REPORT OF GENERAL MANAGER NO. 01-255

DATE July 11, 2001 C.D. 01

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RAMONA HALL - ADA COMPLIANCE AND NEW DANCE FLOOR (1515E) - FINAL ACCEPTANCE

J. Combs _____
A. Coroalles _____
J. Duggan _____
J. Kolb _____

H. Fujita _____
*M. Tamuri _____
M. Matthews _____

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

Accept the work performed under Project (#1515E), by the Department of General Services, as outlined in the body of this report. A Memorandum of Understanding (MOU) was established between the Department of General Services and the Community Development Department to cover the cost of construction.

SUMMARY:

The Ramona Hall Community Center serves the surrounding neighborhood communities of Highland Park, Arroyo Seco, Montecito Heights and Lincoln Heights, and is dedicated to the development and enhancement of programs aimed for youth at risk. The Center provides a rich diversity of program activities in arts, dance, community education, film, music, computer, martial arts, aerobics, photography and theater.

In an effort to upgrade the Department's facilities, the work involved the installation of an elevator and a wheelchair lift to provide handicap access to the second floor for ADA compliance; modification to the stair and balcony guardrails to meet building code; improvement to the interior and exterior lighting; and the installation of a new hardwood floor at the second floor hall with reduction in sound transmission to the floor below.

During the course of construction, the following issues were raised by the inspectors from the Department of Building and Safety that caused substantial delay to the construction schedule, as well as the expanded scope of work as a result. The funding was sufficient to cover the costs of additional work due to inspection correction items:

1. Due to several school programs offered at Ramona Hall (preschool, after school club and G.E.D. program), the Building and Safety inspector was concerned if the use of the building should include Occupancy Group "E", which would trigger extensive requirements on the exiting and fire alarm system. Meetings were held with the top Building and Safety Officials to show that based on the number of hours, days of the week and students various classes offered at the facility, it is below the threshold that would classify the building under Group "E" Occupancy.

2. The existing fire alarm monitoring panel was outdated and not functioning properly. Per Information Technology Agency's recommendation, the panel was replaced with a new one, that also monitors all duct detectors, smoke detectors and the recall system for the new elevator. The new alarm monitoring system also includes new pull stations, audible alarms, and updated post indicator valve, per requirements by Building and Safety and Fire Department Inspectors.

3. Per Fire and Building and Safety Department Inspectors, added scope includes new or updated illuminating exit signs, emergency exit lights, circuit wiring and fire extinguishers to memet current code requirements for emergency egress.

The start date of construction was March 2000, with an estimated 167 days of construction period, the targeted completion date was September 2000. Actual construction completion was June 2001. Pre-final and final punch walks were conducted on April 23, 2001 and June 13, 2001, respectively. The facility remained in operation during the course of construction, and the Department had taken courtesy occupancy of the entire building since December 2000, after passing all City inspections.

The project was funded with CDBG monies. The appropriated budget available for construction as indicated on the MOU was $500,000.00.

Prepared by Paul Tseng, Project Manager.