

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

Wednesday, February 21, 2001 - 3:00 p.m.
Montecito Heights Recreation Center
4545 Homer Street
Los Angeles, California

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD DESIGNATED AT THE BEGINNING OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES. AT THE END OF THE MEETING, "PUBLIC COMMENTS" WILL AGAIN BE CALLED TO ACCOMMODATE LATECOMERS.

1. GENERAL MANAGER'S REPORTS: (Attached)

- 01-49 Venice Beach, Will Rogers State Beach and Dockweiler State Beach Reconstruction
- 01-50 Wattles Park - Fence Wall Improvements (#1345A) Final Acceptance
- 01-51 Studio City Recreation Center - Building Improvements (#1814A) - Change Order to Contract No. 2919
- 01-52 Venice Beach Ocean Front Walk - Refurbishment (#1019D) Change Order to Contract No. 2918
- 01-53 Granada Hills Recreation Center - Community Building (#1569Q) - Change Order to Contract No. 2851
- 01-54 Griffith Observatory - Renovation and Expansion (#1504C) Extra Services to Project Management Contract No. 2859
- 01-55 Approve a Memorandum of Agreement Between the Department of Water and Power and the Department of Recreation and Parks for Solar Power Systems at Various Recreational Facilities

2. NEW BUSINESS:

Memorandum Interim Operator for Encino-Balboa Golf

February 21, 2001

Professional Services

3. PUBLIC COMMENTS:

Any comments which require a response or report by staff will be automatically referred to staff for a report at some subsequent meeting.

4. NEXT MEETING:

The next regularly scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, March 7, 2001, at 9:30 a.m., 200 North Main Street, 13th Floor, Room 1325, Los Angeles, California 90012.

5. 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) 473-5888.

Finalization of Commission Actions: In accordance with City Charter Section 32.3, actions of the Board of Recreation and Park Commissioners shall become final at the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

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REPORT OF GENERAL MANAGER

NO. 01-49

DATE February 21, 2001

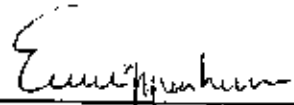
C.D. 6.11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH, WILL ROGERS STATE BEACH AND DOCKWEILER STATE BEACH RECONSTRUCTION

J. Duggan JD
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
M. Tamuri MT
J. Combs _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve the plans and specifications for the reconstruction of Venice Beach, Dockweiler and Will Rogers State Beaches as submitted by the County Department of Beaches and Harbors pending final approval by the Cultural Affairs Department and the California Coastal Commission.

SUMMARY:

The County of Los Angeles Department of Beaches and Harbors has submitted plans and specifications for the reconstruction of the above referenced beaches. As stipulated under the 1976 L.A. County Beach Operating Agreement, Venice City Beach, Will Rogers State Beach and Dockweiler State Beach are operated by the County of Los Angeles for the City of Los Angeles. One section of the agreement states that before major reconstruction may take place on these beaches, the project must be submitted to the City of Los Angeles Recreation and Parks Commission for approval. The average age of the buildings at Venice Beach, Dockweiler Beach and Will Rogers Beach, is fifty to sixty years old, and in desperate need of reconstruction to bring them up to current ADA and current building requirements. The County's project will include the reconstruction of the facilities located in the Venice Ave. Parking Lot, the Rose Ave. Parking Lot, and the Washington St. Parking Lot.

Rose Avenue Parking Lot Reconstruction Plan

The Rose Avenue Parking Lot Reconstruction Plan will include a newly constructed cinder block building which will replace the metal roller skate rental facility and the parking lot will be repaired and restriped. In addition, the lot will receive a new kiosk at the parking lot entrance and new entrance control equipment, signage and a bike rental concession building.

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Venice Avenue Parking Lot Reconstruction Plan

The Venice Avenue Parking Lot Reconstruction Plan will include paving and restriping of the lot, construction of a new restroom with a design identical to the City's new restroom at Rose Ave., a new kiosk at the entrance, parking lot entrance control equipment, signage and a bike rental concession building.

