

# APPROVED

FEB 06 2020

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-024

DATE February 06, 2020

C.D. 10

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MICHELLE AND BARACK OBAMA SPORTS COMPLEX (AKA RANCHO CIENEGA SPORTS COMPLEX) PROJECT - PHASE I (RE-BID) (PRJ20308) (PRJ21190) (W.O. #E1907694) – ADJUSTMENT OF FUNDING FOR CONSTRUCTION CONTRACT (C#3645)

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	<i>FDC</i> E. Santo Domingo	<i>DF</i> _____
V. Israel	_____	N. Williams	_____

*Nad Denise Williams*  
 \_\_\_\_\_  
 General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to revise the funding table associated with the Michelle and Barack Obama Sports Complex, formerly known as the Rancho Cienega Sports Complex Project - Phase I (RE-BID) (PRJ20308) (W.O. #E1907694) Project (Project) to include construction contingency, based on the following actions:
  - a. Add a new funding source to the table, Proposition K Inflation (Project ID S-93) 2018-2019, Fund 43K, Account No. 10RPAV, \$294,761, and encumber funds as needed for construction contingency.
  - b. Add a new funding source to the table, Proposition K Inflation (Project ID C227-8) 2017-2018, Fund 43K, Account No. 10PPAI, \$250,000, and encumber funds for construction contingency.
  - c. Increase the funding encumbrance for FY 15-16 Sites and Facilities funds Account No. 209/88/88M211, by an additional \$1,200,000, as noted in the construction contingency portion of the table, and encumber funds for construction contingency.
  
2. Authorize the revised funding table as noted in the Summary of this Report; and
  
3. Authorize RAP's General Manager or Designee to make technical corrections, as necessary to carry out the intent of this Report.

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### SUMMARY

This Report requests the Board to authorize and approve changes to the funding for the Project which was previously approved by the Board. The funding adjustment is to add accounts to address the construction contingency which was not previously allocated to the Project, and replace previously identified sources of funds with different funds.

On June 20, 2018, the Board of Recreation and Park Commissioners (Board) awarded Phase I of the Project to Pinner Construction Co., Inc., for the amount of \$40,599,000 (Report No. 18-127). The overall project entails the design and construction of a 49,000 square-foot sports facility which replaces the existing aging structures. The scope of work also includes the rehabilitation of the existing sports fields, walkways, play areas, parking, maintenance yards and park infrastructure within the 24-acre park. Due to the extensive renovation work and funding requirements, construction of the project shall be completed in two (2) phases. Phase 1 plans and specifications were prepared by Department of Public Works, Bureau of Engineering (BOE) Architectural Division, in conjunction with the design consultant, Studio Pali Fekete Architects (SPFA). Phase II will be completed at a later date, as funds become available.

The Phase I scope of work will occur in the south-central portion of the Project site, and the scope includes the following:

1. Demolition of:
  - a. The existing gymnasium;
  - b. The existing outdoor restroom/staff office/storage building on the southern portion of the property; and
  - c. Landscape, hardscape and infrastructure to accommodate new design elements
2. Construction of:
  - a. New 25,000 square foot (Celes King III) indoor pool and bathhouse facility and Fitness Annex;
  - b. New 24,000 square-foot gymnasium;
  - c. Two (2) new restrooms and tenant improvements within the existing Tennis Pro Shop; and
  - d. New site and infrastructure improvements and rough grading of parking lot.

### PROJECT FUNDING

On October 17, 2018, the Board approved Report No 18-215, which revised the funding for the Project and which did not include funding sources for a construction contingency. Below is the Funding Table as approved in Report No. 18-215, dated October 17, 2018.

