

APPROVED  
MAY 16 2012

REPORT OF GENERAL MANAGER

NO. 12-146

DATE May 16, 2012

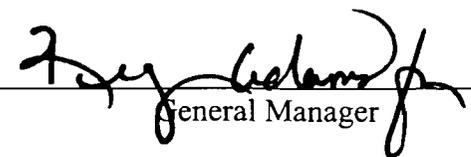
BOARD OF RECREATION  
& PARK COMMISSIONERS

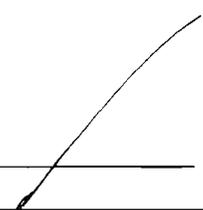
C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLYWOOD RECREATION CENTER PHASE IA – POOL AND POOL BUILDING DEMOLITION (W.O. #E170344F) 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, CONSTRUCTION FORCES DIVISION

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>ms</u>
V. Israel	_____	N. Williams	_____

  
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Withdrawn \_\_\_\_\_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 Department of General Services (GSD), Construction Forces Division to provide demolition services for the Hollywood Recreation Center Phase IA – Pool and Pool Building Demolition (W.O. #170344F) project, subject to the approval of the City Attorney as to form;
2. Authorize the Department’s Chief Accounting Employee, subject to Mayor and City Council approval, to request the City Administrative Officer (CAO) to include in the CAO report to the City Council that a transfer of the following appropriation, in the amount of \$500,000, be approved for the demolition of the Hollywood Recreation Center Phase IA – Pool and Pool Building Demolition (W.O. #170344F) project

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From:

<u>FUNDING SOURCE</u>	FUND NO./DEPT. NO./ <u>ACCT. NO.</u>	APPROPRIATION <u>AMOUNT</u>
Proposition K – Year 13	43K/10/10F590	\$100,000
Proposition K – Year 15	43K/10/10H590	<u>\$400,000</u>
Total		\$500,000

To:

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

001014 – Construction Salaries	\$ 100,000
001101 – Hiring Hall Salaries	\$ 71,429
001121 – Hiring Hall Fringe Benefits	\$ 28,571
003180 – Construction Materials and Supplies	<u>\$ 300,000</u>
Total	\$ 500,000

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 expedited review and approval as to form; and,
4. Authorize the General Manager to execute the MOU, subsequent to the approval of the City Attorney as to form.

SUMMARY:

The proposed demolition project is located at 1122 Cole Avenue, Los Angeles, California 90038 in Council District 13. The Proposition K line item scope of work is to “construct modern gym and pool buildings.”

The project is proposed to be constructed in phases. Phase IA demolition of the existing pool and pool building. Phase IB is the construction of the pool and the pool building funded by Proposition K and Quimby. Phase II is the construction of the modern gym building, which is a future phase.

Staff recommends awarding to GSD in lieu of conducting a competitive construction bid process because GSD has experience in demolishing pool building structures.

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Proposition K funds for this project are programmed in the current fiscal year. This project must have the construction contract awarded prior to the end of the current Fiscal Year 2011-12 (i.e. by June 30, 2012). In order to meet the construction award schedule without losing the Proposition K funding, it is recommended that GSD be selected to construct the project, in accordance with Section 22.535(a) (5) of the Los Angeles Administrative Code.

GSD has not prepared a construction cost estimate for the demolition project. The BOE total demolition cost estimate for the project is \$450,000. After a construction estimate has been prepared by GSD, if the GSD and BOE estimates are substantially different, BOE will report back to the Board and make any additional recommendations for the Board's consideration. A construction contingency, in the amount of \$50,000, is also being recommended for appropriation to GSD, however, use of the contingency will require advance written approval by the BOE Project Manager or his designated representative. Upon approval of the Board and the City Council, a total of \$500,000 from Proposition K funds will be requested for appropriation to GSD.

Upon execution of the MOU and the approval of the fund appropriation and transfer to GSD accounts, GSD will begin work upon the issuance of a Notice-to-Proceed (NTP) for the project. Completion of demolition is estimated to take 270 calendar days for the project.

Staff has determined that the subject project will consist of the replacement of deteriorated facilities to meet current public health and safety standard that are accessory to and existing park. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(4, 11, 12), Class 2(1) and Class 11(2, 7) of the City CEQA Guidelines. A Notice of Exemption was previously filed with the Los Angeles County Clerk on April 23, 2002. The scope of the project and the environmental setting has not substantially changed since original approval of the exemption, and therefore no additional CEQA documentation is required.

Council District 13 and the Metro Region staff support the recommendations as set forth in this report.

FISCAL IMPACT STATEMENT:

At this time, there is no fiscal impact to RAP's General Fund for the approval of this board report. Once the entire project is completed, operational maintenance costs will be determined. Upon project completion, a request for funding will be submitted in future annual budget requests.

This Report was prepared by Shashi Bhakta and Cathie Santo Domingo, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering (BOE). Reviewed by Neil

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Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.