

APPROVED

REPORT OF GENERAL MANAGER

OCT 17 2007

NO. 07-243

DATE October 17, 2007

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROOSEVELT HIGH SCHOOL - POOL AND BATHHOUSE RENOVATIONS (#1302P) (W.O. #E1906279) - MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES

R. Adams _____ J. Kolb _____
H. Fujita _____ F. Mok _____
S. Huntley _____ K. Regan _____
V. Israel _____ M. Shull _____

as amended

Conf. Ms.

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a 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 construction services for the Roosevelt High School - Pool and Bathhouse Renovations project (#1302P) (W.O. #E1906279), subject to the approval of the City Attorney as to form;
2. Authorize the Department's Chief Accounting Employee, subject to Mayor and Council approval, to request the City Administrative Office (CAO) to include in the CAO report to transfer an appropriation in the amount of \$1,796,000 for the Roosevelt High School - Pool and Bathhouse Renovation (#1302P) (W.O. #E1906279), to the appropriate GSD accounts in Fund 100, Department 40, as listed below:

From:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ ACCT. NO</u>	<u>APPROPRIATION AMOUNT</u>
Proposition 12/40 Cash Flow Account Natural Resources Infrastructure Fund	205/88/TBD <i>89/ym15</i>	\$1,796,000

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

1014 – Construction Salaries	\$ 267,600
1101 – Hiring Hall Salaries	\$ 600,000
1121 – Hiring Hall Fringe Benefits	\$ 210,000
3180 – Construction Materials and Supplies	\$ 718,400
Total	\$1,796,000

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

3. Authorize the Department's Chief Accounting employee, in conjunction with the City Administrative Office (CAO), to identify a cash flow source for the project expenses, to be reimbursed upon reimbursement of funds from State Parks;
4. Direct the Board Secretary to transmit the MOU to the City Attorney for review and approval as to form; and,
5. Authorize the General Manager to execute the MOU, subsequent to the approval of the City Attorney as to form.

SUMMARY:

Since the late 1970's, the Olympic-sized, outdoor swimming pool and bathhouse facilities at Roosevelt High School, located at 456 S. Mathews Street in Boyle Heights, have been jointly used by RAP and Los Angeles Unified School District. Both parties have agreed that the aging pool facilities at Roosevelt High School require extensive refurbishment.

In 2004, the State Legislature and the Governor of the State of California approved a local assistance grant, from the Natural Resources Infrastructure Fund, in the amount of \$2,700,000, to be used for the rehabilitation of the Roosevelt Senior High School pool and bathhouse facilities. The project scope consists of constructing a new pool deck and its related deck drain; upgrading bathhouse toilets, showers, changing rooms, and doors and hardware to comply with American with Disabilities Act (ADA) requirements; replacing heaters at locker rooms; structurally repairing dry-rotted columns; repairing roof screen; re-grading flooring area adjacent to tennis courts; providing planter drainage; and adding new ground cover and a modern irrigation system. In order to meet the schedule to expedite project completion, GSD has been selected to complete the construction of the project.

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GSD has prepared a construction cost estimate in the amount of \$1,381,555 based on the plans and specifications provided by BOE. Due to the existing conditions of the aging facility and the anticipation of the discovery of additional repair work during construction, an addition of construction contingency fund in the amount of \$414,445 is also being recommended for appropriation to GSD. Use of the contingency will require advanced written approval by the BOE Project Manager or his designated representative. GSD shall not utilize any of the contingency without advance written approval of BOE. Upon approval by the Board and the City Council, a total of \$1,796,000 will be appropriated to GSD as follows:

From:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>APPROPRIATION AMOUNT</u>
Proposition 12/40 Cash Flow Account <i>Natural Resources Infrastructure Fund</i>	205/88/TBD <i>89/4M15</i>	\$1,796,000
To the following GSD accounts in Fund 100, Dept. 40:		
1014 – Construction Salaries		\$ 267,600
1101 – Hiring Hall Salaries		\$ 600,000
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3180 – Construction Materials and Supplies		<u>\$ 718,400</u>
Total		\$1,796,000

The Natural Resources Infrastructure Grant funds will be provided to the City on a reimbursement basis. The Proposition 12/40 Cash Flow Account will be used to cash flow the project and will be promptly repaid upon reimbursement of grant funds from the State.

Upon approval of the fund appropriation and transfer to GSD accounts and execution of the MOU, GSD will begin work immediately. Completion of construction is estimated to take two hundred forty (240) calendar days.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed renovations will not have significant impact on the environment. This project has been determined to be Categorical Exempt pursuant to Article III, Section 1(a)(1), Class 1, Category 1, and Article III, Section 1(b)(5), Class 2, Category 5, of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk's office on May 10, 2006 and the County Clerk's office also on May 10, 2006.

Council District 14 and Metro Region staff support the recommendations as set forth in this report.

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FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to RAP's operational and maintenance budget; however, future operations and maintenance costs will be included in future departmental annual budget requests.

This report was prepared by Willis Yip, BOE - Architectural Division. Reviewed by Neil Drucker, Program Managers, BOE Recreational and Cultural Facilities Program; by Bradley Smith, Chief Deputy City Engineer, BOE.