

REPORT OF GENERAL MANAGER

APPROVED

NO. 08-171

DATE June 18, 2008

JUN 18 2008

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN HEIGHTS YOUTH COMPLEX PROJECT – LINCOLN HEIGHTS YOUTH CENTER (W.O. #E170232F), LINCOLN HEIGHTS JUNIOR ARTS CENTER (W.O. #E170231F), NORTHEAST ROLLER HOCKEY RINK (W.O. #E170235F) & LINCOLN HEIGHTS BOXING GYMNASIUM (W.O. #E170226F) – CHANGE IN PROJECT SCOPE; AMENDMENT NO. 2 TO MEMORANDUM OF UNDERSTANDING BETWEEN DEPARTMENT OF THE RECREATION AND PARKS, DEPARTMENT OF CULTURAL AFFAIRS, THE BUREAU OF ENGINEERING, AND THE DEPARTMENT OF GENERAL SERVICES

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	M. Shull	_____

M. Shull

Kenneth Perry (for JKM)
General Manager

Approved _____

Disapproved _____

Withdrawn _____

as amended

RECOMMENDATION:

That the Board:

1. Approve Amendment No. 2 to the Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Cultural Affairs Department (CAD), the Bureau of Engineering (BOE) of the Department of Public Works, and the Department of General Services (GSD), to expand the scope of work to include the construction of the roller hockey rink (Phase III) to complete the Lincoln Heights Youth Complex Project; to increase the total construction funding by \$3,800,000, for a total construction cost of \$6,900,000; and to extend the term by 24 months after execution of Amendment No. 2 to the MOU, for the Lincoln Heights Youth Center (W.O. #E170232F), Lincoln Heights Junior Arts Center (W.O. #E170231F), Northeast Roller Hockey Rink (W.O. #E170235F) and Lincoln Heights Boxing Gymnasium (W.O. #E170226F) referred to herein as the Lincoln Heights Youth Complex Project;

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2. Authorize the Department's Chief Accounting Employee, subject to City Council and Mayor approval, to request the City Administrative Office (CAO) to include in the CAO report to the City Council a transfer, at the request of the Bureau of Engineering of appropriations in the not-to-exceed amount of \$3,800,000, be approved for the construction of the Lincoln Heights Youth Complex Project;

From:

<u>Project</u>	<u>Fund No./Department No./ Account No.</u>	<u>Appropriation Amount</u>
Lincoln Heights Youth Center		
Proposition K - Yr 8	43K/10/W562	\$ 4,644
Proposition K - Yr 9	43K/10/Y562	\$ 44,000
Proposition. K - Yr 10	43K/10/A562	\$ 436,916
Subtotal		\$ 485,560
Lincoln Heights Junior Arts Center		
Proposition K - Yr 8	43K/10/W561	\$ 12,000
Proposition K - Yr 9	43K/10/Y561	\$ 44,000
Proposition K - Yr 10	43K/10/A561	\$ 450,000
Subtotal		\$ 506,000
Lincoln Heights Boxing Gymnasium		
Proposition K - Yr 8	43K/10/W544	\$ 39,090
Proposition K - Yr 9	43K/10/Y544	\$ 89,350
Proposition K - Yr 10	43K/10/A544	\$ 1,000,000
Subtotal		\$ 1,128,440
Northeast Roller Hockey Rink		
Proposition K - Yr 7	43K/10/V464	\$ 64,480
Proposition K - Yr 9	43K/10/Y464	\$ 10,000
Proposition K - Yr 10	43K/10/A464	\$ 55,520
Proposition K - Yr 11 *	TBD	\$ 780,000
Proposition K - Yr 11 Inflation *	TBD	\$ 770,000
Subtotal		\$ 1,680,000
Total		\$ 3,800,000

*Availability of funding is subject to City Council approval of the Engineer's Report for fiscal year 2008-09.

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To:

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

1014 - Construction Salaries	\$1,540,000
1101 - Construction Hiring Hall	\$ 385,000
1121 - Construction Hiring Hall Fringe Benefits	\$ 116,000
3180 - Construction Materials and Supplies	<u>\$1,759,000</u>
TOTAL:	\$3,800,000

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 Bureau of Engineering Project Manager;

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

SUMMARY:

The Lincoln Heights Youth Complex Project is located at 2500 Griffin Avenue and consists of a 17,746 square foot, two story, former church and school building. The Lincoln Heights Youth Complex Project includes the following four specified Proposition K projects: Lincoln Heights Youth Center; Lincoln Heights Junior Arts Center; Lincoln Heights Boxing Gymnasium; and Northeast Roller Hockey Rink.

On November 19, 2003, the Board of Recreation and Park Commissioners (Board) approved the acquisition of the property for the development of a youth-oriented recreation center which was in need of immediate attention. On June 1, 2005, the Board of Recreation and Park Commissioners approved a MOU (Board Report No. 05-144) to establish responsibilities between the RAP, CAD, BOE and GSD to provide construction services for the project's Phase I for a not-to-exceed amount of \$600,000. The scope of Phase I consisted of replacing the roof membrane, gutters and downspouts, exterior lead paint abatement, repainting the exterior of the facility, graffiti coating, exterior window and door refurbishment, a new masonry property line wall and general landscaping clean-up. On November 8, 2005, City Council approved the appropriation of funds to GSD in the amount of \$600,000 (Council File No. 05-0600-S34).

