

REPORT OF GENERAL MANAGER

NO. 04-118

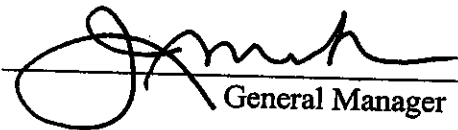
DATE April 7, 2004

C.D. 4,6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: APPROVAL OF EXPENDITURES FROM GOLF CONCESSION IMPROVEMENT ACCOUNT (400K-00) FOR THE AMORTIZATION REIMBURSEMENT OF THE GRIFFITH PARK (WILSON-HARDING) GOLF COURSE DRIVING RANGE LIGHTING SYSTEM REPLACEMENT AND SEPULVEDA (ENCINO/BALBOA) GOLF PROFESSIONAL SHOP HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM REPLACEMENT

H. Fujita _____	F. Mok _____
J. Kolb _____	K. Regan _____
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M. Mariscal _____	J. Combs _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the expenditure of funds from the Golf Concession Improvement Account (400K-00) for:

1. Reimbursement of amortization from installation of twenty (20) fluorescent light fixtures and bulbs and two (2) spot lights required at the Griffith Park (Wilson-Harding) Golf Course Driving Range by Trelan Construction in the amount of \$14,165.00; and,
2. Installation of one (1) Carrier 12 ½ ton rooftop electric cooling and gas heating unit, one (1) one-ton ductless split system heat pump unit, and related controls and connections at Sepulveda (Encino/Balboa) Golf Professional Shop by Applied Air Conditioning & Refrigeration, Inc., in the amount of \$33,264.75.

SUMMARY:

Under the 1993 Concession Contract between the City of Los Angeles Department of Recreation and Parks and concession operators, Tom Barber and Jerry Barber, the concessionaire is responsible for routine maintenance and repair of the light fixtures at the Griffith Park (Wilson-Harding) Golf Course Driving Range, including replacement of bulbs; however, the light fixtures were originally installed when the driving range was constructed in 1968. Since installation in 1968, the light fixtures have become antiquated and pose safety concerns as shields are missing. The light fixtures are inefficient in comparison to lighting fixtures currently manufactured. In addition, repairs to the

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original light fixtures were difficult due to their old design and obsolete parts. This situation created an undue financial burden on the concessionaire for the replacement of bulbs and repairs, and potentially caused the City to pay more in utilities because the cost of electricity for these inefficient fixtures may have exceeded the flat utility payment of the concessionaire. For these reasons and to improve the safety and enhance the golf experience of the patrons, as well as improve the aesthetics of this premier location, Staff recommends the replacement and installation of twenty (20) state-of-the-art fluorescent Water Tite light fixtures with bulbs under the deck and two (2) 175-watt Power-Lite spot lights at the north end of the driving range.

The concessionaire will fund this lighting improvement and amortize the cost. Bids were received from three independent contractors (Trelan Construction, Turnbow Electrical Service, and Time Electric, Inc.) for the turnkey purchase, removal of the outdated light fixtures, and installation of new driving range light fixtures. Bids ranged from \$14,165.00 to \$21,250.00, with Trelan Construction being the lowest cost. The amortization will be reimbursed from the Golf Concession Improvement Account to the General Fund.

Similarly, the heating, ventilation and air conditioning (HVAC) system of the Encino-Balboa Golf Pro Shop had outlived its useful life and was beyond repair resulting in a potential health hazard to patrons. The golf professional concession is currently operated under an interim permit executed on February 17, 2001, between the Department of Recreation and Parks and Ready Golf Centers. Under this interim permit, capital costs to replace the HVAC unit are the responsibility of the Department.

As such, Staff has authorized the HVAC specialist on contract with the City, Applied Air Conditioning & Refrigeration, Inc., to purchase an energy efficient 12 ½ ton rooftop electric cooling and gas heating unit, a one-ton ductless split system heat pump unit, related controls and connections, and perform the removal of old equipment and installation of new equipment. The total invoice for equipment and labor is \$33,264.75, to be paid from the Golf Concession Improvement Account.

These expenditures will not impact the Department's General Fund as the Golf Concession Improvement Account is funded with concession revenues. Sufficient funds are available in Account 400K - Sub Account 00 for both of these expenditures.

Report prepared by Heather Tatumoto and Stan Woo, Administrative Resources Division.