

REPORT OF GENERAL MANAGER

NO. 05-292

DATE October 19, 2005

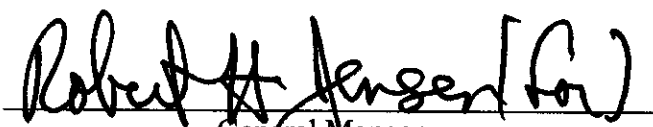
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CONCESSION IMPROVEMENT ACCOUNT -- EXPENDITURES FOR LOS ANGELES EQUESTRIAN CENTER SEWER PUMP VAULT REPAIRS AND GRIFFITH PARK MERRY-GO-ROUND ROOF REPLACEMENT

J. Combs _____
H. Fujita _____
S. Huntley _____
B. Jensen _____

J. Kolb _____
*F. Mok FM
K. Regan _____
M. Shull _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the allocation of \$21,504.33 from the Concession Improvement Account (Department 89, Fund 302, Account 070K) for the installation of new sewage vault doors and submersible sewage pump slide rails required at the Los Angeles Equestrian Center, by City contractors Gary L. Barton Corporation and Multi-W; and,
2. Approve the allocation of up to \$45,000.00 from the Concession Improvement Account (Department 89, Fund 302, Account 070K) for replacement of the roof of the Griffith Park Merry-Go-Round building, and related repairs, by City contractors.

SUMMARY:

The Board established the Concession Improvement Account to receive 10% of all concession rent received by the Department, for purposes of making necessary repairs and as-needed improvements at Department concessions that will increase service and profitability. Expenditures over \$10,000.00 must be reviewed and approved by the Board. Urgent repairs which are not the contractual responsibility of the concessionaires are pending at two concession facilities.

Under the 1990 concession contract between the City of Los Angeles, Department of Recreation and Parks and concession operator LAEC, Inc., the Department is responsible for maintenance and repair of the underground sewage pumps at the Los Angeles Equestrian Center. On June 4, 2003, the Board approved (Board Report No. 03-199) \$5,464.00 in expenditures from the Concession Improvement Account for installation of two new sewage pumps and the control

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panel. Currently, the new sewage pump system is functioning though it remains problematic and additional work is required to the sewage vault. The Department's Citywide Construction has declared the vault doors unsafe – both for patrons (and animals) who may wander beyond the makeshift barricade, and also for City workers who currently must hoist the covers off the vault with a crane versus pivoting the vault doors on hinges – which was the original design before the hinges corroded. Replacement of the vault doors, to be performed by City contractor Gary L. Barton Corporation, will cost \$15,754.03. Also on the advice of Citywide Construction, contractor Multi-W will install new service rails for the submersible sewage pumps to permit safe and efficient removal, repair, and re-installation, at a cost of \$5,750.30. Combined, the completion of these interrelated jobs is \$21,504.33.

The Griffith Park Merry-Go-Round is owned by current operators Warren Deasy and Rosemary West, under a sole-source agreement which is pending extension. The red-domed building housing the Merry-Go-Round is the property of the Department of Recreation and Parks, and the Department bears full responsibility for its maintenance and repair. Ten years ago, the Department retrofit a fire suppression system into the building to prevent loss of the historic Merry-Go-Round in the event of fire. The roof of the building, which is a highly visible landmark in Griffith Park, has been repaired over several seasons and re-roofed, but is at the end of its useful life. Facility repair staff in Recreation and Parks evaluated the roof last season and indicated that it would need a tear-off and re-roof, and obtained estimates from City contractors for the work, which came in at \$35,000.00. As we approach the rainy season for 2006, the Department must accept responsibility to ensure that the building remains safe and viable, and that the Merry-Go-Round is protected from water damage. Although the Merry-Go-Round is not a high grossing concession in the Department, its value in Griffith Park and in the memories of Angelinos cannot be overstated, nor endangered, and re-roofing the building is an appropriate expenditure to safeguard this concession for future generations. In as much as costs may have increased since the last estimate, and because ancillary work, such as gutter replacement or lead abatement, may be required, staff requests allocation of an amount not-to-exceed \$45,000.00.

The Department's Environmental Management staff has determined that the subject projects will consist of the repair and maintenance of public structures, facilities or mechanical equipment involving negligible or no expansion of use, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (12, 32) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The funds in the Concession Improvement Account are a portion of revenues, and expenditures from this account for the projects described have no direct impact on the General Fund. There will be modest savings in General-funded staff time in the coming years as maintenance at the Los Angeles Equestrian Center will be quicker and easier, and as there should be an elimination of calls to repair leaks at the Griffith Park Merry-Go-Round.

Report prepared by Linda Barth and Stanley Woo, Administrative Resources Division