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Subsequently, GSD was asked to complete additional work which included conducting a seismic exploratory investigation that indicated additional structural strengthening was needed for the roof and the facility. GSD also made substantial repairs after the facility was vandalized and a small fire was started. Additional funds were needed to cover the roof seismic work and additional repairs. On June 20, 2007, the Board approved the MOU Amendment (Board Report No. 07-155), for the work to complete Phase I and to partially fund Phase II, for a total not-to-exceed amount of \$3,100,000, increasing the appropriation of funds to GSD in the amount of \$2,500,000.

The project's Phase II includes the completion of the junior arts center, boxing gymnasium and youth center, as well as appurtenances in the roller-hockey rink. The Phase II scope of work includes abatement of interior lead and asbestos; demolition of interior and exterior work; completion of seismic work; stuccoing the exterior; painting and repairing the facility's interior; renovating the plumbing, electrical, security, data, HVAC and cabinets; grading the exterior path for Americans with Disability Act compliance; installing equipment; and re-grading the existing parking site to install parking, roller hockey rink, fencing, outdoor lighting and landscape.

GSD will also be completing the project's Phase III scope of work to complete the Lincoln Heights Youth Complex construction. Phase III includes the construction of the concrete pad required for the roller hockey rink and the installation of all fixed roller hockey equipment. Amendment No. 2 to the MOU will add the Phase III scope of work, approve the transfer of the total construction budget, with a 15% contingency, and add the time needed to complete Phases I, II and III of the project. The construction budget of Phases I, II and III is \$6,000,000, with a 15% contingency totaling \$900,000 for a total construction budget of \$6,900,000. The contingency will be spent only with the authorization of the BOE Project Manager, as is stipulated in Amendment No. 2 to the MOU. Amendment No. 2 will also add 24 months to the term of the MOU.

The project's Phase III was originally scheduled for Proposition K Year 12 (Fiscal Year 2008-2009). On February 28, 2008, the LA for Kids Steering Committee approved reprogramming the funds for Phase III from Proposition K Year 12 (Fiscal Year 2008/2009) to Year 11 (Fiscal Year 2007/2008) to balance the Proposed Proposition K Year 12 (Fiscal Year 2008/2009) Plan. And at the LA for Kids Steering Committee May 28, 2008 meeting, the reprogramming of Proposition K - Year 11 Inflation funds totaling \$859,791 for the Northeast Roller Hockey Rink were added to the project budget to fully fund the construction of the project. These actions are pending City Council approval.

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The available funding is as follows:

Funding Sources by Project	Fund No. / Department No./Account No.	Funding for Initial MOU	Funding for MOU Amendment No. 1	Funding for MOU Amendment No. 2	Total Construction Funding
Lincoln Heights Youth Center					
Proposition K - Yr 8	43K/10/W562	\$ 75,000	-	\$ 4,644	\$ 79,644
Proposition K - Yr 9	43K/10/Y562	\$ 225,000	\$ 100,000	\$ 44,000	\$ 369,000
Proposition K - Yr 10	43K/10/A562	-	\$ 325,000	\$ 436,916	\$ 761,916
Subtotal		<u>\$ 300,000</u>	<u>\$ 425,000</u>	<u>\$ 485,560</u>	<u>\$ 1,210,560</u>
Lincoln Heights Junior Arts Center					
Proposition K - Yr 8	43K/10/W561	\$ 75,000	-	\$ 12,000	\$ 87,000
Proposition K - Yr 9	43K/10/Y561	\$ 225,000	\$ 100,000	\$ 44,000	\$ 369,000
Proposition K - Yr 10	43K/10/A561	-	\$ 325,000	\$ 450,000	\$ 775,000
Subtotal		<u>\$ 300,000</u>	<u>\$ 425,000</u>	<u>\$ 506,000</u>	<u>\$ 1,231,000</u>
Lincoln Heights Boxing Gymnasium					
Proposition K - Yr 8	43K/10/W544	-	\$ 120,000	\$ 39,090	\$ 159,090
Proposition K - Yr 9	43K/10/Y544	-	\$ 410,000	\$ 89,350	\$ 499,350
Proposition K - Yr 10	43K/10/A544	-	\$ 730,000	\$ 1,000,000	\$ 1,730,000
Subtotal		-	<u>\$ 1,260,000</u>	<u>\$ 1,128,440</u>	<u>\$ 2,388,440</u>
Northeast Roller Hockey Rink					
Proposition K - Yr 7	43K/10/V464	-	\$ 80,000	\$ 64,480	\$ 144,480
Proposition K - Yr 9	43K/10/Y464	-	\$ 80,000	\$ 10,000	\$ 90,000
Proposition K - Yr 10	43K/10/A464	-	<u>\$ 230,000</u>	<u>\$ 55,520</u>	<u>\$ 285,520</u>
Proposition K - Yr 11 *		-	-	\$ 780,000	\$ 780,000
Proposition K - Yr 11		-	-	-	-
Inflation *		-	-	\$ 770,000	\$ 770,000
Subtotal		-	<u>\$ 390,000</u>	<u>\$ 1,680,000</u>	<u>\$ 2,070,000</u>
TOTAL		<u>\$ 600,000</u>	<u>\$ 2,500,000</u>	<u>\$ 3,800,000</u>	<u>\$ 6,900,000</u>

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