

APPROVED
JUN 20 2007

REPORT OF GENERAL MANAGER

NO. 07-155

DATE June 20, 2007

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN HEIGHTS YOUTH CENTER PROJECT – LINCOLN HEIGHTS YOUTH CENTER (W.O. #E170232F), LINCOLN HEIGHTS JUNIOR ARTS CENTER (W.O. #E170231F), NORTHEAST ROLLER HOCKEY RINK (W.O. #E170235F) AND LINCOLN HEIGHTS BOXING GYMNASIUM (W.O. #E170226F) – CHANGE IN PROJECT SCOPE - AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE CULTURAL AFFAIRS DEPARTMENT, THE BUREAU OF ENGINEERING, AND THE DEPARTMENT OF GENERAL SERVICES

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

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the proposed Amendment to the Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Cultural Affairs Department (CAD), the Bureau of Engineering (BOE) of the Department of Public Works and the Department of General Services (GSD), to expand the scope of work to include all renovations and improvements except the construction of the roller hockey rink to complete the Lincoln Heights Youth Center, to increase the total construction by \$2,500,000, for a total construction cost of \$3,100,000, and extend the term to 360 calendar days after the transfer of funds to GSD, or execution of the proposed Amendment to the MOU, whichever is later, for the Lincoln Heights Youth Center – Lincoln Heights Youth Center (W.O. #E170231F), Lincoln Heights Junior Arts Center (W.O. #E1702232F), Northeast Roller Hockey Rink (W.O. #E170235F) and Lincoln Heights Boxing Gymnasium (W.O.# E170226F) referred to herein as the Lincoln Heights Youth Center Project;

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2. Authorize the Department's Chief Accounting Employee, subject to City Council and Mayor approval, to request the City Administrative Office (CAO) to include in the CAO report to the City Council a transfer of the following appropriations in the amount of \$2,500,000 in construction funds to GSD, as follows:

FROM:

<u>Funding Sources by Project</u>	<u>Fund/Dept/Acct</u>	<u>Appropriation Amount</u>
Lincoln Heights Youth Center		
Proposition K - Yr 9	43K/10/Y562	\$100,000
Proposition K - Yr 10	43K/10/A562	\$125,000
Proposition K - Yr 10 Reprogramming ¹	TBD	\$200,000
Subtotal		\$425,000
Lincoln Heights Junior Arts Center		
Proposition K - Yr 9	43K/10/Y561	\$100,000
Proposition K - Yr 10	43K/10/A561	\$125,000
Proposition K - Yr 10 Reprogramming ¹	TBD	\$200,000
Subtotal		\$425,000
Lincoln Heights Boxing Gymnasium		
Proposition K - Yr 8	43K/10/W544	\$120,000
Proposition K - Yr 9	43K/10/Y544	\$410,000
Proposition K - Yr 10	43K/10/A544	\$440,000
Proposition K - Yr 10 Reprogramming ¹	TBD	\$290,000
Subtotal		\$1,260,000
Northeast Roller Hockey Rink		
Proposition K - Yr 7	43K/10/V464	\$80,000
Proposition K - Yr 9	43K/10/Y464	\$80,000
Proposition K - Yr 10	43K/10/A464	\$230,000
Subtotal		\$390,000
Total		\$2,500,000

¹ Availability of the Proposition K Yr 10 Reprogrammed funds is conditional upon City Council approval of the City Engineer's report which is anticipated to be scheduled for consideration some time prior to June 30, 2007.

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TO:

1014 - Construction Salaries:	\$ 300,000
1101 - Construction Hiring Hall:	\$ 892,000
1121 - Construction Hiring Hall Fringe Benefits:	\$ 308,000
3180 - Construction Materials and Supplies:	<u>\$1,000,000</u>
TOTAL:	\$2,500,000

3. Authorize Department to transfer cash on an as-needed basis, subject to submission of the expenditure reports submitted by GSD, and approval of these reports by the BOE project manager;
4. Direct the Board Secretary to transmit the Amendment to the MOU to the City Attorney for expedited review and approval as to form; and,
5. Authorize the General Manager to execute the proposed Amendment by no later than June 30, 2007, subject to approval as to form by the City Attorney.

SUMMARY:

The Lincoln Heights Youth Center Project is located at 2500 Griffin Avenue. On November 19, 2003, the Board approved Board Report No. 03-366 for the acquisition of the property for the development of a youth-oriented recreation center. The property consists of a 17,746 square feet, two story, former church and school building. The Lincoln Heights Youth Center Project includes the following four specified Proposition K projects: Lincoln Heights Youth Center; Lincoln Heights Junior Arts Center, which is operated by the Cultural Affairs Department; Northeast Roller Hockey Rink and Lincoln Heights Boxing Gymnasium.

The facility was in need of immediate attention. On June 1, 2005, the Board approved an MOU to establish responsibilities between RAP, CAD, BOE and GSD to provide construction services for the project's Phase I for a not-to-exceed amount of \$600,000 (Board Report No. 05-144). The scope of this initial phase consisted of replacing the roof membrane, gutters and downspouts; performing exterior lead paint abatement and graffiti coating, repainting the exterior of the facility, refurbishing the exterior windows and doors, constructing a new masonry property line wall and performing general landscape clean-up. On November 8, 2005, the City Council approved the appropriation of funds to GSD in the amount of \$600,000 (Council File No. 05-0600-S34).