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<b>FUNDING SOURCE</b>	<b>FUND/ DEPT. / ACCT. NO</b>	<b>AVAILABLE AMOUNT</b>
Community Development Block Grant (CDBG), United States Department of Housing and Urban Development (HUD; PY 40, FY 2014-15)	424/43/43L505	<b>\$3,640,432</b>
<b>Proposition K (Sports Complex/Fitness Annex/Lighting)</b>		
Proposition K (S93 - PY 17; FY 2013-14)	43K/10/10K213	<b>\$100,000</b>
Proposition K (S93 - PY 18; FY 2014-15)	43K/10/10L213	<b>\$106,405</b>
Proposition K (S93 - PY 19; FY 2015-16)	43K/10/10MPDB	<b>\$750,000</b>
Proposition K Gap Fund (S93 - PY 19; FY 2015-16)	43K/10/10MGGG	<b>\$1,750,000</b>
Proposition K (S94 - PY 18; FY 2014-15) Inflation	43K/10/10LK04	<b>\$125,509</b>
Proposition K_(8 <sup>th</sup> Cycle) (C227-8; PY 17; FY 2013-14)	43K/10/10KM20	<b>\$50,000</b>
Proposition K (8 <sup>th</sup> Cycle) (C227-8;- PY 18; FY 2014-15)	43K/10/10LM20	<b>\$200,000</b>
Proposition K Reconciliation Report (2015 appropriation)	100/54/00L094	<b>\$189,240</b>
<b>Prop K Inflation FY 2018-2019 (CF 17-0999) Fitness Annex (Project ID #S93)</b>	43K/10RPBA	<b>\$1,506,292</b>
<b>Other</b>		
<b>Sites and Facilities (2015-16)</b>	209/88/88M211	<b>\$1,250,000</b>
Sites and Facilities (2016-17)	209/88/88NABB	\$2,615,913
GCP per 2018-19 Mayors Budget	TBD	\$3,635,000
Quimby (WO# QT073656)	302/89/89716H	\$4,000,000
<b>Municipal Improvement Corporation of Los Angeles (MICLA)</b>		
MICLA (FY 2014-15) – (CF-14-0600)	298/88/88LNB1	\$7,500,000
MICLA (FY 2015-16) – (CF-15-0600)	298/50/50LTRC	\$521,431
MICLA (FY 2015-16) – (CF 15-0600) Remaining Authorized Amt	TBD	\$1,400,000
<b>Subtotal of Approved Funds</b>		<b>\$29,340,222</b>
<b>Funding Requiring Approval by Council or RAP</b>		
MICLA FY 2019-20	TBD	\$9,258,778
RAP Urban Greening Grant	TBD	\$2,000,000
<b>(1) Subtotal of Funds Requiring Approval</b>		<b>\$11,258,778</b>
<b>TOTAL</b>		<b>\$40,599,000</b>

Note: <sup>(1)</sup> Availability of funding is subject to Grantor, City Council and/or Mayor Approval.

The proposed revised table below recommended for Board approval under this Report includes the accounts and amount of funds needed for the construction contingency. It also includes revisions to previously allocated MICLA FY 2019-20 funds to show a new amount of \$3.25 Million approved in the 2019-20 City Budget, the addition of an account for \$3.635 Million of GCP funds approved in the 2018-19 budget, the addition of \$6,008,778 of MICLA FY 2020-21 funds, and the replacement of \$2 Million of previously identified RAP Urban Greening Grant funds with an equal amount of CDBG 45<sup>th</sup> PY funds.