Washington Street Parking Lot Reconstruction Plan

The Washington Street Parking Lot Reconstruction Plan will include the reconstruction of the lot and restriping, construction of a new restroom, a new children's ADA playground, a new kiosk at the parking lot entrance, entrance control equipment, signage and a bike rental concession building.

Yawl Street Restroom

The Yawl Street Restroom refurbishment plan includes the construction of a sidewalk which will travel from the north jetty out to the restroom facility. A unisex ADA restroom will be constructed at ground level in front of the existing restroom between the entrance doors of the current restroom. The existing restroom will be refurbished and an outside shower will be added.

The estimated cost for this work at Venice Beach is **\$3,345,000.00**

Will Rogers State Beach Reconstruction Plan **\$6,941,000.00**

The Will Rogers State Beach Reconstruction Plan will include all of the facilities at the beach, except for the Chautauqua restroom/concession and the maintenance facility, which were rebuilt within the last ten years. This final phase will include four restrooms, a concession facility, and a reconstructed community center. There will be three major centers in the Will Rogers State Beach design, which will be joined by a walking promenade, a patio area, and playground adjacent to the concession. In addition, the lifeguard headquarters facility will receive a complete renovation, and the Castellammare restroom will receive a complete renovation to include a lifeguard vehicle garage and Lt. Office.

Dockweiler State Beach Reconstruction Plan **\$8,989,000.00**

The Dockweiler State Beach Reconstruction Plan will include the reconstruction of five parking lots with new kiosks, parking lot control equipment, signage and landscaping. The main entrance will be redesigned and the entrance kiosk will be reconstructed. The project will also include the redesign and reconstruction of four restrooms, and the complete renovation of the concession facility, the lifeguard and maintenance compound facility and the Recreation Vehicle Park. Two children's playgrounds will be redesigned and brought up to ADA standards, one at the R. V. Park and one next to the concession and patio area. Two existing permanent lifeguard towers will also be redesigned and reconstructed.

REPORT OF GENERAL MANAGER

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The overall design of the facilities at Will Rogers State and Dockweiler State Beach will not change dramatically, other than a new facelift. The color schemes of light greys and beiges as approved by the Beach Commission in the 1980's will remain low key, so as not to detract from the beauty of the coastal experience. The roofs of the facilities will have Spanish tile, matching our other coastal beach facilities and follow the overall Spanish/Southern California architectural feeling. The plans have been approved by the Los Angeles County Beach Commission and have been recommended for approval to the Los Angeles County Board of Supervisors.

Funding for these three projects is currently budgeted and County Counsel has determined the projects to be Categorical Exempt under CEQA. Following the City of Los Angeles Recreation and Park Commissions approval of these projects, the County will submit the plans to the Cultural Heritage Board and also submit a permit request to the California Coastal Commission. Construction is scheduled to begin in September 2001, with an anticipated completion date of June 2002.

The plans have been reviewed by staff who recommends approval.

Prepared by Alonzo A. Carmichael, Planning Officer.

REPORT OF GENERAL MANAGER

NO. 01-50

DATE February 21, 2001

C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WATTLES PARK - FENCE WALL IMPROVEMENTS (#1345A)
FINAL ACCEPTANCE

J. Duggan JD
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
M. Tamuri MT
J. Combs _____

Ernest J. Burner

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Accept the work performed under Contract No. 2977 outlined in the body of this report;
2. Authorize the Department's Director of Finance to release all retention monies 35 calendar days after acceptance by the Board of Recreation and Parks held under Contract No. 2977; and,
3. Authorize the Board Secretary to furnish P.K. Construction with a letter of completion.

SUMMARY:

The construction contract for the Wattles Park - Fence Wall Improvements project was awarded to P.K. Construction on October 31, 2000 for \$53,849.00. Construction began on November 16, 2000. The work involved replacement of the existing failing retaining wall, providing a new drainage swale and replacing broken sidewalk.

