

REPORT OF GENERAL MANAGER

APPROVED

NO. 11-049

DATE February 16, 2011

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C.D. 4

**BOARD OF RECREATION
and PARK COMMISSIONERS**

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SUBJECT: NORTH HOLLYWOOD MULTI-PURPOSE INTERGENERATIONAL CENTER AT TIARA STREET -- NEW BUILDING AND LANDSCAPE PROJECT (PRJ1543B)(W.O. #E170240F) -- FINAL PLANS AND CALL FOR BIDS

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

[Signature]

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the North Hollywood Multi-purpose Intergenerational Center at Tiara Street – New Building and Landscape (PRJ1543B) (W.O. #E170240F) project; and,
2. Approve the date to be advertised for receipt of bids as Tuesday, March 29, 2011 at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted are final plans and specifications for the North Hollywood Multi-purpose Intergenerational Center at Tiara Street – New Building and Landscape project, located at 11480 West Tiara Street, Los Angeles, CA 91601. This is a Proposition K Year 1 and Year 2 project. The Bureau of Engineering Architectural Division prepared the building plans for this project, and the Department of Recreation and Parks Planning and Construction prepared the grading and landscape plans. The City Engineer’s estimated total construction cost is \$2,300,000.

The undeveloped 1.56 acre site is located at the intersection of Tiara Street and Lankershim Boulevard. The North Hollywood Multi-purpose Intergenerational Center at Tiara Street – New Building and Landscape (PRJ1543B) (W.O. #E170240F) project will consist of construction of a new 2,100 square foot, one-story wood framed building with a multi-purpose room, lobby area, storage and equipment rooms, restrooms, staff office/ranger sub-station, and break room. The

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building will have fire sprinklers throughout for fire life safety protection. Landscaping and outdoor amenities include a children’s play area with rubberized surfacing, decomposed granite walking paths, new turf areas, a trellis, benches, gaming tables, solar powered lighting, outdoor fitness exercise equipment stations, picnic tables, drinking fountain, landscaping, irrigation, shade structure, perimeter fencing, a trash enclosure, and a new asphalt concrete parking lot to accommodate up to 19 vehicles.

The outdoor exercise equipment, shade structure, rubberized surfacing, children’s play equipment, and solar powered lighting will be completed by City vendors and are to be excluded in the contractors’ base bid proposal for the construction project. However, during the course of construction, should Recreation and Parks or the Bureau of Engineering determine that the work can be completed more efficiently by the contractor, then the work will be added to the contract as extra work.

Funds for construction are available for the proposed improvements in Proposition K Year 1, Year 2, and Year 5 Inflation funds and in Quimby funds, from the following accounts:

<u>Funding Source</u>	<u>Fund/Dept./Acct No.</u>
Proposition K Year 1	43K/10/K008
Proposition K Year 2	43K/10/N208
Proposition K Year 5-Inflation	43K/10/S208
Quimby	302/89/460K-TS

In compliance with the California Environmental Quality Act (CEQA), Staff has determined that the subject project will consist of construction of new small and accessory structures, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6, 17), Class 4(1), and Class 11(3) of the City CEQA Guidelines.

The bid package has been approved by the City Attorney’s office.

Council District Four and Valley Region Staff support the recommendations set forth in this report.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department’s General Fund. The assessments of the future operations and maintenance costs have yet to be determined and will be addressed in future budget requests.

This report was prepared by Gary Lam, Project Manager, BOE. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; and by Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.