

APPROVED
MAY 7 2008

REPORT OF GENERAL MANAGER

NO. 08-113

DATE May 7, 2008

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VAN NUYS/SHERMAN OAKS PARK - EAST VALLEY MULTIPURPOSE CENTER (PRJ #1580A) (W.O. #E1700475) – FINAL PLANS AND CALL FOR BIDS

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	*M. Shull <i>[Signature]</i>

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Review, consider and adopt the Initial Study/Negative Declaration (IS/ND), substantially on file in the Board Office, as prepared for the proposed East Valley Multipurpose Center (EVMPC), finding that on the basis of the whole record of proceedings in the project, including the IS/ND and all comments received, that all potentially significant environmental effects of the project have been properly disclosed, evaluated in compliance with the California Environmental Quality Act (CEQA), and State and City CEQA Guidelines and reflects the Department of Recreation and Parks' independent judgment and analysis;
2. Approve the Final Plans and Specifications for the Van Nuys/Sherman Oaks Park - East Valley Multipurpose Center (PRJ #1580A) (W.O. #E1700475);
3. Approve the date to be advertised for receipt of bids as Tuesday, August 5, 2008, at 3:00 P.M. in the Board Office;
4. Approve the reduction in the value of work that the specifications required to be performed by the prime contractor from 50% to 20% of the base bid price;
5. Direct staff to file the Notice of Determination (NOD) for the project with the Los Angeles City and County Clerks within five working days of the Board's action; and,

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6. Authorize the Director of Finance to issue a check in the amount of \$1,926.75, payable to the Los Angeles County Clerk, for the NOD filing fee and California Department of Fish and Game (DFG) fee, using CDBG 29th Year funding source in Fund No. 205, Department No. 88, Account No. 023R, to pay the cost of the NOD filing fee and the DFG fee.

SUMMARY:

Submitted are the final plans and specifications for the Van Nuys/Sherman Oaks Park - East Valley Multipurpose Center (PRJ #1580A) (W.O. #E1700475), located at 5056 Van Nuys Boulevard, Sherman Oaks, CA, as prepared by the design consultant, Rios Clementi Hale Studios, under the direction of the Bureau of Engineering (BOE), Architectural Division.

The proposed construction involves the demolition of two existing buildings at Van Nuys/Sherman Oaks Park currently used for the Department of Recreation and Parks' (RAP) senior citizens recreational programs, and construction of a new facility to replace the demolished buildings. The two existing buildings were built in 1963 and 1978 respectively. The 1963 building has an area of 2,273 square feet, and the 1978 building has an area of 6,033 square feet. The new facility is composed of three buildings, totaling to 17,319 square feet. The first building, with an area of 7,707 square feet, will be used for multipurpose activities. The second building is 5,025 square feet, and will house the administration staff. The third building is 4,587 square feet, and will be utilized for fitness programs and classrooms.

The proposed sequencing of operation for the contractor is to construct the three new buildings first while the two existing building continue to be used for RAP programs. At the completion of the three new buildings, a partial acceptance will be in order to allow transfer of RAP staff and programs from the existing buildings to the new buildings, followed by demolition of the two existing buildings and further development of the outdoor areas with the following improvements: paving of the parking lot, re-striping, trees, and planting areas; installing perimeter security fencing, outdoor lighting, shuffle board courts, outdoor seating, hardscape, landscaping and planting new trees. At the completion of the whole project, a final acceptance by the Board will be recommended, after which, the Valley Interfaith Council (VIC) services and staff will be transferred from their leased facility at 5000 Colfax Avenue, North Hollywood to the new East Valley Multipurpose Center.

VIC is the contractor selected by the Department of Aging to provide senior services to this region and they have been the contractor for over 30 years. They are presently in a leased facility at 5000 Colfax Avenue in North Hollywood which is also in the service area and Council District 2 (CD2). The lessee in the City owned building will be VIC/East Valley Multipurpose Senior Center or the future contractor that provides these services set forth in the Department of Aging's contract. The new facility will be used for RAP's senior citizens recreational programs and will

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house the recreational programs of VIC. In addition, social programs such as, free meals, voluntary support, community services, attorney services, case management, voluntary doctors, transportation services, and immigration referral programs are provided to senior citizens. The VIC will discontinue their lease at this location after they move their staff and programs to the new EVMPC. The new facility will also be provided with an emergency generator capable to power up during an emergency so that the facility can be used as an emergency evacuation center in time of disasters.

The City Engineer's construction estimate for the project is \$12,600,000. Funds available for this project are from the Municipal Improvement Corporation of Los Angeles (MICLA) Fund No. 298, Department 88, Account No. C225, appropriated through the 2007-08 budget of the Capital Improvement Expenditure Program Municipal Facilities.

The design has been approved by the community through a series of meetings that started in May 2004 during the programming phase. A workshop to gather senior citizens' input for the merging of RAP and VIC recreational programs was held on June 11, 2004. A written survey of the senior citizens currently utilizing the existing senior center was also conducted. Meetings with the community were also attended by BOE, RAP, VIC, and by Councilmember Wendy Greuel of Council District 2 and her staff. The latest meeting with the community was on March 22, 2007 where the community unanimously approved the project design. Separate design meetings attended by BOE, RAP, VIC, and CD2 were held numerous times to assure the design conforms to the standards required by the City. Future meetings with the community are planned to inform them of the project development.

The policy of this Board has been to require that the prime contractor on construction projects perform a minimum of 50% of the work on the project, as measured by the base bid price. It is proposed that the Board reduce the prime contractor's participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, thus creating a more inviting and competitive bidding environment for this project. Also, it should create more competitive pricing among the subcontractors providing bids to the prime contractors.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared based on an Initial Study (IS), which determined that all potentially significant environmental effects would be less than significant. The ND was circulated to all interested parties and responsible agencies for a 20-day review and comment period from April 10 to April 29, 2008. All comments received during the public and agency review period have been responded to in the separately bound Public Review Record. Based on the review of all comments received, the RAP concluded that no fair or reasonable arguments have been made that identified new environmental impacts from the project, or that would

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require mitigation measures. The ND, along with the Public Review Record, which is in the custody of the RAP located at 1200 W. 7th Street, has been provided to the Board of Recreation and Park Commissioners for review, consideration and adoption.

The bid package is subject to the City Attorney's review and approval.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund; however, future operations and maintenance costs will be assessed upon completion of the project.

This report was prepared by Fred O. David, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Reza Bagherzadeh, Senior Environmental Engineer, BOE Architectural Division; by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; by Deborah Weintraub, Acting Chief Deputy City Engineer, BOE; and by Michael Shull, Superintendent, Planning and Development, Department of Recreation and Parks.