There have been no change orders issued on this project. The total funds expended on this project are \$53,849.00.

The project was funded with Quimby monies. Department staff has consulted with the Office of Contract Compliance (OCC) concerning the status of labor compliance and Affirmative Action requirements on this project. There are no outstanding wage violations and P.K. Construction is in compliance.

Prepared by Ken Burner, Project Manager.

REPORT OF GENERAL MANAGER

NO. 01-51

DATE February 21, 2001


C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: STUDIO CITY RECREATION CENTER - BUILDING IMPROVEMENTS
(#1814A) - CHANGE ORDER TO CONTRACT NO. 2919

J. Duggan JD
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
M. Tamari _____
J. Combs _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve a change order in the amount of \$6,996.00 for addition to Contract No. 2919 with Damon General Contractors for the work outlined in the body of this report.

SUMMARY:

On December 8, 1999, the Board awarded a construction contract in the amount of \$269,000.00 to Damon General Contractors under Board Report No. 505-99 for construction of the Studio City Recreation Center - Building Improvements.

The existing ceiling at the main gymnasium had acoustic tiles over a painted plaster hard ceiling. The scope of work called for the old ceiling tiles to be replaced with new ones. It was discovered during demolition that asbestos was present in the mastics used underneath the ceiling tiles. During the asbestos abatement process to remove the existing ceiling tiles and mastics in the main gymnasium, samples from the paint on the existing plaster ceiling were collected and tested positive for lead. The lead-containing paint required a special removal and disposal procedure that resulted in extra work that was not part of the contract.

Construction work on this project is 5% complete. Final completion of this project is expected by July 30, 2001.

The contractor has submitted an estimate in the amount of \$6,996.00. Department staff has reviewed the proposal and finds it acceptable.

Funds are available for construction in Fund 302, Account 946ST.

Prepared by Paul Tseng, Project Manager.

REPORT OF GENERAL MANAGER

NO. 01-52

DATE February 21, 2001

C.D. 06

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH OCEAN FRONT WALK - REFURBISHMENT (#1019D)
CHANGE ORDER TO CONTRACT NO. 2918

J. Duggan <u>J.D.</u>	H. Fujita _____
A. Corrales _____	*M. Tamari <u>[Signature]</u>
J. Kolb _____	J. Combs _____
M. Matthews _____	

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve change orders in the amounts of \$9,215.92, and \$55,084.49 for addition to Contract No. 2918 for the work outlined in the body of this report.

SUMMARY:

The Board awarded a construction contract to DJM Construction Co., Inc. in the amount of \$6,344,608.00, on December 8, 1999 (Board Report No. 504-99). Construction began on the project in December 1999, and is complete except for the punch lists and landscape maintenance which will be over in March 2001. The project provided for the grading, drainage, paving, a recreation/police building, game courts, play area, art, street lighting and related landscape construction along 1.7 miles of Ocean Front Walk.

When the project was awarded, there were several items of work deducted from the base bid in order to award the construction contract. One was the granite pavers under the art column and fountain. More cost effective stamped colored concrete was used in these two areas of the plaza. The cost for the concrete installation was \$9,215.92.

There was an error in the bid proposal that listed the square footage required for the portion of a new bike path to be constructed as 5,180 square feet, instead of 17,991 square feet actually required to complete the work in and around the plaza area. The contractor has provided a breakdown for the additional work in the amount of \$55,084.49.

Several items of work were not completed and the contractor has provided a credit change order in the amount of \$51,943.00. The work that was not completed included: the deletion of twelve (12) palm trees, two (2) benches, some integral colored concrete and one of the art pieces that was part of the fountain. The credit will be applied to outstanding change orders on the project.

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Contractor submitted estimates in the amounts of \$9,215.92 and \$55,084.49. Department staff has reviewed the proposal and finds it acceptable.

