

APPROVED
FEB 15 2006

REPORT OF GENERAL MANAGER

BOARD OF RECREATION
and PARK COMMISSIONERS

NO. 06-44

DATE February 15, 2006

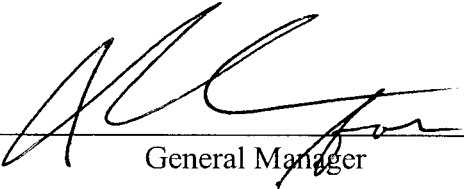
C.D. 1, 2, 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MASTER JOINT-USE AGREEMENT AND SITE-SPECIFIC JOINT-USE AGREEMENTS WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY (LAUSD) FOR CLEVELAND SENIOR HIGH SCHOOL, MARSHALL SENIOR HIGH SCHOOL, FRANKLIN SENIOR HIGH SCHOOL AND VISTA HERMOSA FOR PROPOSITION K COMPETITIVE GRANT PROJECTS APPLIED FOR BY LAUSD

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	_____

com for M.S.



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the proposed Master Agreement and four site-specific, Joint-Use Agreements, substantially in the form on file in the Board Office, between the City and the Los Angeles Unified School District of Los Angeles County, subject to approval by the Mayor and by the City Attorney as to form;
2. Authorize the Board Secretary to forward the proposed Master and site-specific Agreements concurrently to the Mayor in accordance with Executive Directive No. 3 and to the City Attorney for review as to form; and
3. Authorize the Board President and Secretary to execute the Agreements upon obtaining the required approvals.

SUMMARY:

In the fall of 2005 the Los Angeles Unified School District of Los Angeles County (District) applied for competitive grants under the fifth cycle of the Proposition K program.

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The four senior high schools involved are as follows:

- 1) Benjamin Franklin – CD 1 – 820 N. Avenue 54.
The application is for installing a synthetic-surface running track, replacing goal posts, sprinklers and a scoreboard and renovating the grass athletic field.
Proposition K funding request = \$1,000,000.00.
- 2) Central L.A. High School No. 11 – CD 1 – 2nd Street and South Beaudry Avenue.
The application is for installing a synthetic-surface soccer field at an adjoining site called Vista Hermosa with a street address of 1200 W. Colton St.. Proposition K funding request = \$1,000,000.00.
- 3) Grover Cleveland – CD 3 – 8140 Vanalden Avenue.
The application involves adding batting cages, bleachers and a scoreboard to the softball field, installing a synthetic-surface running track and making landscape improvements. Proposition K funding request = \$773,207.00.
- 4) John Marshall – CD 4 – 3939 Tracy Street.
The application is for elongating the existing running track and installing a synthetic surface and replacing goal posts/scoreboard. Proposition K funding request = \$1,000,000.00.

All four grants will benefit outdoor recreation. The goal is improve existing amenities and develop others with all-weather, synthetic surfaces. The City is to have joint use of these amenities plus the adjacent parking lot and restrooms located at each school. All four schools are on a traditional, not a year-round schedule. The total sum applied for was \$3,773,207.00.

From Monday through Friday when the schools are in session, the period for exclusive District use of these amenities is from 6:00 am to 3:30 pm. From 3:30 pm to 6:00 pm Monday through Friday, the City may use the amenities if the District does not need them for athletic practice, competitions or related activity. From 6:00 pm to 10:00 pm Monday through Friday and from 6:00 am to 10:00 pm on Saturday and Sunday and when the schools are not in session, the City may have exclusive use of the amenities unless they are needed by the District for athletic practice and competitions or related activity. The City may seek to use the amenities during the District's weekday use period by applying for a Civic Center Permit, which is the procedure at other District sites.

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The four proposed, site-specific Joint-Use Agreements are accompanied by a Master Agreement containing general conditions and responsibilities affecting the District and the City as public entities. Even if executed, the site-specific Agreements become operational only if the District receives Proposition K grant funding; they are to last long enough to meet the grant requirement concerning public use of the funded amenities. For projects receiving between \$100,000.00 and \$999,999.99 the term will be 15 years; for projects receiving \$1,000,000.00 or more the term will be 30 years. The terms and conditions of all the proposed agreements are similar to the terms executed on May 15, 2005, for the joint use of Crenshaw High School's "athletic field complex"; the District had applied for a grant under the fourth competitive cycle of the Proposition K program. The District was awarded \$641,000.00 to install a synthetic running track and improve drainage, if needed, at the football field.

The District has determined that the proposed modernization and refurbishment at three of the schools, all but the Vista Hermosa site, are exempt from the California Environmental Quality Act (CEQA) under Section 15301 (a) (d) for existing facilities and Section 15304 for minor alterations to land. They filed a Notice of Exemption with the Los Angeles County Clerk on September 23, 2005. As for the fourth site, the District's Board adopted Report No. 360 in March 2004 approving the certification of the Environmental Impact Report relating to the new senior high school and Vista Hermosa. A Notice of Determination was filed on June 25, 2004. Department staff determined that approval of the Joint-Use Agreements is exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 1 (14) of the City CEQA Guidelines; this exemption allows for joint use of school facilities involving a negligible or no expansion of use beyond that previously approved.

Since the District is designing and constructing the amenities listed in the proposed new Agreements, their personnel will complete, at their sole cost, any additional environmental documentation that may be required in conjunction with the construction and use of the amenities.

FISCAL IMPACT STATEMENT:

There is no anticipated impact on the General Fund for installing the proposed amenities. If the District does not receive full funding, it will try supplementing whatever is received in this grant cycle with other funds or, if necessary, reduce the scope of work or postpone a project. It is unknown at present what the annual City cost will be for staffing and maintenance because the total number of hours of City use will vary according to the schools' own needs. Specific schedules are expected to be negotiated twice a year. However, for Fiscal Year 2006-07 it is estimated that annual staffing and other City operating costs could total \$71,000.00 per site; the estimate was developed by Metro Region personnel. Using this figure, the annual cost to the Department of implementing the four Joint-Use Agreements could total \$284,000.00.

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The Superintendents of the Metro and Valley Regions and the respective Council Offices are aware of staff's recommendations.

Report prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management.