

APPROVED
JUN 18 2015

REPORT OF GENERAL MANAGER

NO. 15-134

DATE June 18, 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET POOL (A.K.A. HEY ROOKIE POOL) – (POOL & NEW BATHHOUSE) RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT – TRANSFER AND ALLOCATION OF FUNDS

 R. Adams	_____	V. Israel	_____
R. Barajas		K. Regan	_____
H. Fujita	_____	N. Williams	_____


General Manager

Approved

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$2,000,000 from Fund 205, Department 88, Account 88000H to Fund 205, Department 88, Account TBD;
2. Approve the allocation of \$2,000,000 from Fund 205, Department 88, Account TBD for the Gaffey Street Pool – (Pool and New Bathhouse) Renovation Project (PRJ20726) (W.O. #E1907453) as described in the Summary of this report; and,
3. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

The project entails the restoration of the Gaffey Street Pool (a.k.a. Hey Rookie Pool). The pool facility is located at 3351 South Gaffey Street, San Pedro, California 90731, within Angels Gate Park.

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In 1943, a group of soldiers stationed at Fort MacArthur wrote and produced the "Hey Rookie" stage show. Not only was the show a great success as a military morale booster, but the show also attracted some of the biggest names in Hollywood during its nine (9) month run. The production was a financial success and generated substantial funds which were later used to construct the "Hey Rookie" (Gaffey Street) pool facility. This newly constructed facility, which accommodated approximately 2,000 patrons, was one of the biggest venues in San Pedro and became home of the water-based show, "Aquacades."

In 1977, the United States Army decided that Fort MacArthur no longer fit its needs and declared it surplus property. The property was then transferred to the City of Los Angeles, through the Secretary of the Department of the Interior. The City turned the "Upper Reservation" into a park in 1982. The pool remained open until the early 1990's, when it was eventually closed and drained due to deterioration. The pool and its terraced concrete spectator seating area has been closed to the public since the early 1990's and needs to be brought up to current health, safety, and building codes.

The project is included in the Proposition K Bond measure approved by the voters in November 1996 and is a listed specified project in the program. The specific Proposition K scope of work is for the "renovation of the swimming pool."

The detailed project scope of work includes the following:

- refurbishment of the existing historical one hundred ten (110) foot by fifty (50) foot, 5,500 square-foot (SF), swimming pool;
- construction of a 4,471 SF bathhouse with pool equipment room;
- additional improvements including Americans with Disabilities Act (ADA) compliant access ramps, stairs, and walkways;
- construction of an access road, parking areas, seating, exhibit panels and plaque, hillside grading; and,
- construction of a new event concrete terrace and associated landscape and irrigation.

The project plans and specifications were prepared by the Department of Public Works, Bureau of Engineering, Architectural Division and the design consultant, Paul Murdoch Architects.

The estimated total project cost including design, geotechnical evaluation, environmental assessment, construction, and inspection costs is \$10,700,000. See attached Project Budget Sheet for the specific cost breakdown (Attachment No. 1).

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To date, the project funding sources are as follows:

<u>Description</u>	<u>Amount</u>
Proposition K	\$1,000,000
Proposition K Inflation and Interest ⁽¹⁾	\$ 735,900
<u>Harbor Department Funds ⁽²⁾</u>	<u>\$6,966,012</u>
Total	\$8,701,912

Notes:

- (1) Availability of these funds is pending approval by the City Council of the Engineer's Report for Fiscal Year 2015-16, which includes the Proposition K Interest and Inflation funds for which this project qualifies. The Engineer's Report was adopted by the City Council on June 3, 2015 and the City Clerk transmitted the file to the Mayor. The last day for the Mayor to act is June 15, 2015.
- (2) Harbor Department Funding was approved via a Memorandum of Understanding, under Board Report No. 12-196, approved by the Board on June 20, 2012.

Approval and allocation of the additional \$2,000,000 for the project will fully fund the project including soft costs, construction, and construction contingency. This amount will bring the total funds available for the project to \$10,701,912.

On July 9, 2014, the Board approved final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration project (Report No. 14-191). On December 10, 2014, the Board approved the review of bids and the award of the construction contract in the amount of \$6,800,000 for the project (Report No. 14-318).

The project is currently 17 % complete in construction and is scheduled to be completed in spring 2017.

The proposed project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan were adopted on July 9, 2014 (Report No. 14-190) by the Board of Recreation and Parks Commissioners. A Notice of Determination was filed with the Los Angeles County Clerk on July 10, 2014. The scope of the project and the environmental setting has not substantially changed since the CEQA approval that would result in additional environmental impacts or an increase in the intensity of the projected impacts to require any new or modified mitigation. Therefore, no additional CEQA documentation is required.

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FISCAL IMPACT STATEMENT:

The construction project is funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, operations and maintenance costs will be evaluated and included in future budget requests.

This report was prepared by Cathie Santo Domingo, Superintendent, Planning, Construction, and Maintenance Branch.

ATTACHMENT NO. 1

Gaffey Street Pool - (Pool and New Bathhouse) Restoration Project

Project Budget Sheet

W.O. #E1907453 (PRJ20726)

May 13, 2015

Description	Amount	Subtotal	Percent
Land			
Real Estate	\$ -	\$ -	0.0%
Pre-Design Costs			
Environmental, Survey, Geotechnical, Haz Mat Survey	\$ 150,000	\$ 150,000	0.2%
Design Staff Costs			
Project Management, Project Engineering, Architectural, Mechanical, Electrical, Landscape	\$ 715,000	\$ 715,000	10.5%
Consultant Costs			
Design Consultant	\$ 700,000	\$ 890,000	13.1%
Archeological Const. Monitoring	\$ 98,000		
Geotechnical Const. Monitoring	\$ 92,000		
Construction			
Construction Contract	\$ 6,800,000	\$ 6,800,000	
Contingency	\$ 1,360,000	\$ 1,360,000	20.0%
Construction Staff Costs			
Project Management, Construction Management, Geotechnical, Survey	\$ 320,000	\$ 320,000	4.7%
Inspection Costs			
Bureau of Con Ad	\$ 210,000	\$ 290,000	4.3%
Material Testing	\$ 80,000		
Other Direct Costs			
Public Art Work	\$ 68,000	\$ 178,000	2.6%
Plan Check and Permits	\$ 70,000		
DWP Fire Hydrant Fee	\$ 40,000		
TOTAL ESTIMATED PROJECT COSTS	\$ 10,703,000	\$ 10,703,000	