There are sufficient funds in the contingency encumbrance for Contract No. 2918, Fund 302, Account 927 PS, to cover the change orders to the contract.

Prepared by Kathleen Chan, Project Manager.

REPORT OF GENERAL MANAGER

NO. 01-53

DATE February 21, 2001

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRANADA HILLS RECREATION CENTER - COMMUNITY BUILDING (#1569Q)
- CHANGE ORDER TO CONTRACT NO. 2851

J. Duggan JD
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
M. Tamuri [Signature]
J. Combs _____

[Signature]

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve three (3) change orders in the amounts not-to-exceed \$6,477.00; \$7,040.00; and \$6,583.00; for a total addition of \$20,100.00 to Contract No. 2851 for the work outlined in the body of this report.

SUMMARY:

On June 4, 1998, the Board awarded a construction contract in the amount of \$2,389,000.00, to Mallcraft, Inc., under Board Report No. 252-98, for construction of a new community building.

During framing of the roof structure, in the area of the entrance lobby and adjacent to the Multi-Purpose rooms, it was determined that the clearance between the finished ceiling and the bottom of the roof rafters was insufficient for the installation of air handling ducts and ceiling diffusers as designed. Modifications were made to the roof framing and the finished ceiling elevation as necessary to accommodate the air handling system. Contractor submitted an estimate in the amount of \$6,477.00. Department staff has reviewed proposal and finds it acceptable.

The contract documents specified that the new telephone system was to utilize a portion of the existing and abandoned underground telephone conduits. It was determined during construction that the existing conduits were inadequate, as a result, the contractor had to excavate and install new telephone conduits to allow connection with the telephone utility. Contractor submitted an estimate in the amount of \$7,040.00. Department staff has reviewed proposal and finds it acceptable.

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Contract documents specified a new parking lot at the east side of the park. The existing asphalt was to be removed and replaced. In order to meet new grade elevations, additional gravel sub-base had to be imported and placed prior to placement of paving. Additionally, contractor had to remove two large sections of concrete paving and patch with asphalt to match the new paving. Contractor submitted an estimate in the amount of \$6,583.00. Department staff has reviewed proposal and finds it acceptable.

Construction work on this project is complete. Contractor is completing correction items.

Funds are available for construction in Fund 302, Account 946GR; and Fund 302, Account 927NA.

Prepared by Armando De La O, Contract Administrator.

REPORT OF GENERAL MANAGER

NO. 01-54

DATE February 21, 2001

C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY - RENOVATION AND EXPANSION (#1504C)
EXTRA SERVICES TO PROJECT MANAGEMENT CONTRACT NO. 2859

J. Duggan J.D.
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
M. Tamuri M.T.
J. Combs _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve extra services to be paid to Stegeman and Kastner, Inc. (Consultant) in the amount of \$263,000.00 for additional project management in the working drawings, final plans and bidding phase, in accordance with Articles III and VII of the Project Management Services Contract No. 2859.
2. Increase the amount of time to complete the working drawings from 155 calendar days to 225 calendar days.
3. Increase the amount of time to complete the final plans from 60 calendar days to 81 calendar days.

SUMMARY:

On May 1, 1996, the Board authorized the award of a personal services contract to the consultant to provide design services for the Griffith Observatory Renovation and Expansion (#1504C), as outlined in Board Report No. 211-96.

On October 6, 1999, the Board authorized extra services for the Consultant to increase the scope of the preliminary plans phase to reflect an increase in the anticipated cost of construction, as outlined in Board Report No. 420-99. In this phase of work, the Consultant was required to manage the design effort of the Architect in the preparation of preliminary plans and specifications. The preliminary plans were issued as scheduled on April 17, 2000.

