

APPROVED

NOV 15 2006

REPORT OF GENERAL MANAGER

NO. 06-337

DATE: November 15, 2006

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HARVARD PARK POOL AND BATHHOUSE PHASE I (W.O. #E170601F) - DEMOLITION AND HAZARDOUS MATERIALS ABATEMENT SERVICES FOR THE EXISTING POOL AND BATHHOUSE - MEMORANDUM OF UNDERSTANDING BETWEEN DEPARTMENT OF RECREATION AND PARKS, BUREAU OF ENGINEERING, AND DEPARTMENT OF GENERAL SERVICES

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	_____

One for M.S.

Robert Jensen (for)
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Withdrawn _____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 Department of General Services (GSD), and the Bureau of Engineering (BOE), to provide demolition and hazardous materials abatement services for the existing pool and adjacent bathhouse at the Harvard Recreation Center, Phase I, located at 6120 Denker Avenue, Los Angeles, CA 90047, subject to the approval of the City Attorney as to form; and,
2. Authorize the Department's Chief Accounting Employee subject to Council approval, to process a transfer of funds in the amount of \$300,000 in Proposition K Year 9, Fund 43L/10/Y548, allocated for completion of the demolition and hazardous materials abatement services under the authority of this Board Report, to the appropriate materials and salary accounts Fund 100, Department 40 in GSD, listed as follows:

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FROM:

<u>Funding Source</u>	<u>Fund/Dept./Acct No.</u>	<u>Funding Amt.</u>	<u>Appropriation Amt.</u>
Prop K - Yr. 9	43L/10/Y548	\$1,000,000	\$300,000

TO:

1101 – Salaries Hiring Hall	\$ 126,000
1121 – Salaries Hiring Hall Fringe Benefits Construction	\$ 54,000
3180 – Construction Materials and Supplies	\$ 120,000
TOTAL	\$300,000

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

SUMMARY:

The proposed Harvard Park Pool and Bathhouse project (W.O. #E170601F), which is currently under design, involves the demolition of the existing pool and bathhouse and the construction of a new family aquatic center and bathhouse. The objective of the MOU with GSD for demolition and hazardous materials abatement services is to expedite the construction phase of the new bathhouse building, restroom building, changing room building, and a new swimming pool by demolishing and removing the existing bathhouse building, swimming pool, and surrounding landscaping and hardscaping prior to awarding the construction contract for the new pool and bathhouse to minimize the potential for the contractor encountering unforeseen conditions. The proposed Harvard Park Pool and Bathhouse will be located at the existing site of the Harvard Recreation Center, located at 6120 Denker Avenue, Los Angeles, CA 90047. Funding for the overall project is as follows:

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FUNDING SOURCE

	AMOUNT
CDBG – 30 th Year	\$ 250,000
General Fund	\$ 300,000
Proposition K, Year 9	\$1,000,000
Kaiser Donation	\$ 300,000*
Sites and Facilities	\$ 300,000
Proposition 40 2/3 Per Capita	\$ 525,000
Proposition 40 2/3 RZH	\$ 525,000
Proposition 40 Urban Park	\$3,000,000
RAP – MRP	<u>\$2,000,000</u>
TOTAL	\$8,200,000

*Fund specifically to be used for waterslide.

Funding for the demolition phase of the project, which includes demolition of the existing pool and bathhouse and hazardous materials abatement work, will be from Proposition K Year 9 Funds.

Due to extensive leaks and disruption to the existing swimming pool operations, the facility has been closed to the public since 2001. The early demolition and removal of the existing bathhouse building, swimming pool, and surrounding landscaping and hardscaping will enhance the ability to reopen the facility to the public by the summer of 2008. Council District Eight, RAP, and BOE are requesting GSD's help in expediting the demolition of the existing bathhouse building, swimming pool, and surrounding hardscape. Using the demolition and hazardous material abatement services of GSD and GSD's on-call subcontractors to perform the demolition and hazardous material abatement portion of the project (W.O. #E170601F) is in the best interest of the City. This approach will expedite removal of the existing pool and bathhouse building to prepare the site in a timely manner for the construction phase of the project. It will also reduce the possibility of the future pool and bathhouse contractor encountering unforeseen conditions.

GSD has successfully completed numerous demolition and hazardous material abatement projects, most recently the North Hollywood Multi-Purpose Center. BOE will provide construction management services for GSD in the demolition of the pool and bathhouse.

Funds are available for the abatement and demolition work in the following fund and accounts. Currently, a total of \$998,183.72 in funding is available in Proposition K Year 9 fund as follows:

<u>Funding Source</u>	<u>Funding Amount</u>	<u>Fund/Dept/Acct</u>	<u>Appropriation Amt.</u>
Prop. K YR9	\$1,000,000	43L/10/Y548	\$300,000

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Sufficient funds for demolition and hazardous materials abatement services are available for the proposed scope of work.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed demolition and construction of the new facility will not have a significant impact on the environment. The project was determined to be Categorical Exempt pursuant to Article III, Section 1 (c)(6), Class 3(6) and Section 1 (k)(6), Class 11(6) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk's Office and the Los Angeles County Clerk's Office on February 24, 2006.

FISCAL IMPACT STATEMENT:

The Harvard Park Pool and Bathhouse project budget is \$8,200,000. The scope of work includes demolition and removal of the existing bathhouse building and swimming pool, and the construction of a new bathhouse building, restroom building, changing room building, and new swimming pool. The project is scheduled for bid and award in December, 2006, through March, 2007. There is no fiscal impact to the Departmental budget at this time. Operations and maintenance costs will be determined prior to the facility opening to the public.

This report was prepared by Marlon Calderon, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering and was reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, Bureau of Engineering; and Bradley M. Smith, Chief Deputy City Engineer, Bureau of Engineering.