

**APPROVED**  
NOV 06 2013

REPORT OF GENERAL MANAGER

NO. 13-275

DATE November 6, 2013

BOARD OF RECREATION  
& PARK COMMISSIONERS

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HANSEN DAM PHASE II – RANGER STATION (W.O. #E170405F) PROJECT – AMENDMENT TO THE SUPPLEMENTAL AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, AND DEPARTMENT OF GENERAL SERVICES, CONSTRUCTION FORCES

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

*[Signature]*  
General Manager

Approved *[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve an Amendment to the Supplemental Agreement (Amendment) to the 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) to increase the construction funding for Hansen Dam Phase II – Ranger Station (W.O. #E170405F) by an additional \$907,469.00, from the current \$6,542,531.00 to a new, not-to-exceed total amount of \$7,450,000.00 and extending the current forty-eight (48) month term by twelve (12) months, to a total of sixty (60) months, subject to the review and approval of the City Attorney as to form;
2. Direct the Board Secretary to transmit the Amendment to the City Attorney for review and approval as to form;
3. Authorize the Department’s General Manager to execute the proposed Amendment after the appropriate signatures by the other parties thereto, subsequent to approval of the City Attorney as to form; and

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4. Request the Department's Chief Accounting Employee, in accordance with the proposed Amendment and upon its execution, with the assistance of the Office of the City Administrative Officer (CAO), to facilitate the necessary Council approval to appropriate \$907,469.00 in construction funds to GSD, as follows:

FROM:

<u>Funding Source</u>	<u>Fund/Dept./Acct. No.</u>	<u>Encumbrance Amount</u>
Proposition K – Year 15	43K/10/10H004	<u>\$ 907,469.00</u>
Total:		<u>\$ 907,469.00</u>

TO:

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

1014 – Construction Salaries:	\$ 181,494.00
1101 – Hiring Hall Construction:	\$ 250,336.00
1121 – Hiring Hall Fringe Benefits	\$ 112,652.00
3180 – Construction Materials and Supplies:	<u>\$ 362,987.00</u>
Total:	<u>\$ 907,469.00</u>

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 RAP.

SUMMARY:

The Hansen Dam Phase II – Ranger Station (W.O. #E170405F), a Proposition K project, was awarded to the Department of General Services (GSD) on June 17, 2009 for construction (Board Report No. 09-169). Funds were obligated prior to the end of fiscal year 2008-09 by way of an executed Memorandum of Understanding (MOU) in order to avoid loss of the Proposition K funds. The MOU amount of \$4,650,000.00 was a budgetary figure provided to GSD and was not based upon a cost estimate developed by GSD. It was recognized that the MOU would have to be amended to reflect the total construction cost, at the time of completion of plans and specifications for the project. Therefore, upon completion of the plans and preparation of a detailed construction cost estimate by GSD, an additional amount of \$1,892,531.00 was transferred to GSD on February 16, 2011 (Board Report No. 11-053), which totaled a not-to-exceed amount of \$6,542,531.00, including a ten percent (10%) contingency, in the amount of \$594,776.00.

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The scope of this project consisted of the construction of a new, single story, 4,600 square foot building. The building includes offices for the park rangers; a visitor center, including the entry point for the patrons of Hansen Dam campgrounds and equestrian trails; public restrooms; a community meeting room; a communication center; lunch room, and storage. The project also includes park ranger and visitor parking; road improvements, including reconfiguration of the park entrance to monitor site access; site grading; landscaping; and new utility connections, including an extension of the sewer line. The building roof line extends beyond the building envelop, which provides a shade structure covering most of the front lawn, to allow for outdoor events to be held comfortably.

Due to the complex design of the project, numerous unforeseen conditions, and various GSD omissions in their final construction cost estimate, the project has taken longer than anticipated and the construction cost has escalated, which has exhausted the approved contingency funding. Therefore, an additional amount of \$907,469.00 was requested by GSD, as recommended by BOE, and approved by the L.A. for Kids Steering Committee on May 30, 2013.

BOE therefore recommends that the Board of Recreation and Park Commissioners approve the Amendment and upon its execution, with the assistance of the CAO, to facilitate the necessary City Council approval to appropriate and transfer funds in the amount of \$907,469.00 into the appropriate GSD accounts.

The project is currently ninety-nine (99%) complete in construction. GSD has indicated that all required construction can be completed within ninety (90) calendar days after the transfer of funds to GSD or execution of this Agreement, whichever occurs last. The project's funding sources are as follows:

Funding Source	Fund/Dept./Acct No.	Funding for Original MOU	Funding for Agreement
Proposition K- Year 12*	43K/10/10E004	\$4,650,000.00	\$4,650,000.00
Proposition K- Year 12**	43K/10/10E004		\$1,892,531.00
Proposition K- Year 15	43K/10/10H004		<u>\$ 907,469.00</u>
Total:		\$4,650,000.00	\$7,450,000.00

\* Appropriated in original MOU (Board Report No. 09-169)

\*\* Appropriated in Supplemental Agreement (Board Report No. 11-053)

Staff has determined that the underlying project in the proposed amendment to the MOU has been previously evaluated for compliance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted on June 17, 2009 (Board Report No. 09-167). The scope of the project and the environmental setting has not substantially changed, and, therefore, no additional environmental documentation is required for the approval of the proposed amendment to the MOU.

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FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's General Fund. All funds are provided by the above-listed funding sources as specifically identified and approved for use on this project. The future operation and maintenance costs as a result of the completion of this project have yet to be determined.

This Report was prepared by Sean H. Phan and Shashi Bhakta, Project Manager, Recreation and Cultural Facilities Division, BOE. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Division; BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE. Michael A. Shull, Assistant General Manager, Department of Recreation and Parks, Planning, Construction and Maintenance Branch.