REPORT OF THE GENERAL MANAGER

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On December 13, 2000, the Board authorized extra services to Hardy Holzman Pfeiffer Associates (Architect), to increase the scope of the working drawings and final plans phase to reflect an increase in the anticipated cost of construction, as outlined in Board Report Nos. 00-473, 00-474 and 00-475. In order to manage the design effort of the Architect, the Department recommends that the Consultant continue with the next phase of work, designated in the contract as working drawings, final plans and bidding, with an adjustment to the Consultant's services to reflect the expanded project scope. The total amount of extra services requested by the Consultant is \$263,000.00 as outlined below.

Expanded Project Scope

At the conclusion of the preliminary plans phase, a cost estimate was prepared and submitted by the Consultant. The cost estimate for the proposed renovation and expansion is roughly \$38,300,000.00. The Consultant's current contract identifies a total construction cost of \$20,000,000.00. Based on the expanded project scope, the Consultant is entitled to additional compensation of \$151,762.00, commensurate with the additional cost of construction. The proposed fee increase is derived by using the same rate that was used to establish the original fee in the Consultant's original contract. Additional services include but not limited to: leading, monitoring and managing monthly owner's meetings, renovation steering committee meetings and management meetings. The Consultant will also lead, monitor and manage the Architect's design efforts of the planetarium, transit corridor and exhibits as it affects the building renovation and expansion.

In addition, due to the expanded project scope, the time allowed to complete the working drawings is to be extended from 155 calendar days to 225 calendar days. Similarly, the time to complete the final plans is to be extended from 60 calendar days to 81 calendar days.

Peer Review Management

As a part of the checks and balances and quality control measures available to the project, "peer review" sessions involving experienced City employees is suggested. The main objective of these "peer reviews" is to down load "lessons learned" from other relevant projects in the City. The Consultant will conduct and facilitate these sessions at a mutually agreeable site. The Consultant is requesting \$9,608.00 in additional compensation for extra services related to peer review management.

Community Impact Mitigation Management

The urban location of Griffith Observatory creates many challenges when contemplating a large scale construction project, not the least of which are the potential impacts on the surrounding community. To help minimize these impacts, it is suggested that a rigorous community impact mitigation effort be conducted, with special focus on traffic, noise, dust and other environmental issues. The primary objective is to help the project become a "good neighbor" to the maximum extent that is reasonably possible. The Consultant will coordinate these efforts and will retain appropriate Consultants to assist with various studies as required and approved by the Department. The Consultant is requesting \$7,130.00 in additional compensation for extra services related to management of community mitigation services.

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Furniture, Fixtures & Equipment (FF&E) and Exhibits Management

Although many of the ultimate elements of the Griffith Observatory project are being provided by other entities other than the City (i.e. FOTO), for overall project management purposes there is a need to coordinate these items in the overall schedule and sequence of the project, as well as coordinate scope definitions and other responsibilities. The City must fully understand the items that being provided outside of the City's own procurement systems because these items will ultimately belong to the City through the gifting mechanism. The Consultant will, on a global basis, manage the process of incorporating all of these items in the project (detailed project management is by FOTO). The Consultant is requesting \$10,480.00 in additional compensation for extra services related to managing the obligations of the Department with regards to coordinating the FF&E and Exhibits.

Youth At Risk

As a stated policy of the Department, "Youth at Risk" programs are to be implemented on various Department Prop A projects, including the Griffith Observatory Renovation and Expansion. As part of this overall requirement, the Consultant will retain a mutually agreed upon "intern" to assist with the project management function. The individual will be given meaningful assignments to the maximum extent possible, recognizing that the intention of this program is to give the participants opportunity. In addition, selected training will be made available to improve the interns marketplace skills. The Consultant is requesting \$84,020.00 in additional compensation for extra services related to employing "Youth at Risk".

The Department staff has reviewed the proposal submitted by the Consultant and has found them to be consistent with the level of extra services requested.

Funds are available for construction in Fund No. 302, Account No. 9270.

Prepared by Sammy Wong, Project Manager.

