

APPROVED
JUN 20 2012

REPORT OF GENERAL MANAGER

NO. 12-196

DATE June 20, 2012

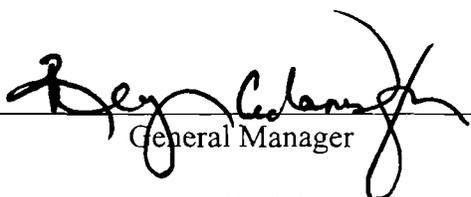
BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET POOL (HEY ROOKIE POOL) – RESTORATION PROJECT
– CONCEPTUAL APPROVAL AND MEMORANDUM OF
UNDERSTANDING WITH THE HARBOR DEPARTMENT

R. Adams _____ K. Regan _____
H. Fujita _____ *M. Shull MS for
V. Israel _____ N. Williams _____


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant conceptual approval of the Gaffey Street Pool (Hey Rookie Pool) Restoration Project, as described in the Summary of this Report;
2. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, with the Harbor Department of the City of Los Angeles (Harbor Department), that contains general terms for the construction, development and operation of the Gaffey Street Pool (Hey Rookie Pool) Restoration Project, as described in the Summary of this Report, subject to the approval of the Mayor and of the City Attorney as to form;
3. Direct the Board Secretary to transmit the MOU to the Mayor for review and approval in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
4. Authorize the Board President and Secretary to execute the MOU upon receipt of the necessary approvals; and,
5. Authorize the Department's Chief Accounting Employee to establish the necessary accounts within "Recreation and Parks Grant" Fund 205 to receive the grant funds from the Harbor Department and to make disbursements from the same account for work related to the restoration project.

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SUMMARY:

In 2003, the Board of Harbor Commissioners approved the creation of a five (5) year Community Aesthetic Mitigation Program. This program mandates that the funds of the program be used for improvements that reduce negative impacts resulting from the Port of Los Angeles (Port) operations. Funding and program requirements were established through the China Shipping Settlement Agreement, which was approved in March 2003, and later amended in June 2004.

In December 2009, the Board of Harbor Commissioners approved and allocated China Shipping Community Aesthetic Mitigation funding for the complete restoration of the Gaffey Street Pool, historically known as the Hey Rookie Pool Restoration Project (Project). Funding for the Project was requested by the Fort MacArthur Museum Association (FMMA) with the understanding that since the project is located on Department of Recreation and Parks (RAP) property, RAP would be responsible for ongoing maintenance, staffing and management of the pool once it is restored.

Gaffey Street Pool, located at 3351 Gaffey Street, San Pedro, CA within Angels Gate Park, is in poor condition and not usable. The proposed Project will be a complete restoration which will bring the pool up to current health, safety, and building codes, while retaining much of its historical context. All efforts will be made to maintain and reconstruct the pool to its 1940's original design. The Project will include replacement of tiles, as necessary, modification of pool slope and depths to meet code requirements, replacement of complete mechanical systems, all plumbing, all electrical equipment, and deck concrete as necessary. The upper concrete areas will be modified to accommodate access, seating, and patron flow from the above areas to the pool and deck area. Accessibility from the lower slope area will include handicap parking stalls, a disabled lift, and stair access on the north side of the pool deck. A handicap accessible restroom will also be installed. Exhibit panels and a historic plaque will be added to provide patrons the story of the pool's historical significance. It is estimated that the Project will take approximately four and one-half years to complete. The Board is being asked to grant conceptual approval to the proposed Project which would allow staff to proceed with the necessary preliminary design work.

The proposed MOU between RAP and Harbor Department has RAP being responsible for the completion of the design and construction of the proposed improvements. Upon its completion, RAP shall maintain the improvements. The Harbor Department shall be responsible for providing the necessary funding up to \$6,966,012 to complete the Project. Should there be any unspent funds at the end of construction, these shall be returned to the Harbor Department for use at other mitigation projects. It should be noted that RAP has also secured an additional \$1,000,000 in Proposition K funds for the Project which will be applied to other improvements, such as parking and changing facilities near the pool area. Execution of the proposed MOU would give RAP access to funds to begin the environmental and design work. It should be noted

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that staff will bring this item to the Board for final approval when the design/construction plans are completed.

Approval of the proposed MOU would facilitate the provision of funds to support the Gaffey Street Pool (Hey Rookie Pool) Renovation Project conceptually approved by the Board of Harbor Commissioners under the China Shipping Community Aesthetic Mitigation Program. Funding does not provide permits for the Project, but allows for design and administrative planning. Any physical construction related to the proposed Project would remain subject to future CEQA requirements. As such, Staff has determined that the approval of the MOU is exempt from the requirements of the California Environmental Quality Act (CEQA) as a continuing administrative activity pursuant to Article II, Section 2(f) of the Los Angeles City CEQA Guidelines. Additional CEQA documentation requirements will be determined once a detailed project scope has been defined for future Board action.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to RAP's General Fund as the project will be fully funded by the funds provided by the Harbor Department and Proposition K. RAP staff will apply for maintenance and operations funds for the site at a later time.

This report was prepared by Cid Macaraeg, Senior Management Analyst II in the Real Estate and Asset Management Unit.