

SPECIAL MEETING AGENDA

BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES

Wednesday, September 5, 2012 at 9:35 a.m.
or as soon thereafter as the Commission
recesses its Meeting noticed for 9:30 a.m.

EXPO Center
Community Hall Room
3980 S. Bill Robertson Lane (Formerly Menlo Avenue)
Los Angeles, CA 90037

(Parking located in "Lot 1", at the corner of Martin Luther King
Boulevard and Bill Robertson Lane)

REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE
ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS
WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A
CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL
REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED
PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. EACH SPEAKER WILL BE
GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC
PRESENTATION.

1. GENERAL MANAGER'S REPORTS:

- 12-263 Reseda Park - Pool Replacement and Bathhouse Renovation
(PRJ1618P) (W.O. #E1907292) Project - Request Authority
to Negotiate Change Orders to Contract No. 3354
- 12-264 1st Street and Broadway Park - Park Development
(PRJ20655) Project - Preliminary Authorization to
Proceed with the Acquisition of Parcels
- 12-265 Camp High Sierra - Memorandum of Agreement Between the
Department of Recreation and Parks and Mammoth Mountain
Ski Area, LLC, for the Development, Operation, and
Maintenance of the Campground
- 12-266 Jensen Filtration Plant - Lease Agreement with the
Metropolitan Water District and Sub-Lease Agreement with
the Granada Hills Youth Recreation Center, Inc., for
Youth Sports Activities
- 12-267 Franklin Canyon Orange Grove Park - Twenty-Year Lease
Agreement with the Department of Water and Power for the
Use, Operation, and Maintenance of a Portion of the
Lower Franklin Reservoir
- 12-268 Board Office - Signature Authority

September 5, 2012

2. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, September 19, 2012 at 9:30 a.m., at Anderson Memorial Center, 828 South Mesa Street, San Pedro, CA 90731.

3. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website:

<http://ita.lacity.org/Residents/CouncilPhone/index.htm>

The official electronic website posting location for the Agendas for the meetings of the Department of Recreation and Park Board of Commissioners and its Task Forces is at www.lacity.org

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 12-263

DATE September 5, 2012

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA PARK – POOL REPLACEMENT AND BATHHOUSE RENOVATION (PRJ1618P) (W.O. #E1907292) PROJECT – REQUEST AUTHORITY TO NEGOTIATE CHANGE ORDERS TO CONTRACT NO. 3354

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull MS
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the City Engineer to negotiate change orders which will cause the cumulative total amount of change orders not to exceed \$789,440 or thirty two percent (32%) of the original contract award amount;
2. Authorize the City Engineer to approve subsequent change orders; and,
3. Authorize the City Engineer to execute change orders for a total cumulative value not to exceed \$789,440 or thirty two percent (32%) of the original contract award amount.

SUMMARY:

On June 15, 2011, the Board awarded Contract No. 3354 to Morillo Construction, Inc. (Board Report No.11-182), in the amount of \$2,467,000 for the Reseda Park – Pool Replacement and Bathhouse Renovation (PRJ1618P) (W.O. #E1907292) project, located at 18411 Victory Boulevard, Reseda, CA 91335.

In response to the request by the Office of the Third Council District to open the facility for the 2012 Summer Swim Season, the construction schedule was compressed to expedite completion, and was further accelerated in order to make up for the time delays due to unfavorable weather conditions and unforeseen site conditions. To date, twenty seven (27) change orders have been executed for a

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total amount of \$543,971, or 22% of the original awarded contract amount. Some of the major change order work included:

- Replaced approximately 800 feet of 10-inch sewer line, including new connection to sewer main in the street;
- Replaced existing water main line and upgraded gas line connection;
- Re-built portion of the existing Equipment Room including foundation;
- Re-built the existing column/trellis system outside the Bathhouse;
- Additional code compliance work at the existing Bathhouse as required by the Department of Building and Safety; and,
- Construction acceleration.

The Bureau of Engineering (BOE) is reviewing additional change order requests submitted by the Contractor, and anticipates that the total cumulative value of all change orders will exceed 25% of the original contract award amount, surpassing the authority limit of the General Manager, and will therefore require Board approval per Board Report No. 06-136. It is requested that the Board authorizes the City Engineer to negotiate additional change orders and execute change orders for a total cumulative value not to exceed \$789,440 or 32% of the original awarded contract amount. Sufficient funds are available in the construction budget appropriated for the project to cover the remaining change orders.

On July 5, 2012, a temporary Certificate of Occupancy for the Reseda Pool and Bathhouse facility was issued by the Department of Building and Safety. The facility had a soft-opening to the public on July 10, 2012. A dedication/grand opening ceremony was held on July 23, 2012. The Contractor is currently completing minor punch list items and securing a final Certificate of Occupancy from the Department of Building and Safety.

FISCAL IMPACT STATEMENT:

The project will be funded by previously approved funding sources per Board Report No. 11-182. There is no immediate fiscal impact to the Department's General Fund. However, operations and maintenance costs will be evaluated and included in future Department budget requests.

This report was prepared by Alex Ngo, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Mike Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.

