


**FOR INFORMATION ONLY**

**CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS**

September 4, 2002

**TO:** Board of Recreation and Park Commissioners

**FROM:**   
Manuel A. Mollinedo  
General Manager

**SUBJECT: STATUS OF CONSTRUCTION PROJECTS BY THE DEPARTMENT OF  
GENERAL SERVICES**

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There are a number of construction projects being completed for the Department by the Department of General Services (GSD). GSD is providing these services for our Department on Prop K funded projects. Prop K requires that all funding allocated to a project in a given fiscal year be encumbered within that fiscal year. There have been several projects in the past 2 years that were not able to be awarded at the last minute for various reasons. GSD had stepped up and entered into a Memorandum of Understanding (MOU) with our Department, to allow for the funds to be encumbered for the construction of the project and to complete the project. There have also been two projects where no bids were received (Banning and Yosemite) and GSD has provided the same services. GSD is also acting as the completion contractor on Denker and Ross Snyder after the original general contractor was required to be removed from the projects due to contractual issues.

The following list provides a status of the projects being completed by GSD for our Department:

**YUCCA PARK - COMMUNITY CENTER (CD 4 and 13)**

The scope of this project provides for the construction of a one story, 3,200 square foot, boxing and exercise facility; and 5,400 square foot community center around an open courtyard. The Department of General Services entered into an MOU to complete the construction of the project for \$2,679,457.00 due to the fact that plans were not completed by the consultant in time to bid the project competitively. The project is 37% complete, on schedule and there have been no change orders issued to date.

**ROSS SNYDER AND DENKER RECREATION CENTERS-NEW COMMUNITY  
BUILDINGS (CD 9)**

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The projects provide for construction of a new community buildings at each site. These projects began construction under contracts with Baltimore Construction. On March 6, 2002, the contracts were canceled. GSD entered into MOUs with the Department to complete the projects in June 2002. Completion of Ross Snyder will cost \$2,272,475.00 and Denker will cost \$2,830,283.00 to complete. Both projects required cash flow funding which has just been approved by the City Council. The projects began construction the week of August 26, 2002, and will be complete in 9 and 13 months respectively.

**QUEEN ANNE - RECREATION CENTER BUILDING EXPANSION (CD 10)**

This project provides for the facility expansion of the existing recreation center building. GSD has an MOU in the amount of \$3,110,450.00. GSD is completing the project for the Department as a contract was unable to be awarded to the single contractor that bid on the plans and specifications. The project is on schedule and approximately 18% complete. There have been approximately \$100,000.00 in change orders issued to cover some of the needs arising from expanding an existing facility. Some of the equipment and doors are in poor condition and require replacement. These types of problems are common to expansion or refurbishment projects and will continue to be change order issues during the construction of this project.

**YOSEMITE RECREATION CENTER - NEW GYM ADDITION (CD 14)**

GSD began the construction of the new 6,000 square foot gym addition on August 19, 2002, for \$2,788,092.00. There was a ground breaking ceremony on August 21, 2002. The project will take approximately one year to complete.

**BANNING RESIDENCE MUSEUM - RESTORATION OF DOORS AND WINDOWS (CD 15)**

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GSD will begin construction of this project on August 30, 2002, with an MOU in the amount of \$301,893.00.

**POINT FERMIN PARK - LIGHTHOUSE REFURBISHMENT (CD 15)**

This refurbishment of the historic Pt. Fermin Lighthouse is being completed by GSD for \$2,393,226.00. Construction is approximately 50% complete and is scheduled to be complete in November 2002.

**EAST WILMINGTON GREEN BELT - COMMUNITY CENTER (CD 15)**

The Department entered into an MOU with GSD for the construction of this project in the amount of \$2,221,000.00. However, the project is still on hold awaiting final resolution of the parking variance. The final appeal of the parking variance is anticipated to heard by Council in early September 2002.

**CABRILLO BEACH - BATH HOUSE REFURBISHMENT (CD 15)**

This \$4.6 million refurbishment of the bath house is 99% complete and scheduled to have a grand re-opening in September 2002.

Prepared by Kathleen Chan, Prop K Coordinator.