

APPROVED

REPORT OF GENERAL MANAGER

NO. 10-191

JUL 14 2010

DATE July 14, 2010

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA SPORTS COMPLEX – ADA COMPLIANT RESTROOM (#PRJ20482)(W.O. #E1907286) – MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES

R. Adams	_____	F. Mok	_____
V. Israel	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>ms</i></u>
S. Huntley	_____		

*Roy Adams*  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE) and the General Services Department (GSD), to provide construction services for the Rancho Cienega Sports Complex – Americans with Disabilities Act (ADA) Compliant Restroom (#PRJ20482)(W.O. #E1907286) project, subject to the approval of the City Attorney as to form;
2. Direct the Department’s Chief Accounting Employee to request that the City Administrative Office (CAO) include in the CAO report to the City Council and Mayor, a recommendation that the following appropriations, in the amount of \$252,000 be approved for the construction of the Rancho Cienega Sports Complex – ADA Compliant Restroom (#PRJ20482) (W.O. #E1907286) project;

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From:

<u>FUNDING</u> <u>SOURCE</u>	<u>FUND/DEPT/</u> <u>ACCT. NO.</u>	<u>ENCUMBRANCE</u> <u>AMOUNT</u>
Proposition 40 PC <sup>(1)</sup>	47T/89/TBD	\$102,000
Proposition 40 RZH <sup>(1)</sup>	47W/89/TBD	<u>\$150,000</u>
TOTAL		\$252,000

NOTE: <sup>(1)</sup> The Proposition 40 PC and Proposition 40 RZH funds will be cash flowed from an approved CDBG Float Loan, and these funds will be reimbursed immediately upon receipt of funds from the State.

To:

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

1104 – Construction Salaries	\$ 50,400
1101 – Hiring Hall Salaries	\$ 72,000
1121 – Hiring Hall Fringe Benefits	\$ 28,800
3180 – Construction Materials and Supplies	<u>\$100,800</u>
TOTAL	\$252,000

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 BOE Project Manager;

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

SUMMARY:

The proposed Rancho Cienega Sports Complex – ADA Compliant Restroom (#PRJ20482) (W.O. #E1907286) project is located at 5001 Rodeo Road, Los Angeles, CA 90016. The improvements include attaching two ADA compliant toilet stalls and adding an exterior lavatory to the existing non-ADA compliant restroom building.

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Staff recommends awarding this project to GSD in lieu of conducting a competitive construction bid process due to the following reasons:

- Construction of the exterior lavatory addition has to be completed before end of January 2011 due to Proposition 40 funding constraints.
- The scope of work is a “Specialty Work”. GSD has shown knowledge and expertise in improving restrooms to comply with the ADA, including but not limited to adding to an existing non-compliant building, with a combination of their own forces and by hiring specialized vendors for sub-contracted work.
- GSD can perform the demolition work while the selection of vendor is in process.
- Approximately three to four months can be saved from bid and award time by having GSD and their selected City-approved vendors perform construction. GSD is authorized to perform this work per Los Angeles Administrative Code Section 22.535(a)(5).

In addition to timeliness, GSD has experience in successfully completing various RAP projects. BOE will provide construction management services for GSD in the construction of the ADA compliant restroom project.

Approved project funds are available for the construction work in the following funds and accounts:

<u>FUNDING</u>	<u>FUND/DEPT./</u>
<u>SOURCE</u>	<u>ACCT. NO.</u>
Proposition 40 PC	47T/89/TBD
Proposition 40 RZH	47W/89/TBD

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements resulting from the MOU involves the construction of a minor structure that is accessory to an existing park and will not have a significant impact on the environment. The project is, therefore, categorically exempt from the provisions of CEQA pursuant to Article III, Section 1 (k)(3), Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

There are adequate funds for the proposed construction project. Therefore, there is no anticipated fiscal impact on the Department’s General Fund. The assessment of the future operations and maintenance costs has yet to be determined.

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This report was prepared by Ada Fernandez-DeLaRosa, Project Manager, Architectural Division, Bureau of Engineering. Reviewed by Mahmood Karimzadeh, Program Manager, Architectural Division, Bureau of Engineering; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering. Reviewed by Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.