

APPROVED

NOV 19 2007

BOARD OF RECREATION
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 07-274

DATE November 19, 2007

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CRESTWOOD HILLS PARK - FACILITY ENHANCEMENTS - PHASE I (#1501A) (W.O. #E170322F) - AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, BUREAU OF ENGINEERING, AND DEPARTMENT OF GENERAL SERVICES

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

R. Adams
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Withdrawn _____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 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 additional renovations and improvements to the community building which include repairs to dry-rot and termite damaged wood framing and new perimeter concrete decking, skylights, windows, and related work, and to increase the total construction funding by \$60,000 in Proposition 12 2/3 Per Capita funds, for a new total construction cost of \$491,562, subject to 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 Office (CAO) to include in the CAO report to the City Council a transfer of appropriations in the amount of \$60,000 in additional construction funds to GSD to complete the project as follows:

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From:

<u>Funding Sources</u>	<u>Fund/Dept./ Acct. No.</u>	<u>Available Balance</u>
Prop 12 2/3 Per Capita	205/88/TBD	\$60,000 ⁽¹⁾

⁽¹⁾ Public Works Trust Fund (PWTF) will be used to cash flow \$60,000 of the Proposition 12 2/3 Per Capita funds and will be reimbursed upon receipt of the funds from the State.

To the appropriate GSD accounts in Fund 100, Department 40, as follows:

1101 – Construction Salaries Hiring Hall (50%):	\$ 30,000
1121 – Hiring Hall Fringe Benefits (10%):	\$ 6,000
3180 – Construction Materials and Supplies (40%):	<u>\$ 24,000</u>
Total:	\$ 60,000

And transfer cash to GSD on an as-needed basis subject to submission of expenditure reports by GSD and approval of these reports by the Bureau of Engineering Project Manager;

3. Direct the Board Secretary to transmit the Amendment to the City Attorney for review and approval as to form; and,
4. Authorize the General Manager to execute the proposed Amendment, subject to approval as to form by the City Attorney.

SUMMARY:

The Crestwood Hills Park Facility Enhancement project is located at 1000 Henley Avenue, Los Angeles, 90049. The project was specified in the Proposition K ballot measure to serve youth by enhancing the facility. The project scope consists of constructing new and expanded restrooms to comply with Americans with Disabilities Act (ADA) requirements, renovating the office; replacing an existing sliding wall with a new solid wall; adding a new lobby area; and replacing non-structural walls with additional windows to provide improved natural lighting. In addition, stripping outdoor children game courts and the possibility of providing a handicap access ramp are included in the scope of work.

On June 7, 2006, the Board approved an MOU between RAP, BOE, and GSD, for the construction of the facility enhancement at a cost of \$431,562 (Board Report No. 06-144). Due to unforeseen conditions (dry-rot and termite damage to wood framing and new perimeter concrete decking) and revised project scope (additional work such as skylights, windows and related work), the MOU with GSD needs to be amended for an increased construction budget of \$60,000, for a new total project construction budget of \$491,562, which includes \$71,190 of construction contingency. The

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project's construction for the existing scope of work is 85% completed. It is scheduled to be completed before December 31, 2007.

As reported to the LA for Kids Steering Committee, the project encountered several unforeseen conditions that require additional work, such as structural repairs for wood framing and perimeter decking due to dry-rot and termites. In addition, RAP and the community also requested additional work scope such as skylights, office cabinets, and plumbing fixture upgrades. BOE, therefore, is requesting the use of the Proposition 12 2/3 Per Capita funds in the amount of \$60,000 to complete Phase I of the project.

<u>Funding Sources</u>	<u>Funding Amount</u>	<u>Fund/Dept./Acct. No.</u>	<u>MOU Approved (Board Report No. 06-144)</u>	<u>Appropriations Increased (Council File No. TBD)</u>
Prop. K9	\$ 199,875	43K/10/Y576	\$ 197,926	\$ -
Prop. K9 Inflation	\$ 53,354	43K/10/Y576	\$ -	\$ -
Sites & Facilities	\$ 201,649	209/88/Y239	\$ 201,649	\$ -
Quimby	\$ 194,019	302/89/460K-CA	\$ 31,987	\$ -
Prop. 12 2/3 Per Cap	\$ 150,000	-	\$ -	\$ 60,000
Total	\$ 798,897		\$ 431,562	\$ 60,000

The Proposition 12 Per Capita funds will be cash flowed using the Public Works Trust Fund. These funds will be promptly repaid upon reimbursement from the State.

Staff recommends approval of the proposed MOU Amendment. Council District 11 concurs with the recommendation.

The project remains in compliance with the California Environmental Quality Act (CEQA), and 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 pursuant to Article III, Section 1a, Class 1(4, 5), and Section 1k, Class 11(7) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk's office on June 19, 2000 and the County Clerk's office on June 20, 2000.

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FISCAL IMPACT STATEMENT:

This project does not impact the City's General Fund. Future operations and maintenance costs as a result of this project have yet to be determined.

Prepared by William Tseng, Project Manager. 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, Department of Recreation and Parks.