

REPORT OF GENERAL MANAGER

NO. 05-287

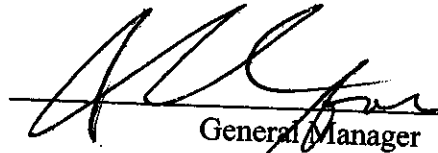
DATE October 19, 2005

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA RECREATION CENTER - BATHHOUSE RENOVATION (W.O. E170250F) - AMENDMENT OF MEMORANDUM OF UNDERSTANDING; APPROPRIATION AND ALLOCATION OF QUIMBY AND ZONE CHANGE FEES

J. Combs	<u>JK</u>	H. Fujita	_____
*S. Huntley	_____	B. Jensen	_____
J. Kolb	_____	F. Mok	_____
K. Regan	_____	M. Shull	_____


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve an Amendment, substantially in the form attached, to the Memorandum of Understanding (MOU), 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 increase the construction funding, revise the scope of work, and revise the construction duration for the Reseda Recreation Center - Bathhouse Renovation project (W.O. E170250F), subject to the approval of the City Attorney as to form;
2. Approve the appropriation of \$177,038.00 in Quimby Fees to the Reseda Recreation Center sub-account (460K-RE) and \$57,092.00 in Zone Change Fees to the Reseda Recreation Center sub-account (440K-RE) for Reseda Recreation Center- Bathhouse Renovation project (W.O. E170250F);
3. Approve the allocation and appropriation of \$209,175.00 in Quimby Fees to the Reseda Recreation Center (sub-account 460K-RE) and \$43,386.00 in Zone Change Fees to the Reseda Recreation Center (sub-account 440K-RE), which were collected in 2003-2004 Fiscal Year, for Reseda Recreation Center - Bathhouse Renovation project (W.O. E170250F);

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4. Approve the allocation of \$60,268.00 in Quimby Fees collected in 2004-2005 Fiscal Year to the Reseda Recreation Center (sub-account 460K-RE) and approve the appropriation of \$58,731.00 of this amount for Reseda Recreation Center – Bathhouse Renovation project (W.O. E170250F);
5. Authorize the Department's Chief Accounting Employee, subject to Council approval, to request the City Administrative Officer to process a transfer of funds in the amount of \$545,422.00 from the Reseda Recreation Center sub-accounts (460K-RE and 440K-RE) to GSD, for construction services associated with Reseda Recreation Center – Bathhouse Renovation project (W.O. E170250F);
6. Direct the Board Secretary to transmit the MOU Amendment to the City Attorney for approval as to form; and,
7. Authorize the Department's General Manager to execute the proposed MOU Amendment after the appropriate signatures by the other parties thereto, and approval as to form by the City Attorney has been obtained.

SUMMARY:

The Reseda Recreation Center – Bathhouse Renovation project (W.O. E170250F) consists of renovations to the existing Reseda Recreation Center Bathhouse including installation of a new heating, ventilating, and air conditioning (HVAC) system for the second floor, installation of a new electrical service panel, remodeling of existing restrooms, showers, and changing rooms to current ADA standards, and repainting of the exterior and interior walls.

On June 4, 2004 (Board Report 04-184), the Board approved a Memorandum of Understanding (MOU) 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 establish the responsibilities of RAP, BOE and GSD in the renovation and retrofit of the Reseda Recreation Center – Bathhouse Renovation (W.O. E170250F).

This project is a Proposition K Year 7 project. The amount transferred to GSD was \$765,360.00 for the completion of these improvements, with an original scheduled completion date of May 31, 2005, in time for the swim season of summer 2005.

The project encountered many unforeseen conditions, mostly related to dry-rot and termite damage to most of the perimeter structural walls. The scope of this unforeseen work included repair of wood framing, plaster, stucco, dry wall and paint. These repairs were necessary to fix a very unsafe condition for the public and City staff building occupants. GSD estimated the total cost of termite mitigation to be \$100,000. Funding from Sites and Facilities (Fund 209) in the amount of \$100,000.00 was appropriated to GSD for termite mitigation and completion of the project. However, the extent and time required to repair the damage proved to be much more than

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anticipated. The estimated construction cost shortfall is \$545,422.00, which can be funded by available Quimby funds.

Currently, there is a total of \$234,130.00 in Quimby and Zone Change fees available at the Reseda Recreation Center sub-accounts, \$177,038.00 from Quimby sub-account 460K-RE and \$57,092.00 from Zone Change sub-account 440K-RE. There is also a total of \$252,561.00 available in Quimby and Zone Change fees collected in Fiscal Year 2003-2004 which can be allocated and appropriated to the Reseda Recreation Center sub-accounts, \$209,175.00 for sub-account 460K-RE and \$43,386.00 for sub-account 440K-RE. In addition, there is \$60,268.00 in Quimby Fees collected in 2004-2005 Fiscal Year that can be allocated to Reseda Recreation Center sub-account 460K-RE and of which \$58,731.00 can be appropriated to the Reseda Recreation Center – Bathhouse Renovation project (W.O. E170250F). These Quimby/Park fees were collected within two miles of the Reseda Recreation Center, which is the standard distance for the allocation of Quimby/Park fees for community parks.

The Amendment to the previously executed MOU is to include, as part of the scope, the remediation of extensive termite rot and damage and the DWP mandated electrical upgrades. The changes to the MOU will increase the duration of the construction days to 460 calendar days and cost an additional \$645,422.00.

Council District 3 and Valley Region staff supports this project recommendation as outlined in the report.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements will not have a significant impact on the environment. This project has been determined to be categorically exempt per City CEQA guidelines Article VII, Section 1a (existing facilities). A Notice of Exemption was filed with Los Angeles City Clerk's office on April 23, 2002, and posted by the County Clerk's office on April 23, 2002.

FISCAL IMPACT STATEMENT:

There are Quimby and Zone Change Fees in the amount of \$545,422.00 available to fund the shortfall in the construction costs of the Reseda Recreation Center – Bathhouse Renovation project (W.O. E170250F).

The estimated revised completion date for the project is December 2006. The renovation of the Reseda Recreation Center bathhouse may increase operations and maintenance costs at the facility which will be requested through the Department's regular budget process.

This Report was prepared by Vivien Quintos, Management Analyst II, Grants Administration, and Mike Shull, Superintendent, Planning and Development.