

APPROVED

REPORT OF GENERAL MANAGER

NO. 07-203

DATE September 5, 2007

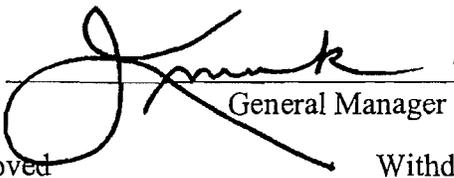
SEP 05 2007
**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PERSHING SQUARE PARKING GARAGE - REQUEST FOR APPROPRIATION OF AND AUTHORIZATION FOR TRANSFER OF FUNDS TO GENERAL SERVICES DEPARTMENT FOR REMOVAL AND REPLACEMENT OF EXISTING VENTILATION SYSTEM AND POWER DISCONNECT SWITCH

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


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the transfer of appropriation from Recreation and Parks Fund 302, Department 89, Account 810M-Pershing Square, Parking Operations to various accounts of General Services Fund 100, Department 40 for removal and replacement of existing ventilation system and power disconnect/switch in dangerous high voltage Department of Water and Power vault in the Pershing Square Garage by General Services Department (GSD), through Account 140C, a pass-through account required by the Controller, as follows;

FROM:

TO:

Department of Recreation & Parks
Fund 302, Department 89,
Account 810M – Pershing Square
Parking Operations \$ 21,324

Department of General Services
Fund 100, Department 40
Account 1014 – Salaries,
Construction Project \$ 5,384
Account 1101 – Hiring Hall
Construction 3,722
Account Number 1121 - Benefits
Hiring Hall Construction 800
Account Number 3180 –
Construction Materials 7,864
Contingency 3,554
\$ 21,324

REPORT OF GENERAL MANAGER

PG. 2

NO. 07-203

2. Direct staff to request that the City Administrative Officer (CAO), subject to approval by the Mayor and Council, include the appropriation of \$21,324 into GSD accounts in the Financial Status Report to the City Council;
3. Authorize the Department of Recreation and Parks to transfer cash to GSD upon review and approval of the expenditure report submitted by GSD; and
4. Authorize the General Manager or his designee to authorize and make technical corrections as necessary to those transactions included in this report.

SUMMARY:

The Pershing Square Garage facility contains a high voltage vault (Vault) pertaining to and used solely by the Department of Water and Power (DWP). DWP advised the Department of Recreation and Parks (RAP) that the Vault's exhaust fan is in need of replacement. The work is beyond the scope of RAP staff; however General Services Department (GSD) has staff trained to work in high voltage areas and is able to complete the work. Their estimate of costs is attached and includes detailed estimated material and labor costs as well as a requested contingency costs amount equal to 20% of the estimated material and labor costs. This report requests appropriations for said costs and the transfer of funds in payment to GSD will be made upon completion of work, submittal and approval of detailed invoices for labor and materials.

The work will require the facility to power off and go into emergency operations via emergency generators. This will require the entire facility (park and garage) to shut down all computers, electronic equipment and parking and revenue control equipment and to operate manually on an emergency basis. Extra costs will include additional staffing for emergency garage operations, emergency generator operation, RAP coordination, oversight and supervision of work at facility and to ensure a safe and orderly shut off, emergency operation, power up and return to full operation. Most or all personnel expenses will be at evening or overtime rates. According to GSD time estimates, the work will require 10 hours of work on two consecutive Saturdays. The work must be scheduled during weekends to avoid conflict with RAP programming and to reduce disruption to all services. Security will be increased during repairs and will present an additional cost to the garage. The project schedule will be coordinated by RAP and GSD.

FISCAL IMPACT STATEMENT:

Pershing Square Parking Operations will bear all costs of equipment replacement, GSD staffing, and all operations costs. The Department's revenues may be impacted due to decreased parking income from special events on weekends and cancelled filming during the project work days. Estimated cost to RAP for support staff, security and lost revenue is \$31,518.

Report Prepared by Carol Jacobsen, Senior Management Analyst

**DEPARTMENT OF GENERAL SERVICES
CONSTRUCTION FORCES DIVISION
BUDGETARY ESTIMATE**

DATE: 6/28/2007 W.O. # 7683000ETO: Michelle Moore C&M: TellesFROM: Nicholas Pendorf, BC&M Gen Supt. II PREPARED BY: Larry OsbornBLDG NAME: Pershing Square BLDG. 50/532PLAN #: N/A PLAN DATE N/A DATE REC'D: N/APROJECT TITLE: DWP Pershing Sq. vent systemSCOPE OF WORK: Replace/Remove existing Ventilation system and Power disconnect/switch **DANGEROUS HIGH VOLTAGE FOR ALL WORK TO BE DONE IN VAULT BASEMENT**NOT IN SCOPE OF WORK: Permits, design, DWP charges and wages

CFT	DESCRIPTION OF WORK	Labor Hrs.	SALARY	MATERIALS	COMMENTS
373	Demo/Install exhaust motor with new Disconnect safety/switch, conduit and wire, with breaker	12	\$1,239	\$3,560	1- JW Elect. & 1- ECH - OT
373	Relocate thermostat /conduit with 18-2 wire	6	\$620	\$129	1- JW Elect. & 1- ECH - OT
373	Estimating	2	\$115		
373	De/Mobilization	2	\$206		1- JW Elect. & 1- ECH - OT
376	Demo existing duct	20	\$1,560		2-JW Sheet Metal
376	Detail new stainless steel duct	5	\$390		1-JW Sheet Metal
376	Fabricate new stainless steel duct	40	\$2,080	\$1,600	2-Jw Sheet Metal
376	Install new blower, and s.s. duct	28	\$2,184	\$2,575	2-JW Sheet Metal
376	Start-up, test, vacuum and clean	8	\$624		2-JW Sheet Metal
376	Delivery and haul away	4	\$208		
376	Supervision	10	\$680		
TOTALS:			\$9,906	\$7,864	

Budgetary estimates are for budget purposes and based on preliminary plans and information. Budgetary estimates do not include unforeseen conditions and changes in the original scope of work. Budgetary estimates are good for 90 days from date of estimate.

Important Note: The above price does not include a contingency. GSD Construction strongly recommends including 20% contingency, in the funding, for any unforeseen conditions.

SALARY TOTAL: \$9,906MATERIAL TOTAL: \$7,864TOTAL ESTIMATE: \$17,770

RECOMMENDED
20% CONTINGENCY \$3,554