

**APPROVED**  
DEC 13 2006

REPORT OF GENERAL MANAGER

NO. 06-339

DATE November 15, 2006

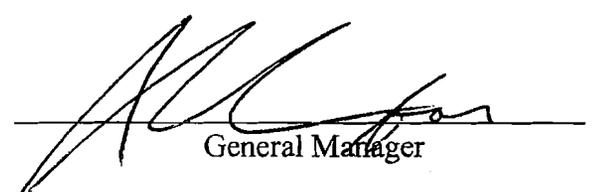
**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH WEDDINGTON PARK - FACILITIES ENHANCEMENT (W.O. #E170261F) - CHANGE IN PROJECT SCOPE; AMENDMENT NO. 2 TO MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE BUREAU OF ENGINEERING, AND THE DEPARTMENT OF GENERAL SERVICES; ALLOCATION OF ADDITIONAL SUBDIVISION/QUIMBY FEES; AND TRANSFER OF FUNDS TO GENERAL SERVICES

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<i>C.M. for M.S.</i>

  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the proposed change in scope to the South Weddington Park - Facilities Enhancement (W.O. #E170261F) project, as follows:
  - A. Eliminate the construction of the connector path between Walking Path Loop A and Loop B,
  - B. Eliminate the construction of Walking Path Loop B, and;
  - C. Swap the location of the existing men's restroom and the Recreation and Parks office space;
2. Authorize the Chief Accounting Employee to transfer \$64,732 in Subdivision/Quimby Fees, which were collected in 2004-2005 Fiscal Year, from the Subdivision/Quimby Fees Account 460K-00 to the South Weddington Park Account 460K-WK;

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3. Approve the allocation of \$98,677 in Subdivision/Quimby Fees from the South Weddington Park Account 460K-WK to the project;
4. Approve Amendment No. 2 to the Memorandum of Understanding (MOU) between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE), and the Department of General Services (GSD), substantially in the form on file in the Board Office, to increase the total approved funding to GSD by \$87,315, for a new total construction cost of \$587,315, subject to the approval of the City Attorney as to form;
5. Authorize the use, by GSD of any unspent Quimby funds previously allocated to the walking path portion of the project, toward additional costs, if any, beyond the \$87,315 in Quimby funds recommended to be allocated to GSD herein, for the restroom/office portion of the project;
6. Authorize the Department's Chief Accounting Employee, subject to City Council approval, to transfer funds in the amount of \$87,315 from the available funds in the following fund and account numbers under the authority of this Board Report, through Account 140A,

FROM:

<u>FUNDING SOURCE</u>	<u>DEPT/FUND /ACCOUNT NO.</u>	<u>AMOUNT</u>
Subdivision/Quimby Fees	89/302/460K-WK	\$87,315

GSD account 140A and transfer to the appropriate material and salary accounts in GSD Fund 100, Dept. 40, as follows:

TO:

<u>ACCOUNT NO.</u>	<u>AMOUNT</u>
1014 – Construction Salaries	\$69,080
3180 – Construction Materials, Supplies, and Services	<u>\$18,235</u>
Total:	\$87,315

7. Authorize Department of Recreation and Park to 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;
8. Direct the Board Secretary to transmit the proposed Amendment No. 2 to the City Attorney for review and approval as to form; and,

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9. Authorize the Department's General Manager to execute Amendment No. 2 to the MOU, subject to City Attorney approval as to form.

### SUMMARY:

The original scope of work for the South Weddington Park - Facility Enhancements (W.O. #E170261F) project included the construction of disabled access improvements to the existing outdoor men's and women's restrooms, new concrete walkways serving as a path of travel from the parking lot, said work funded by a specified line item in Proposition K - L.A. for Kids Program, and two new walking/jogging paths, Loop A and Loop B, linked by a connector path, funded by Quimby funds.

On January 12, 2006, an Amendment to the MOU was executed between RAP, BOE and GSD for the construction of the above described scope of work, and GSD was given a Notice to Proceed on May 17, 2006. The original scope of work included the bathroom work only; therefore, an amendment was requested to add all of the jogging path work, as requested by the Local Volunteer Neighborhood Committee (LVNOC). During construction, it became evident that the connector path, as designed, would require a small retaining wall to be built as the connector path was located adjacent to the edge of the park where there is a grade difference. In lieu of constructing a retaining wall, BOE staff proposed to use an existing concrete path located directly behind the little league baseball building to be included as a portion of the connector.

