



## REPORT OF GENERAL MANAGER

PG. 2                      NO. 11-054

### SUMMARY:

The Mid-Valley Multi-Purpose Center site is located at 9540 North Van Nuys Boulevard, Van Nuys, CA 91402 between Plumber Street and Vesper Avenue. The project is a Specified Proposition K project with the following scope of work, “acquire land and construct a new senior center and multi-purpose intergenerational center.”

The property was acquired in 1997 and the building renovation was completed in 2001. During the project's transition from the contractor to the City, the building was vandalized, completely destroying all improvements made to the building. The building was boarded-up and needed an additional \$1,300,000 to \$14,000,000 to repair the damages, and bring the building and property to a useable state. Recreation and Parks also expressed operational concerns over the eventual use of the building, as the former convalescent home which was partially renovated under the original project, is ill-suited as a multipurpose center. Given the financial situation and operational problems with the facility, the facility remained unoccupied. Reference Council File # 03-0068.

Although the building is boarded-up and has a perimeter chain link fence, it has been vandalized on multiple occasions over the years since the project was abandoned, and poses a safety issue. Recently, additional funds were approved for the project under Council File # 10-1099, which allows for the project to move forward as follows.

The new project is proposed to be developed in two phases. Phase I is the building demolition, which includes the abatement of hazardous materials including asbestos and lead base paint from the existing building, the demolition of the existing 30,0000 square feet single story structure and basement, and the backfill and soil compaction of the basement area to meet the adjacent grade elevations. Phase II is the construction of the new facility, which includes a single story structure that is approximately 2,500 square feet with two programming rooms: a senior room and a teen room; a staff office; lobby; restrooms; and a storage area; a parking area; and exterior improvements including landscape, irrigation, and security lighting.

In order to expedite the project and to allow it to move forward while the new facility is in design, BOE recommends that the Phase I – Building Demolition scope of work be awarded to GSD via an MOU. GSD has facilitated the demolition of various City buildings under the Proposition K Program and has successfully delivered the demolition project within budget. The estimated cost for the demolition of the building as described in the Phase I scope of work above is \$659,721.

Funds for the Phase I – Building Demolition project has been approved and transferred to GSD by the City Council under Council File No. 10-1099. Therefore, while your approval of the award of the demolition work, via the recommended MOU, is required, no funding actions are required under the auspices of this Report.

## REPORT OF GENERAL MANAGER

PG. 3                      NO. 11-054

Upon execution of the MOU, GSD will begin work upon the issuance of a Notice-to-Proceed (NTP) for the project. Completion of demolition is estimated to take ninety (90) calendar days for the project.

In accordance with the requirements of the California Environmental Quality Act (CEQA), the proposed project has been determined to be Categorical Exempt pursuant to Article III, Section 1(a)(11), Class 1(11), Section 1(c)(17) Class 3(17), and Section 1(d)(3) Class 4(3) of the City CEQA Guidelines.

Council District 7 and the RAP Valley Region staff support the recommendations as set forth in this report.

### FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund, however, future operations and maintenance costs will be included in future Department budget requests.

This Report was prepared by Armando Medina and Cathie Santo Domingo, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering. Reviewed by Neil L. Drucker, Program Manager, Recreational and Cultural Facilities Program; Bureau of Engineering; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.