

REPORT OF GENERAL MANAGER

APPROVED

NO. 11-026

DATE January 19, 2011

FEB 02 2011

C.D. 13

**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK - BOATHOUSE REHABILITATION PHASE II (PRJ1500K)
(W.O. #E1907196) - MEMORANDUM OF UNDERSTANDING BETWEEN THE
DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF
PUBLIC WORKS BUREAU OF ENGINEERING AND THE DEPARTMENT OF
GENERAL SERVICES

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



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Department of Public Works - Bureau of Engineering (BOE) and the Department of General Services (GSD), for the construction activities associated with the Echo Park - Boathouse Rehabilitation - Phase II (PRJ1500K) (W.O.# E1907196) project, subject to the approval of the City Attorney as to form;

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2. Approve the appropriation of an additional \$840,000 to cover the total estimated construction cost of \$1,340,000, subject to City Council approval;

FROM:

<u>Funding Source</u>	<u>Fund/Dept/ Account. No.</u>	<u>Encumbrance Amount</u>
Proposition 40 California Cultural Historical Endowment (CCHE) ⁽¹⁾	205/89/EG01	\$840,000

NOTE:

⁽¹⁾ The Public Works Trust Fund will be used to provide cash flow, and to be reimbursed immediately upon receipt of funds from the State.

TO:

Through GSD Account and from there to the appropriate GSD Account Fund 100, Department 40, as follows:

1014 – Construction Salaries	\$40,000
1101 – Construction Salaries Hiring Hall	\$250,000
1121 – Construction Salaries Hiring Hall Fringe Benefits	\$100,000
1191 – Construction Salaries Hiring Hall Overtime	\$10,000
3180 – Construction Materials and Supplies	<u>\$440,000</u>
TOTAL	\$840,000

and, transfer cash to GSD on an as-needed basis, upon review and approval of expenditure reports submitted by GSD and approval of these reports by the BOE Project Manager;

3. Direct the Department’s Chief Accounting Employee to request that the City Administrative Office (CAO) include in the CAO report to the City Council and Mayor, a recommendation that the following appropriations, in the amount of \$840,000 be approved for the Echo Park Boathouse Rehabilitation – Phase II (PRJ1500K) (W.O.# E1907196) project;
4. Direct the Board Secretary to transmit forthwith the MOU to the City Attorney for review and approval as to form; and,
5. Authorize the General Manager to execute the proposed MOU, subject to approval as to form by the City Attorney.

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SUMMARY:

The 1,500 square foot Echo Park Boathouse, originally constructed in 1932, was designed in the Spanish Colonial Revival Style and is positioned over the Echo Park Lake. The facility has undergone several aesthetic and building system retrofits throughout the years. The most recent rehabilitation effort, Phase I, was completed in 2007. Phase I entailed preserving the existing piles, rehabilitating the dock, and providing disabled access to the dock.

Phase II of the Echo Park Boathouse Rehabilitation includes the completion of the aesthetic, and structural retrofit of the existing building and mechanical systems. The Boathouse Rehabilitation is a small part of the larger Echo Park Rehabilitation project.

Staff recommends awarding the Echo Park Boathouse Rehabilitation – Phase II (W.O. #E1907196) project to GSD in lieu of conducting a competitive bid process due to the following reasons:

- Construction needs to be completed by the end of February 2012 in order to meet the State Proposition 40 Grant deadline of June 30, 2012.
- GSD has shown knowledge and expertise in renovating and rehabilitating historical structures throughout the City.
- GSD can perform the demolition work while the selection of vendors is in process to expedite construction start and completion.
- Approximately three to four months of bid-and-award time can be saved by having GSD and the pre-approved vendors perform construction. GSD is authorized to perform this work per Los Angeles Administrative Code Section 22.535(a)(5).

BOE will provide project management, construction management, construction administration, and post construction services for the project.

Based on the plans and specifications prepared by BOE, the Phase II rehabilitation cost of the Echo Park Boathouse is estimated by the BOE to be \$1,120,000. An additional amount of \$220,000 is also recommended for appropriation to GSD for construction contingency funds, which brings the total project budget to an amount not to exceed \$1,340,000. GSD shall not utilize any of the construction contingency funds without advanced written approval by BOE Project Manager or his designated Representative.

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Council approved an appropriation of \$500,000 to the GSD for construction services related to this project (Council File No. 09-1425-S2). Upon approval by the Board and the City Council, the remaining appropriation of \$840,000 will be transferred to GSD as follows:

<u>Funding Source</u>	<u>Fund/Dept/Acct. No.</u>
Proposition 40 (CCHE)	205/89/EG01

The State's Proposition 40 funds will be provided to the City on a reimbursement basis. The Public Works Trust Fund will be used to provide cash flow for the projects 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 the execution of the MOU, GSD shall begin work immediately. Construction completion for the Boathouse Rehabilitation is estimated to be February 2012.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project is categorically exempt from the provisions of the CEQA pursuant to Article II, Section 2, Class 1 (1, 4). A Notice of Exemption was filed with the Los Angeles City Clerk on November 8, 2005.

FISCAL IMPACT STATEMENT:

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

This report was prepared by Ohaji K. Abdallah, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, BOE Recreation and Cultural Facilities Program Manager, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.