

REPORT OF GENERAL MANAGER

NO. 04-282

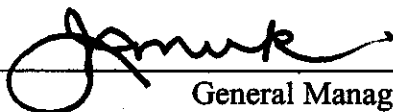
DATE: September 14, 2004

C.D. 09

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRINITY RECREATION CENTER (#1572A) - BUILDING ADDITION AND OUTDOOR IMPROVEMENTS - APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES

* K. Chan	<u><i>K. Chan</i></u>	J. Combs	_____
H. Fujita	_____	J. Kolb	_____
F. Mok	_____	G. Stigile	_____



General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve a Memorandum of Understanding (MOU), substantially as attached, between the Department of Recreation and Parks (RAP), the Department of Public Works - Bureau of Engineering (BOE), and the Department of General Services (GSD), to provide construction services for the renovation of existing restrooms, addition of a room to the existing community building, and outdoor improvements, at the Trinity Recreation Center (#1572A), subject to the approval by the City Attorney as to form;
2. Direct the Board Secretary to transmit the MOU to the City Attorney for approval as to form;
3. Authorize Department's Chief Accounting Employee, subject to Council approval, to transfer funds in the amount of \$ 660,000.00 from Quimby Fund, Account 460K-TR, to GSD's account for construction services associated with the Trinity Recreation Center (#1572A) building addition and outdoor improvement project; and,
4. Authorize the Department's General Manager to execute the proposed MOU after the appropriate signatures by the other parties thereto and approval as to form by the City Attorney has been obtained.

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### SUMMARY:

On September 24, 2002, one bid was received for the Trinity Recreation Center (#1572A) – Building Addition and Outdoor Improvements project. The bid was from Matrix Seismic Group in the amount of \$341,600. At that time, approximately \$500,000.00 in Proposition A funds was available for the entire project. Unfortunately, soft costs on the project, which included design and contract document preparation, reduced the available funding for the construction portion of the project, making it necessary to put the project on hold until additional new funding sources could be identified.

On July 29, 2004, the L.A. for Kids Steering Committee approved reallocating grant funds from the Jefferson/Central project (Grant No. 58F6-04-0233) to the Trinity Recreation project in the amount of \$159,700.00. A further \$672,793 in Quimby funds from the LA Sports & Entertainment District and other accounts were also made available to this project. These additions increased the available project budget amount to \$1,332,493.00. Of this amount, approximately \$660,000 will be transferred to the General Services Department (GSD) for the completion of the proposed project.

The design of this project was completed in 2002. Department staff was able to extend the building permit three additional times or until December 16, 2004. Inspection by Building and Safety needs to occur prior to the expiration of the building permit, otherwise, a new plan check will be required. It usually requires a minimum of 3 1/2 months for the bidding and awarding process, which would make it extremely difficult for a contractor to complete the first inspection by December 16, 2004. Therefore, it is recommended that this project be completed by GSD per contract documents. It should be noted that building costs have increased since 2002 when the Department received the bid from the Matrix Seismic Group. Taking this into consideration, GSD has agreed to obligate their Department for the construction of this project in the amount not to exceed \$660,000.00.

The proposed project involves renovating the northwest corner of the building to accommodate the expanded new ADA restrooms and a new storage room off the existing kitchen. The other portion of the work involves the construction at the north of the building to accommodate a new multi-purpose room, and other new ADA compliant restroom, janitor's room, and outdoor improvements.

The three Departments have agreed to enter into a MOU regarding the construction of the project and BOE will manage the project. The copy of the unsigned MOU is attached for the Board to review.

Staff has determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Classes 1, (1, 5a) and 11 (7) of the City CEQA Guidelines.

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This report was prepared by Kathleen Chan, Acting Superintendent, and Ralph Lew, Senior Architect, Recreational and Cultural Facilities Program, Bureau of Engineering.