL used in the construction of the outdoor restrooms, to be exchanged with Proposition K, Year 8 funds (43K/10/W454);
2. Approve the allocation of \$30,000 of the reallocated Quimby funds to the Little Landers/Bolton Hall – Outdoor Improvements Phase II (W.O. #E170241F) project;
3. Approve the proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between Department of Recreation and Parks (RAP), Bureau of Engineering (BOE), and Department of General Services (GSD), to provide for construction services for the Little Landers/Bolton Hall – Outdoor Improvements Phase II (W.O. #E170241F) project, subject to approval of the City Attorney as to form;

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4. Authorize the Department's Chief Accounting Employee, subject to City Council/Mayor approval, to request the City Administrative Office (CAO) to include in the CAO report to the City Council a recommendation that the following appropriations, in the amount not to exceed \$150,000, be approved for completion of the Little Landers / Bolton Hall – Outdoor Improvements Phase II (W.O. #E170241F) project;

From:

<u>Funding Sources</u>	<u>Fund/Dept/Account No.</u>	<u>Appropriation Amount</u>
Proposition K - Yr 8 Inflation	43K/10/W454	\$120,000
<u>Quimby*</u>	TBD	<u>30,000</u>
TOTAL		\$150,000

* Allocation from a portion of the reallocated Quimby funds (PRJ # 1826A).

To:

GSD account B140, and from there to the appropriate GSD accounts in Fund 100, Dept. 40, as follows:

1101 – Construction Salaries Hiring Hall	\$ 40,000
1121 – Salaries Hiring Hall Fringe Benefits Construction	\$ 15,000
3180 – Construction Materials and Supplies	<u>\$ 95,000</u>
TOTAL	\$ 150,000

and to transfer cash on an as-needed-basis subject to review and approval by the BOE Project Manager of the expenditure reports submitted by GSD;

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

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SUMMARY:

The Little Landers/Bolton Hall – Outdoor Improvements – Phase II project is a Proposition K Year 8 project located at 10116 N. Commerce Avenue, Los Angeles, CA 91042. The scope of work per the line item in the Proposition K ballot measure specifies refurbishing the grounds and access paths and constructing a new restroom. The proposed MOU with GSD and BOE is for an amount not to exceed \$150,000 for the installation of a fence, flagpole, security camera system and landscaping improvements.

Previous Work:

In April 21, 1999, the Department of Recreation and Parks entered into a contract (contract No. 2886) with K-Son Construction, Inc., to construct outdoor restrooms in various parks, including Little Landers (PRJ # 1826A). At the time the contract was issued to construct the restrooms, Quimby funds were the only funds available to the Department. Since the restrooms were a specified line item scope under the Proposition K ballot measure, had the Proposition K project been programmed at that time, Proposition K funds would have funded the scope. Since Little Landers Park is a very small neighborhood park that is substantially improved, and adequate restroom facilities now exist to fulfill the Proposition K line item scope, it is recommended that \$150,000 of the previously expended Quimby funds now be replaced with Proposition K funds. The RAP accounting staff has been requested to make the appropriate expenditure corrections to have Proposition K funds pay for a majority of the restrooms.

After construction of the restrooms, the Phase I project under the Proposition K program, Little Landers Park – Outdoor Park Improvements (W.O. #E170238F) project was commenced. It was awarded on June 1, 2005, to Environmental Construction, Inc. The work provided for the construction of a new playground area including the installation of play equipment and resilient safety surfacing, landscaping and irrigation, site furnishings, fencing, refurbishment of a historic wooden flagpole, pathways and an enlarged patio area with trellis. On April 5, 2006, the completed work under the construction contract was accepted by the Board of Recreation and Park Commissioners (Board Report 06-76).

During the construction of the Phase I project, field investigation revealed that the historic wooden flagpole was a structural hazard due to extensive dry rot and termite damage and required that it be replaced as opposed to repaired. When an acceptable replacement flagpole was specified to the contractor, it was determined that the time required to replicate and secure the flagpole was not feasible to award the change to the contractor due to the project's completion schedule. Therefore, the original work to refurbish the historic wooden flagpole was subsequently deleted from the contract.

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During pre-design for the Phase I project, the Department had requested the installation of new fencing adjacent to the playground. However, due to budget limitations, a new fence could not be incorporated into the construction documents. During construction, at the request of BOE, the contractor provided a cost quote to install the new fencing by change order, but the cost was deemed to be excessive and the work was not issued to the contractor. Construction of this fence is the first scope item in Phase II.

Phase II also includes replacing the historic wooden flagpole, additional fencing requested by staff to control pedestrian access to landscaped areas, and additional park furnishings including, but not limited to, a pet station bag dispenser. The project will also include additional landscaping improvements including additional trees as determined by staff. The Department has also requested that the Phase II project include the installation of a security camera to help staff located in Bolton Hall monitor and protect the park. Since Proposition K cannot fund the installation of a security camera system, it is recommended that up to \$30,000 of the reallocated Quimby funds be made available upon approval of this report for the installation of the security camera system.

There are sufficient funds available for this project in the following accounts:

<u>Funding Source</u>	<u>Fund/Dept/Acct. No.</u>	<u>Available Appropriation</u>
Prop K-Year 8	43K/10/W454	\$116,700
Prop K-Year 8 Inflation	43K/10/W454	\$229,874
Quimby*	TBD	<u>\$30,000</u>
TOTAL		\$376,574

* The \$30,000 in Quimby funds will become available upon completion of the reallocation with the Proposition K funds.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements will not have a significant impact on the environment. This project has been determined to be Categorical Exempt per City CEQA guidelines Article VIII, Section 1a (existing facilities), 1d (minor alterations to land), and 1k (accessory structures). A Notice of Exemption was filed with the Los Angeles City Clerk's office on June 19, 2003, and posted by the County Clerk's office on June 20, 2003.

FISCAL IMPACT STATEMENT:

There are no fiscal impacts to the Department's General fund or current year budget.

This report was prepared by David Takata, Project Manager, and reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Bradley M. Smith P.E, Chief Deputy City Engineer, Bureau of Engineering and Michael A. Shull, Superintendent, Planning and Development.