REPORT OF GENERAL MANAGER

NO. 01-55

DATE February 21, 2001

C.D. _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: APPROVE A MEMORANDUM OF AGREEMENT BETWEEN THE DEPARTMENT OF WATER AND POWER AND THE DEPARTMENT OF RECREATION AND PARKS FOR SOLAR POWER SYSTEMS AT VARIOUS RECREATIONAL FACILITIES

J. Duggan JD
A. Corrales AC
J. Kolb _____
M. Mathews _____

H. Fujita _____
M. Tamari MT
J. Combs _____

Eric S. Hoffman

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board adopt the following resolution:

“RESOLVED, That the Board of Recreation and Park Commissioners approve a Memorandum of Agreement between the Department of Recreation and Parks and the Los Angeles, Department of Water and Power (LADWP) for the installation, construction, operation and maintenance of Solar Power Systems for various recreational facilities at no cost to the Department of Recreation and Parks.”

SUMMARY:

In support of the LADWP's green power program, the Department of Recreation and Parks and LADWP agree to cooperate in construction, operation and maintenance of Solar Power Systems for the various RECREATION AND PARKS facilities.

Under Section 385, of the California Public Utilities Code, LADWP will provide funding for the development of renewable energy source, such as solar power. The proposed photovoltaic technology will serve as a collaborative effort of RECREATION AND PARKS to assist LADWP to reduce air pollution and green house gas emissions associated with fossil fuel electric generation.

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BACKGROUND

City of Los Angeles, in the pursuit of a national and international reputation of successful community development, and environmental stewardship, is poised to improve the quality, cost effectiveness, and performance of buildings while simultaneously reducing the stress on the environment. For this reason, in the early Spring of 2000, the Los Angeles City Council, Mayor Richard Riordan, and the former Secretary Bill Richardson of the U.S. Department of Energy endorsed the effort of LADWP to launch the "**Green Power for a Green LA**" program to take on the nation-wide challenge of renewable energy initiative.

By June, 2000, LADWP's "**Green Power for a Green LA**" program has grown and become perhaps the most comprehensive green power program in the country, offering customers, new, clean energy from renewable sources. The use of green power replaces electricity generated from polluting power plants with sources that are natural, pollution-free and renewable. Among the green power programs offered by the LADWP, Solar Power Systems are at the forefront.

On June 6, 2000, the LADWP Board of Commissioners approved the first year of a multi-year solar program that provides financial incentives designed to encourage LADWP's municipal customers to install solar photovoltaic systems. Financial incentives for the program are to be provided on a first-come, first-served basis. There is no incurred construction cost and schedule delay for the solar program adoption. Funding is solely by LADWP to accommodate respective department's construction schedule. Solar program is offered to all City departments. The Library Department and the Department of Recreation and Parks are the first to participate, with Fire and Police Departments likely to follow. All building construction projects are eligible for the solar panels integration. LADWP will provide construction, installation, operation and maintenance for the Solar Power Systems. Funding source is under LADWP's public benefits program authorized by AB 1890, California's electric utility restructuring act.

FINDINGS:

1. The LADWP extends an offer to the Department of Recreation and Parks to design, construct, operate and maintain Solar Power Systems using photovoltaic technology to convert solar energy into electrical energy at various recreational facilities at no cost to the Department of Recreation and Parks.
2. One mission of the LADWP is to reduce air pollution and green house gas emissions associated with fossil fuel electric generation. The LADWP has funding for Solar Power Systems for City facilities. The Department of Recreation and Parks has been selected as one of the first departments to receive this funding.

REPORT OF GENERAL MANAGER

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3. LADWP will use photovoltaic technology in various format of the installations. The photovoltaic cells will produce up to 15% of the energy required for each building. LADWP agrees to pay the RECREATION AND PARKS a license fee of \$0.65 per square foot of photovoltaic module area per year for systems located on RECREATION AND PARKS structures and \$0.45 per square foot of photovoltaic module area per year for system located on structures constructed by LADWP at RECREATION AND PARKS facilities.
4. The LADWP will work with the Department of Recreation and Parks in designing the new and renovated facilities throughout the city. The selected recreational facilities and designs will be presented to the Board of Recreation and Parks for their approval.