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DATE September 5, 2012

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1st STREET AND BROADWAY PARK – PARK DEVELOPMENT (PRJ20655)
PROJECT – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE
ACQUISITION OF PARCELS

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



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition of parcels identified by Assessor's Parcel Numbers (APN) 5161-005-925 which measures approximately 85,377 square feet or 1.96 acres for the development of a park. The parcels is located across the street from City Hall at 301 West 1st Street, Los Angeles, California 90012;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD) including the request for GSD and City Attorney's Office (CA) to draft a Purchase and Sale Agreement upon completion of preliminary work, and all due diligence and for staff to obtain the necessary environmental and funding clearances for the acquisition of said property;
3. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-RX and new Zone Change Fees Account No. 89440K-RX with 1st and Broadway as the Account Name;
4. Authorize the Department's Chief Accounting Employee to transfer \$15,000 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the 1st and Broadway Account No. 89460K-RX;

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5. Approve the allocation of \$15,000 in Quimby Fees from 1st and Broadway Account No. 89460K-RX for the completion of preliminary acquisition activities for 1st and Broadway Park Project, as described in the Summary of this Report; and,
6. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with a Purchase and Sale Agreement, escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding will be made available for the acquisition of the property through Quimby Funds or an alternative funding source;
 - B. Appropriate California Environmental Quality Act (CEQA) review of documentation/ actions will have been identified reviewed, addressed, and required actions completed;
 - C. All environmental assessments, Phase I and Phase II or any additional assessments needed, will have been completed and appropriate actions taken and satisfied prior to close of escrow;
 - D. A Class "A" Formal Appraisal will have been completed and reviewed by GSD and upon review will make recommendation to RAP staff on action to be taken as it relates to the acquisition; and,
 - E. GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with support from the Mayor's Office and the Councilmember of Council District 14 (CD14), is considering the acquisition of the parcel identified by APN: 5161-005-925 located across the street from City Hall at 301 W. 1st Street, Los Angeles, California 90012. The parcel measures approximately 85,377 square feet or 1.96 acres (see attached Aerial Map). The parcel is currently vacant and unimproved. There are remnants of a building foundation on-site. It is owned by the State of California.

RAP, along with the Mayor's Office and CD14, are interested in acquiring the property to expand the recreational activities in the area as part of the Mayor's 50 Parks Initiative. The proposed acquisition will provide more recreational space for the surrounding community. GSD will provide a Class "A" estimate of value for the property.

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The California Environmental Quality Act (CEQA) and the necessary Environmental Site Assessment are being reviewed and processed. Both the CEQA and the required Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

Due to the size of the proposed project, and the facilities, features, programs, and services it could provide once complete, the 1st and Broadway Park project site would meet the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Upon approval of this report, \$15,000 in Quimby Fees can be transferred from Quimby Fees Account No. 89460K-00 to 1st and Broadway Account No. 89460K-RX, and allocated for the completion of the preliminary acquisition activities for 1st and Broadway Park Project.

The total Quimby Fees allocation for the project is \$15,000. These Quimby Fees were collected within one mile of the 1st and Broadway Park Project site, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. This allocation will not meet all the estimated costs for the acquisition and development of this project site. Multiple funding sources, including the allocation of additional Quimby fees, will be needed in order to implement a project at this site.

FISCAL IMPACT STATEMENT:

Acquisition of this parcel will increase RAP's maintenance cost. Staff will request a budget increase through the standard budget process. An estimate of additional maintenance costs will be provided with final request for approval of acquisition. There are possibly unforeseen environmental remediation costs, development costs, and relocation costs. When these costs become known, they will be presented to the Board.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Division.

This item not included in the package

12-265 Camp High Sierra - Memorandum of Agreement Between the
Department of Recreation and Parks and Mammoth Mountain
Ski Area, LLC, for the Development, Operation, and
Maintenance of the Campground

This item not included in the package

12-266 Jensen Filtration Plant - Lease Agreement with the
Metropolitan Water District and Sub-Lease Agreement with
the Granada Hills Youth Recreation Center, Inc. for
Youth Sports Activities

This item not included in the package

12-267 Franklin Canyon Orange Grove Park - Twenty-Year Lease Agreement with the Department of Water and Power for the Use, Operation, and Maintenance of a Portion of the Lower Franklin Reservoir

REPORT OF GENERAL MANAGER

NO. 12-268

DATE September 5, 2012

C.D. _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BOARD OFFICE - SIGNATURE AUTHORITY



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

1. That in the absence of the Commission Executive Assistant I (CEA I), the employees listed in the body of this report be authorized to sign all documents requiring the signature of the CEA I, in order to conduct the business of the Board; and,
2. That the Board adopt a Resolution containing the signature exemplars of the authorized employees, and instruct the CEA I to forward said Resolution to the City Clerk.

SUMMARY:

Numerous agreements, contracts, and correspondence require the signature of the CEA I. To assure timely transmittal and completion of these documents in the absence of the CEA I, it is recommended that the following three staff members be authorized to sign on her behalf:

Regina Adams	Executive Officer
Kevin Regan	Assistant General Manager
Noel Williams	Chief Accounting Employee

The City Attorney previously advised staff that at any given time, there should be only one Commission Executive Assistant II (CEA II) to the Board. Therefore, the CEA I would have signature authority in the absence of the CEA II; likewise, the Executive Officer would have signature authority in the absence of the CEA II and CEA I, and the Assistant General Manager would have signature authority in the absence of the CEA II, CEA I, and Executive Officer; and the Chief Accounting Employee would have signature authority in the absence of the four aforementioned employees.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the General Fund.

Prepared by Mary E. Alvarez, Commission Executive Assistant II.