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Subsequently, GSD was asked to complete additional work which included conducting a seismic exploratory investigation that indicated additional structural strengthening is needed for the roof and the facility. GSD also made substantial repairs after the facility was vandalized and a small fire was started. Additional funds are needed to cover the roof seismic work and additional repairs. The MOU Amendment will cover the work to complete Phase I as well as a portion of Phase II.

The project's Phase II includes abatement of interior lead and asbestos; demolition of interior and exterior portion of the facility; completion of seismic work; stuccoing the exterior; painting and repairing the facility's interior; renovating the plumbing, electrical, security, data, Heating/Ventilation/Air Conditioning (HVAC) and cabinetry; grading the exterior path for Americans with Disabilities Act (ADA) compliance; and installing elevator equipment. Phase II was originally scheduled to start construction in Proposition K Year 11 (Fiscal Year 2007-2008) but was reprogrammed to Proposition K Year 10 (Fiscal Year 2006-2007) to help balance the five-year plan. The project's Proposition K and Proposition 40 funding has time constraints which would not be met if additional time were allocated to competitively bid the project. The program is in Year 10 (Fiscal Year 2006-2007) and the deadline is June 30, 2007. If the funds are not encumbered, they are no longer available after that date. The option to award the project to GSD is the best alternative in order to complete the project in a timely manner and meet the funding deadlines and GSD has successfully completed various other Recreation and Parks Projects. The final construction design documents are complete and permits are being secured. GSD is preparing a cost estimate to complete the project. Staff will return to the Board to amend the MOU again after GSD's cost estimate is complete. The Amendment requests adding 360 calendar days to the MOU after the transfer of funds to GSD or execution of the Amendment to the MOU, whichever occurs last, as follows;

Note: The exact Funding Source, Fund and Account numbers for the original \$600,000 had been changed from the original report due to CAO recommendations and City Council Approval.

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Funding Sources by Project	Fund/Dept/Acct	Funding for Initial MOU	Funding for Proposed MOU Amendment	Total Project Funding
Lincoln Heights Youth Center				
Proposition K - Yr 8	43K/10/W562	\$75,000		\$75,000
Proposition K - Yr 9	43K/10/Y562	\$225,000	\$100,000	\$325,000
Proposition K - Yr 10	43K/10/A562		\$125,000	\$125,000
Proposition K - Yr 10 Reprog	TBD		<u>\$200,000</u>	<u>\$200,000</u>
Subtotal		<u>\$300,000</u>	\$425,000	\$725,000
Lincoln Heights Junior Arts Center				
Proposition K - Yr 8	43K/10/W561	\$75,000		\$75,000
Proposition K - Yr 9	43K/10/Y561	\$225,000	\$100,000	\$325,000
Proposition K - Yr 10	43K/10/A561		\$125,000	\$125,000
Proposition K - Yr 10 Reprog	TBD		<u>\$200,000</u>	<u>\$200,000</u>
Subtotal		<u>\$300,000</u>	\$425,000	\$725,000
Lincoln Heights Boxing Gymnasium				
Proposition K - Yr 8	43K/10/W544		\$120,000	\$120,000
Proposition K - Yr 9	43K/10/Y544		\$410,000	\$410,000
Proposition K - Yr 10	43K/10/A544		\$440,000	\$440,000
Proposition K - Yr 10 Reprog	TBD		<u>\$290,000</u>	<u>\$290,000</u>
Subtotal			\$1,260,000	\$1,260,000
Northeast Roller Hockey Rink				
Proposition K - Yr 7	43K/10/V464		\$80,000	\$80,000
Proposition K - Yr 9	43K/10/Y464		\$80,000	\$80,000
Proposition K - Yr 10	43K/10/A464		\$230,000	\$230,000
Subtotal			<u>\$390,000</u>	<u>\$390,000</u>
Total		<u>\$600,000</u>	\$2,500,000	\$3,100,000

The Proposition K Year 10 Reprogrammed funds are subject to Council approval, which is anticipated in June 2007. In accordance with the terms of the MOU, GSD will only be required to perform work up to the available amount of funding. Once the Proposition K Year 10 Reprogrammed funds are approved, GSD will be advised of the additional funding and appropriation.

Phase II will complete the junior arts center, boxing gymnasium and youth center as well as appurtenances to the roller hockey rink. The roller hockey rink will be constructed as Phase III at a future date.

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In compliance with the California Environmental Quality Act (CEQA), an initial study/Mitigated Negative Declaration (IS/MND) and associated Mitigation Monitoring Plan (MMP) were prepared by the Bureau of Engineering for all four projects. The Board reviewed these documents at the November 19, 2003, Board meeting (Board Report No. 03-366). A Notice of Determination was filed with the Los Angeles City Clerk's office on December 4, 2003, and posted by the County Clerk's office on December 5, 2003.

FISCAL IMPACT STATEMENT:

The future operation and maintenance costs as a result of the completion of this project have yet to be determined.

This report was prepared by Ray Araujo, Bureau of Engineering. 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 Division.