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<b>FUNDING SOURCE</b>	<b>FUND/ DEPT. / ACCT. NO</b>	<b>REVISED AVAILABLE AMOUNT</b>
Community Development Block Grant (CDBG), United States Department of Housing and Urban Development (HUD; PY 40, FY 2014-15)	424/43/43L505	<b>\$3,640,432</b>
<b>Proposition K (Sports Complex/Fitness Annex/Lighting)</b>		
Proposition K (S93 - PY 17; FY 2013-14)	43K/10/10K213	<b>\$100,000</b>
Proposition K (S93 - PY 18; FY 2014-15)	43K/10/10L213	<b>\$106,405</b>
Proposition K (S93 - PY 19; FY 2015-16)	43K/10/10MPDB	<b>\$750,000</b>
Proposition K Gap Fund (S93 - PY 19; FY 2015- 16)	43K/10/10MGGG	<b>\$1,750,000</b>
Proposition K (S94 - PY 18; FY 2014-15) Inflation	43K/10/10LK04	<b>\$125,509</b>
Proposition K (8 <sup>th</sup> Cycle) (C227-8; PY 17; FY 2013-14)	43K/10/10KM20	<b>\$50,000</b>
Proposition K (8 <sup>th</sup> Cycle) (C227-8;- PY 18; FY 2014-15)	43K/10/10LM20	<b>\$200,000</b>
Proposition K Reconciliation Report (2015 appropriation)	100/54/00L094	<b>\$189,240</b>
<b>Prop K Inflation FY 2018-2019 (CF 17-0999) Fitness Annex (Project ID #S93)</b>	43K/10/10RPBA	<b>\$1,506,292</b>
<b>Other</b>		
<b>Sites and Facilities (2015-16)</b>	209/88/88M211	<b>\$1,250,000</b>
Sites and Facilities (2016-17)	209/88/88NABB	\$2,615,913
GCP per 2018-19 Mayors Budget	100/56/000903	\$3,635,000
Quimby (WO# QT073656)	302/89/89716H	\$4,000,000
<b>Municipal Improvement Corporation of Los Angeles (MICLA)</b>		
MICLA (FY 2014-15) – (CF-14-0600)	298/88/88LNB1	\$7,500,000
MICLA (FY 2015-16) – (CF-15-0600)	298/50/50LTRC	\$521,431
MICLA (FY 2015-16) – (CF 15-0600) Remaining Authorized Amount	TBD	\$1,400,000
MICLA (FY-2019-20) – (CF 19-0600)	TBD	\$3,250,000
<b>Subtotal of Approved Funds</b>		<b>\$32,590,222</b>
<b>Funding Requiring Approval by Council or RAP</b>		
MICLA FY 2020-21	TBD	\$6,008,778

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CDBG 45 <sup>TH</sup> PY CF#18-0968	TBD	\$2,000,000
<b>(1) Subtotal of Funds Requiring Approval</b>		<b>\$8,008,778</b>
<b>Total Funds for Construction Contract</b>		<b>\$40,599,000</b>
<b>Construction Contingency</b>		
S93 - Rancho Cienega Sports Center - PY22 (2018-19)	43K/10/10RPAV	\$294,761
C227-8 - RAP: Rancho Cienega (8th Cycle) -PY 21 (2017-18)	43K/10/10PPAI	\$250,000
Sites and Facilities (2015-16)	209/88/88M211	\$1,200,000
<b>Total Construction Contingency</b>		<b>\$1,744,761</b>
<b>TOTAL CONSTRUCTION ALLOCATION</b>		<b>\$42,343,761</b>

The contract for the Project contains a “Financial Liability Clause” which states that the City’s liability under the contract shall only be to the extent of the present City appropriation to fund the contract. However, if the City shall appropriate funds for any succeeding years, the City’s liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract. Funds requiring approval will require allocation to the construction contract in the Fiscal Year 2019-20 City Budget.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (FEIR) was certified, and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan was adopted by the Board, on December 14, 2016 (Report No. 16-250). A Notice of Determination was filed with the Los Angeles County Clerk on December 15, 2016. The scope of work for the Project and the environmental setting has not substantially changed since the CEQA documentation was filed, with no additional environmental impacts or an increase in the intensity of the projected impacts which might have required a new or modified mitigation assessment. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

The Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP’s General Fund. It is anticipated that future operations and maintenance costs of the facility should be reduced relative to the existing pool and bathhouse, as it will be a modern and energy-efficient facility, designed in accordance with the needs and recommendations of RAP, including input from RAP’s Aquatics and Maintenance staff.

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STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

- Goal No. 3:** Create and Maintain World Class Parks and Facilities  
**Outcome No. 1:** Newly developed open space park projects and the redesign of signature City parks  
**Key Metric:** Number of major park projects completed  
**Target:** Six (6) by 2022  
**Result:** The approval of this Report will help fund the construction of a new 49,000 square-foot sports facility which will replace aging infrastructure.

This Report was prepared by Ohaji K. Abdallah, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Interim Division Head, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.