

REPORT OF GENERAL MANAGER

APPROVED
MAR 19 2008

NO. 08-73

DATE: March 19, 2008

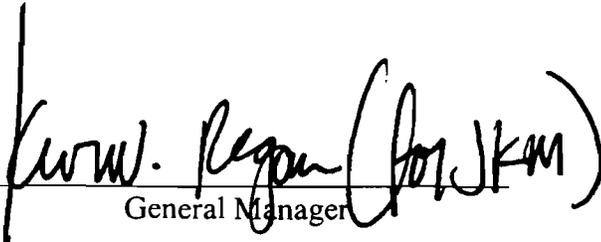
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**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ASCOT HILLS PARK PROJECT – EXTRA SERVICES AND TIME
EXTENSION TO THE MOUNTAINS RECREATION AND CONSERVATION
AUTHORITY DESIGN CONTRACT NO. 3177

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



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve extra services to be paid to Mountains Recreation and Conservation Authority (MRCA) in the amount of \$35,475, to provide additional design services, as outlined in the body of this report, for the completion of the Ascot Hills Park Phase II project; and,
2. Authorize a term adjustment to Contract No. 3177 from three years to four years.

SUMMARY:

The design services contract (Contract No. 3177) with MRCA covers the architectural/landscape design, preliminary plans, final working drawings, specifications, cost estimates, and other related construction administration services for the Ascot Hills Park project. The original contract was approved by the Board on August 9, 2005 (Board Report No. 05-219, and executed on January 4, 2006, for a total fee of \$348,800 for MRCA's design services, and for a term of three (3) years.

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The Ascot Hills Park project is located on a City-owned property, approximately 100 acres in size, that was formerly used as a training facility by the Department of Water and Power (DWP). The project address is 4371 Multnomah Street, Los Angeles, CA 90032. The Department of Recreation and Parks is presently improving and operating on-site under the authority of a Facility Use Permit issued by DWP as an interim measure until the formal lease between the Department and DWP is executed. The lease document is presently being reviewed by the City Attorney and will be presented to the Board upon completion of the final draft. This project provides a rare opportunity to create passive recreation within one of the few remaining areas of open space in Northeast Los Angeles in the heavily urbanized and disadvantaged communities of El Sereno and Lincoln Heights.

The City's Proposition 40 – Urban Park Act grant application specified that MRCA would provide design and other related construction administration services due to their unique background and experience related to this project. A professional services contract with MRCA for the complete design and related construction administration services of the Ascot Hills Park project was executed since the Department does not have staff with the expertise to complete the required work. MRCA has the staff and experience to complete the work required under the proposed contract within a reasonable time frame.

The total fee under Contract No. 3177 for MRCA is \$348,800. The Phase I portion of the project was completed in August 2006 that allowed the western portion, approximately 40 acres, of the total 100-acre site to be opened for public use. The Phase I work featured new entrance monument/gates, hiking trails with vista/rest areas, a permeable gravel parking lot, and a portable restroom unit that is in compliance with the Americans with Disabilities Act (ADA) requirements. To date, the City has paid MRCA \$89,857 for the design completion of the Phase I work. MRCA is currently in the process of completing the design for the Phase II work, for a fee that equals the balance of their contract amounting to \$258,943. The scope of the Phase II work includes site utility connections, an irrigation system, additional hiking trails, a shade structure, seat walls, an outdoor classroom, stream restoration, native planting, interpretive signage, a permeable parking lot with security lights, a maintenance storage area, and renovation or replacement of the existing trailer building.

MRCA is requesting \$35,475 in additional services to complete the Phase II design work, for geotechnical investigation, and additional survey services which were not required under the original project scope. The renovation and relocation or replacement of the existing trailer building, has been added to the scope of Phase II work. The geotechnical investigation and additional survey services are necessary in order to determine the final location of the existing or new replacement trailer building.

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Staff recommends that the Board approve the extra services in the amount of \$35,475 to Contract No. 3177 in accordance with Article II, Section 8, EXTRA SERVICES, to authorize MRCA to proceed with and complete all necessary work for the Ascot Hills Park Phase II work, as described earlier in this report; and to extend the term of the contract by one year, in accordance with Article VIII, Section 5, TERM, that at BOARD'S sole option, the term of the agreement may be extended for up to three (3) additional years to be exercised in one (1) year increments.

Funds are available in Proposition 40 and Proposition K.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund since all compensation to MRCA is provided in the grant received from the Proposition 40 – Urban Park Act.

This report was prepared by Gino Ogtong, Management Analyst II, Contracts and Administration Division, and reviewed by Cid Macaraeg, Senior Management Analyst II, 3 Real Estate Division and Paul Tseng, Project Manager, BOE Architectural Division.