At the request of the North Weddington Park Advisory Board (PAB) and Council District Four (CD 4), a summary of the construction status and the BOE proposal for the modified location of the connector was brought to the North Weddington PAB for consideration and discussion. While not having any objections with the connector path relocation, the PAB, at their meeting of August 16, 2006, took issue instead with the facility renovation of the men's restroom. The PAB felt that the men's restroom entrance lacked visibility due to the adjacent freeway retaining wall and that safety of children would be compromised. They requested that the men's restroom be relocated to the location of the existing RAP office space and that the office space be relocated to the location of the existing men's restroom, essentially swapping the two locations.

The issue was brought to the attention of Councilmember LaBonge, and a field walk with Councilmember LaBonge, PAB members, RAP, GSD, and BOE took place on August 28, 2006. Councilmember LaBonge concurred with the PAB that the men's restroom/office space switch should occur as a precaution for restroom safety and agreed to seek additional funds to complete the work. Councilmember LaBonge also had no objection to the elimination of the connector path.

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Additionally, in response to community concerns at the PAB meeting, RAP, BOE, and GSD agreed to additional modifications to the walking/jogging loops to minimize potential impact on trees and to move the path closer to the exterior of the park to minimize the loss of usable green space.

Some members of the South Weddington community protested the impending construction of Loop B in an effort to preserve the green space at the northerly section of the park, and CD 4 received a number of e-mails and phone calls requesting the cancellation of Loop B. On October 10, 2006, CD 4 sent letters to the Steering Committee and Board of Recreation and Park Commissioners requesting that the Board, in concurrence with the LA for Kids Steering Committee, approve (1) elimination of the connector path, (2) elimination of Loop B, and (3) the use of \$100,000 in additional Subdivision/Quimby Fees to complete the design and construction of the men's restroom and office space swap.

In order to complete the work, BOE requests that an amendment to the MOU with GSD adding the amount of \$87,315 in construction funds be approved. Three Hundred Eighty Thousand Dollars (\$380,000) in Subdivision/Quimby Fees were previously allocated to the construction of Loop A, Loop B, and the connector. Any unused portion of these funds as a result of the elimination of Loop B and the connector loop, will be used toward the construction of the restroom/office portion of the project, if such costs exceed the \$87,315 approved herein for that purpose. Any remaining funds will revert back to the original funding source. If Prop K funds are used, any remaining funds will revert back to Prop K; any additional Quimby funds will revert back to Quimby.

Currently, the sum of \$33,945 is available in the South Weddington Park Account 460K-WK. Upon approval of this report, Subdivision/Quimby Fees in the amount of \$64,732, collected during Fiscal Year 2004-2005, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the South Weddington Park Account 460K-WK. Upon completion of that transfer, a total of \$98,677 will be available at this park in Subdivision/Quimby fees and can be allocated to this South Weddington Park - Facility Enhancements (W.O. #E170261F) project. From the \$98,677; \$87,315 will be transferred to GSD, providing a total MOU amount of \$587,315 for the entire project; the remaining \$11,362 will be used toward redesign and permit fees for the project as revised. These Subdivision/Quimby Fees were collected within two miles of South Weddington Park, which is the standard distance for the allocation of Subdivision/Quimby Fees for community parks.

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A summary of the construction funding for the revised project is as follows:

Funding Source	Fund/Dept./Acct.	Funds for MOU (Brd. Rpt. 05-143)	Funds for MOU Amend. 1 (Brd. Rpt. 05-215)	Funds for MOU Amend. 2	Total Funding by MOU as Amended
Prop K Yr. 8	43K/10/W456	\$120,000	-	-	\$120,000
Quimby	302/89/460K-WK		<u>\$380,000</u>	<u>\$87,315</u>	<u>\$467,315</u>
TOTALS:		\$120,000	\$380,000	\$87,315	\$587,315

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements, including the jogging path, will have no significant impact on the environment. This project has been determined to be Categorical Exempt per CEQA guidelines Article VII, Section 1a (existing facilities), 1b (replacement or reconstruction), and 1k (accessory structures). A Notice of Exemption was filed with the Los Angeles City Clerk's Office on June 19, 2003, and posted by the Los Angeles County Clerk's Office on June 20, 2003. The scope changes approved herein represent a reduction in the project scope and, as such, the previously filed exemption remains valid.

Staff of CD 4 and the Department's Valley Region support these project recommendations as outlined in the report.

FISCAL IMPACT STATEMENT:

Upon Board allocation and appropriation of additional Subdivision/Quimby Fees in the amount of \$98,677, sufficient funds will be available to complete this project. The assessments of the future operations and maintenance costs have yet to be determined.

Prepared by Gary Lam, Proposition K Group, Bureau of Engineering, and reviewed by Neil Drucker, Program Manager, Bureau of Engineering. Reviewed by Bradley Smith, Chief Deputy City Engineer.