Therefore, in consideration of the foregoing and the benefits accrue to the department and the residents of the community. The staff has determined that LADWP's photovoltaic proposal should be adopted to initiate a limited pilot program, to demonstrate the leadership of RECREATION AND PARKS, for the conscious awareness of the environment.

Prepared by: Eric Chang, Building Mechanical Engineer Associate III

Memorandum of Agreement
Between
The City of Los Angeles
Department of Recreation and Parks
And
Department of Water and Power

Purpose:

In support of improved air quality in Los Angeles, the City of Los Angeles Department of Recreation and Parks (RECREATION AND PARKS) and the Los Angeles Department of Water and Power (LADWP) agree to cooperate in construction, operation and maintenance of Solar Power Systems on various RECREATION AND PARKS facilities.

Recitals:

WHEREAS, the City of Los Angeles continues its long-term commitment to reducing air pollution and green house gas emissions from burning fossil fuels, and reducing the negative impacts associated with air pollution and fossil fuels used for electric generation: and

WHEREAS, the RECREATION AND PARKS is an electric customer of LADWP.

WHEREAS, the LADWP is committed to the development and installation of solar power generating facilities within Los Angeles.

WHEREAS, Under Section 385, of the California Public Utilities Code the LADWP is authorized to provide funding for development of solar and other renewable energy resources.

WHEREAS, Solar power generating facilities use photovoltaic technology to directly convert solar energy into electrical energy.

WHEREAS, RECREATION AND PARKS and LADWP believe that solar power is a viable long-term source of non-polluting power generation in Los Angeles.

NOW, THEREFORE, in consideration of the foregoing and the benefits which will accrue to the City in carrying out the terms and conditions of this Memorandum of Agreement (MOA), it is understood and agreed by RECREATION AND PARKS and LADWP hereto as follows:

Responsibilities and Tasks:

1. The term of the agreement is ten years from the date of execution of this agreement by the LADWP Board of Commissioners. After the initial term the MOA may continue from time to time, by written Amendment according to the terms of this MOA.

2. The LADWP will design, furnish and install Solar Power Systems using photovoltaic technology on the facilities of the RECREATION AND PARKS at no cost to RECREATION AND PARKS.
3. The LADWP will maintain the systems at no cost to RECREATION AND PARKS.
4. The LADWP and RECREATION AND PARKS will jointly determine sites for the solar power facilities. Final decision to install Solar Power Systems at a particular site will be at the sole discretion of LADWP.
5. The RECREATION AND PARKS will provide copies of existing plans, calculations, reports and other data required for LADWP to design and construct solar power facilities at no cost to LADWP.
6. At the request of RECREATION AND PARKS the LADWP will consult with RECREATION AND PARKS design consultants to integrate Solar Power Systems on new and remodeled RECREATION AND PARKS projects.
7. The RECREATION AND PARKS licenses to LADWP the mutually agreed to sites where the systems and equipment are installed. Said license gives to LADWP access to maintain the system.
8. The consideration for the RECREATION AND PARKS agreeing to license the Solar Power System locations to LADWP. LADWP agrees to pay the RECREATION AND PARKS a license fee of \$0.65 per square foot of photovoltaic module area per year for systems located on RECREATION AND PARKS structures, and \$0.45 per square foot of photovoltaic module area per year for systems located on structures constructed by LADWP at RECREATION AND PARKS facilities. The license fee shall accrue from the in service date of each installation, be prorated and paid annually on the anniversary of the effective date of this agreement.
9. The RECREATION AND PARKS grants permission to LADWP to install Solar Power System electric meters, for the purpose of billing, in the RECREATION AND PARKS electrical rooms with other LADWP electric meters.
10. Whenever possible LADWP will schedule construction activities so as to not to disrupt RECREATION AND PARKS operations. The RECREATION AND PARKS and LADWP shall review work schedules so work will not interfere with RECREATION AND PARKS operations. The LADWP has no liability to RECREATION AND PARKS for any disruption or interference to RECREATION AND PARKS operations provided LADWP complies with approved work schedules.
11. The RECREATION AND PARKS shall review and approve all plans before construction begins. RECREATION AND PARKS will review plans within 30 business days and return with any comments in order to facilitate completion of construction by at the earliest possible time. Failure by RECREATION AND PARKS to return comments within the 30 business days specified shall be deemed approval of said plans.

