

REPORT OF GENERAL MANAGER

APPROVED

NO. 11-234

DATE September 7, 2011

SEP 07 2011

C.D. 11

**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MAR VISTA RECREATION CENTER – RESTROOMS AND STORAGE ENLARGEMENT AND REMODELING (#1542B) (W.O. #E1907441) PROJECT – MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES FOR CONSTRUCTION SERVICES

R. Adams

K. Regan

H. Fujita

*M. Shull

Mf

V. Israel

N. Williams

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

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 Department of Public Works, Bureau of Engineering (BOE) and the Construction Forces of the Department of General Services (GSD), to provide construction services for the Mar Vista Recreation Center – Restrooms and Storage Enlargement and Remodeling (#1542B) (W.O.#E1907441) Project, subject to the approval of the City Attorney as to form;
2. Authorize the Department’s Chief Accounting Employee subject to Council approval, to request the City Administrative Office (CAO) to include in the CAO report to the City Council and Mayor, a recommendation that the following appropriations, in the amount of \$412,500 be approved for the construction of the Mar Vista Recreation Center – Restrooms and Storage Enlargement and Remodeling (#1542B) (W.O. #E1907441) Project;

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3. Direct the Department's Chief Accounting Employee to request that the City Administrative Office (CAO) include in the next Construction Projects Report to the City Council and Mayor, a recommendation that the following new Quimby funds (\$218,439.69) be allocated, and that GSD be authorized to retain the unexpended RAP-ADA Self-Evaluation and Transition Plan (\$95,253.42), Sites and Facilities (\$3,988.23) funds, and Quimby Funds (at GSD) (\$94,818.66), for the Mar Vista Recreation Center – Restrooms and Storage Enlargement and Remodeling (#1542B) (W.O. #E1907441) Project, as follows:

From:

<u>Funding Source</u>	<u>Completed Project</u>	<u>Fund/Dept./Acct. No.</u>	<u>Amount</u>
Quimby (new allocation)	N/A	302/89/89460K-MR	\$218,439.69
Sites & Facilities	ADA El Sereno RC	209/88/88H140	\$3,988.23
Quimby (at GSD)	RAP ADA Prog. 1 st Yr.	302/89/89140H	\$51,020.00
Quimby (at GSD)	ADA Wilmington RC	302/89/89140H	\$2,000.00
Quimby (at GSD)	ADA Sunland RC	302/89/89140H	\$41,798.66
RAP-ADA Self Evaluation	ADA Hazard Park	302/89/89140H	\$4,200.00
& Transition Plan	ADA Algin Sutton	302/89/89140H	\$38,582.58
Special Fund	ADA El Sereno RC	302/89/89140H	\$11,200.00
	ADA Hubert Humphrey	302/89/89140H	<u>\$41,270.84</u>
TOTAL			\$412,500.00

To:

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

1014 – Construction Salaries	\$ 82,500
1101 – Hiring Hall Salaries	\$117,850
1121 – Hiring Hall Fringe Benefits	\$ 47,150
3180 – Construction Materials and Supplies	<u>\$165,000</u>
TOTAL	\$412,500

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;

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

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SUMMARY:

The proposed Mar Vista Recreation Center – Restrooms and Storage Enlargement and Remodeling (#1542B) (W.O. #E1907441) Project is located at 11430 Woodbine Avenue, Los Angeles, California 90066. The improvements include remodeling and enlargement of the existing exterior and interior restrooms, including Americans with Disabilities Act (ADA) compliant toilet rooms for Men and Women; providing enlarged storage room; and remodeling of the existing electrical and plumbing rooms. The improvements will also include new tiled floor and walls in the existing remodeled Men’s and Women’s toilet rooms.

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

- The scope of work is a “Specialty Work”. GSD has shown knowledge and expertise in building restrooms to comply with the ADA, including but not limited to adding restrooms to an existing 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(s) for necessary sub-contracted work is in process.
- Approximately three to four months can be saved from the 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 Recreation and Parks projects. BOE will provide construction management services for GSD in the construction of the project.

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

<u>Funding Source</u>	<u>Fund/Dept./Acct. No.</u>
RAP ADA Self Evaluation and Transition Plan Special Fund	302/89/89140H
Quimby (at GSD)	302/89/89140H
Sites and Facilities	209/88/88H140
Quimby (new allocation)	302/89/89460K-MR

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In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements resulting from the MOU have been previously evaluated for potential environmental impacts (Board Report No. 08-198). The project was found to be categorically exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1), of the City CEQA Guidelines. Therefore, the MOU is exempt under Article II, Section 2(i) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

There is no fiscal impact for Mar Vista Restrooms project. Facility staff will continue to provide the necessary maintenance service at this facility. Improvements will be an asset to this facility.

This report was prepared by Ada Fernandez-DeLaRosa, Project Manager, the Department of Public Works, Bureau of Engineering, Architectural Division. Reviewed by Mahmood Karimzadeh, Program Manager, the Department of Public Works, Bureau of Engineering, Architectural Division; Neil Drucker, Program Manager, the Department of Public Works, Bureau of Engineering, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, the Department of Public Works, Bureau of Engineering,; and Michael A. Shull, Superintendent, Department of Recreation and Parks, Planning, Construction, and Maintenance Division.