

**APPROVED**

REPORT OF GENERAL MANAGER

NOV 09 2007

NO. 07-262

DATE November 9, 2007

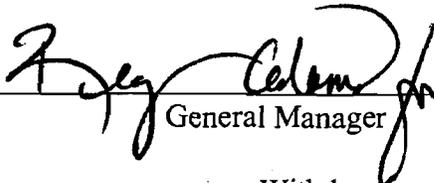
**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SYLMAR RECREATION CENTER - SPLASH PAD AND AMERICANS WITH DISABILITIES ACT (ADA) BATHHOUSE IMPROVEMENTS (PRJ #1523B) (W.O. #E170476F) – REQUEST FOR ADDITIONAL QUIMBY FUNDS

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

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board approve the allocation of \$195,000 in Subdivision/Quimby fees from the Sylmar Recreation Center Account 460K-SY for the Sylmar Recreation Center - Splash Pad and Americans with Disabilities Act (ADA) Bathhouse Improvements (PRJ #1523B) (W.O. #E170476F) project, as described in this report.

SUMMARY:

On June 7, 2006, the Board awarded a construction contract in the amount of \$625,000 to Landshapes for the construction of the Sylmar Recreation Center Splash Pad and ADA Bathhouse Improvements (PRJ#1523B) (W.O. #E170476F) project, located at 13109 Borden Ave., Sylmar, CA 91342 (Board Report No. 06-141). The project provides for the construction of a new splash pad adjacent to the existing pool and improvements to the existing bathhouse restrooms to provide for ADA access. The June 7, 2006 Board Report No. 06-141 was replaced by February 21, 2007 Board Report No. 07-47.

The allocation of an additional \$195,000 in Quimby funds is necessary to cover the increase in the project's construction, design and construction management cost. This increase emerged after the plan check was completed by the Los Angeles County Health Department (County), which required that additional County approved equipment be included as part of the plans.

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In addition, the project was originally funded only for the construction of the Splash Pad; however, the restrooms were improved due to a requirement by the Department of Building and Safety to upgrade the associated restrooms for compliance with ADA requirements. During the restroom improvements, the contractor discovered and replaced deteriorated piping and rotted wood, which resulted in additional costs. The construction of the ADA bathhouse upgrade was completed in March 2007, and the restart of the Splash Pad construction was postponed to October 1, 2007, due to the park's open pool season. As a result, two extensions were provided to the contractor which increased the project's cost.

These factors increased the overall cost of the project construction by \$136,000 and design and construction management costs by \$59,000, for a total increase of \$195,000 and a new total construction project cost of \$820,000.

Currently, there are \$195,000 in Subdivision/Quimby Fees in the Sylmar Recreation Center Account 460K-SY to fund the increase in construction costs of the Splash Pad and ADA Improvements (W.O. #E170476F) project. These Subdivision/Quimby fees are proposed for the Splash Pad/Restroom construction. They were collected within two miles of Sylmar Recreation Center, which is the standard distance for the allocation of Subdivision/Quimby Fees for community Parks.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements are categorically exempt. A Notice of Exemption was filed with the Los Angeles City Clerk's Office and posted by the County Clerk's Office on December 22, 2005.

### FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund at this time. However, future operation and maintenance costs of the Splash Pad component will be assessed upon completion of the project.

This report was prepared by Susan Avila, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; by Michael Brown (for Bradley M. Smith, Chief Deputy City Engineer), Bureau of Engineering; and Michael A. Shull, Superintendent, Recreation and Parks, Planning and Development Division.