

APPROVED

MAR 02 2011

REPORT OF GENERAL MANAGER

NO. 11-065

DATE March 2, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 10 and 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BENNY H. POTTER WEST ADAMS AVENUE MEMORIAL PARK –
UNIVERSAL ACCESS PLAYGROUND – AMERICANS WITH DISABILITIES
ACT RESTROOM (PRJ#20228) (W.O. #E1907214) AND KEN MALLOY
HARBOR REGIONAL PARK – UNIVERSAL ACCESS PLAYGROUND –
AMERICANS WITH DISABILITIES ACT RESTROOM (PRJ#20227)
(W.O. #E1907213) – FINAL ACCEPTANCE

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

[Signature]

 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed under the Memorandum of Understanding (MOU) between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD) as outlined in the Summary of this Report; and,
2. Authorize the Board Secretary to furnish GSD with a letter of completion for the subject project.

SUMMARY:

On July 14, 2010, the construction of the American with Disabilities Act (ADA) restrooms at Benny H. Potter West Adams Avenue Memorial Park (Benny Potter) – Universal Access Playground (UAP) (PRJ#20228) (W.O. #E1907214) and Ken Malloy Harbor Regional Park (Ken Malloy) UAP (PRJ#20227) (W.O. #E1907213) was awarded to GSD through the approval of an MOU between RAP, BOE, and GSD (Board Report No. 10-193). The Benny Potter UAP is located at 2413 Second Avenue, Los Angeles, California 90018 in Council District 10; and the Ken Malloy UAP is located

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at 25820 South Vermont Avenue, Harbor City, California 90710 in Council District 15. The newly completed ADA restrooms replaced the existing aging and non-ADA compliant ones at each of the facilities, and will complement and serve the adjacent universally accessible playgrounds. The ADA restroom at Benny Potter UAP is 320 square feet in size, and consists of three stalls and a storage room. The ADA restroom at Ken Malloy UAP is 700 square feet in size, and consists of four stalls and a storage room/garage.

Due to the urgency to start and complete construction to meet the State Proposition 40 grant deadline, GSD's full detailed construction cost estimate was not in place at the time of the MOU approval. It was understood that the construction budget stated in the MOU might require adjustment based on GSD's detailed cost estimate and/or actual expenditure to complete the construction. The construction was completed and RAP took beneficial occupancy of the facilities on February 17, 2011, and the State inspection was conducted on February 24, 2011.

The appropriation of funds to GSD, as specified in the MOU, for the ADA restroom at the Benny Potter UAP was \$450,000 including construction contingency. During construction it was discovered that a section of the existing sewer was leaking (due to aging) and had to be replaced. As a result, an additional \$18,501.68 was required and GSD's final expenditure is \$468,501.68 for the complete construction of the ADA restroom at the Benny Potter UAP. A separate Board Report will be submitted to the Board for the approval to amend the MOU to increase the appropriation to GSD by the required additional funds of \$18,501.68 (itemized on the Third FY 2010-2011 Construction Projects Report to be approved by the City Council).

Similarly, the appropriation of funds to GSD, as specified in the MOU, for the ADA restroom at the Ken Malloy UAP was \$600,000 including construction contingency. GSD's final expenditure for this project is \$581,363.63. The project was completed on time and under budget.

The BOE Architectural Division performed the project management, project design, and construction administration tasks; while the Construction Management Division performed the construction management task.

There are no contract compliance or labor issues with the work done under this MOU. The construction work was completed by City employees and City's contract vendors under the supervision of GSD staff.

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FISCAL IMPACT STATEMENT

There is no anticipated fiscal impact to the RAP's General Fund. Project funding is provided by a Proposition 40 (AB716) Specified grant. The assessments of the future operations and maintenance costs have been determined as part of the RAP's yearly operating budget.

This report was prepared by Willis Yip, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer; and Michael A. Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.