12. The LADWP will obtain Cultural Affairs Commission approval and required LA Department of Building and Safety permits for all applicable work at the expense of LADWP.
13. The RECREATION AND PARKS authorizes LADWP to obtain required permits from LA Department of Building and Safety and other applicable permitting agencies for the purpose of installing Solar Power Generating systems on RECREATION AND PARKS facilities.
14. The RECREATION AND PARKS will provide adequate area for construction activities, including material storage, material delivery and access by construction equipment.
15. The RECREATION AND PARKS will provide access and keys to areas under construction. Keys will be provided to the LADWP Construction Engineer five days before start of construction. The LADWP Construction Manager will sign in with RECREATION AND PARKS security daily prior to entering RECREATION AND PARKS facilities or accessing roof areas.
16. The LADWP will provide security as required to construction and storage areas at no cost to RECREATION AND PARKS.
17. Indemnification: The Party hereto, LADWP or RECREATION AND PARKS, judged to be responsible for an action against the other agrees to indemnify and hold harmless the other party and their respective boards, officers, directors, employees and agents from all liabilities, claims, suits, judgments, costs and expenses for death, bodily injury, or third persons in any manner arising by reason of the negligent acts, errors, omissions, or willful misconduct of the party judged to have caused the action against the other and arising incident to the performance of this Agreement. In the event of third party loss caused by the negligence or wrongful act or omission of both parties, each party shall bear financial responsibility in proportion to its percentage of fault as may be mutually agreed between them or judicially determined.
18. The LADWP will repair any RECREATION AND PARKS facilities that LADWP damages during construction.
19. The LADWP may work extended hours at facilities during construction period at the sole discretion of LADWP. The LADWP will observe any site-specific construction hours, and noise ordinances.
20. The LADWP will work with RECREATION AND PARKS to install a minimum of one or more permanent display(s) and signage with readout meters in publicly visible locations. The purpose of the display(s) is to educate the public on the benefits of renewable energy technologies and monitor the performance of the systems. The locations shall be approved by the RECREATION AND PARKS in consideration of RECREATION AND PARKS operations. The LADWP reserves the right not to install systems on facilities where a display cannot be installed.

21. Any formal notices, requests or demands concerning this agreement shall be transmitted by RECREATION AND PARKS or LADWP to the other party, as follows:

To RECREATION AND PARKS:

To LADWP: LADWP
Solar Power Program
Room 1529
POB 111, Los Angeles, CA 90051
Attention: Program Manager

This Agreement is hereby executed as of the ____ day of _____, 2001. In witness, hereof, RECREATION AND PARKS and LADWP have caused this agreement to be executed by their duly authorized representatives.

Approved as to form and legality

Approved as to form and legality

By: _____
Assistant City Attorney

By: _____
Assistant City Attorney

For: RECREATION AND PARKS

For: LA Department of Water and Power

Execution:

Executed for
RECREATION AND PARKS

Executed for Los Angeles
Department of Water and Power

Ellen Oppenheim
General Manager

S. David Freeman
General Manager

THE FOLLOWING REPORT IS NOT INCLUDED IN THIS
PACKET, BUT WILL BE PROVIDED AT A LATER DATE.

Memorandum Interim Operator for
 Encino-Balboa Golf
 Professional Services