

APPROVED
JUL 11 2007

REPORT OF GENERAL MANAGER

NO. 07-163

DATE July 11, 2007

**BOARD OF RECREATION
and PARK COMMISSIONERS**

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BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT: ORCUTT RANCH – REFURBISHMENT OF BUILDINGS AND GROUNDS,
AMERICANS WITH DISABILITIES ACT ACCESS (ADA) IMPROVEMENTS
(W.O. #E170211F) – REQUEST FOR QUIMBY FUND APPROPRIATION AND
CHANGE ORDER AUTHORIZATION TO CONTRACT NO. 3213**

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	*M. Shull <u>Chm for M.S.</u>

[Signature]
General Manager

Approved *as amended*

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the Chief Accounting Employee to transfer ^{418,951}~~421,644~~ in Quimby/Park fees, which were collected in the 2004-2005 Fiscal Year, from Account 460K-00 to the Orcutt Ranch - Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F); Account 460K-OR;
2. Approve the allocation and appropriation of \$431,644 in Quimby/Park fees for the Orcutt Ranch – Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project; and
3. Authorize the Bureau of Engineering’s Project Manager to negotiate a change order, in a not-to-exceed amount of \$431,644, to Contract No. 3213 for additional work related to the additive alternates that were previously excluded from the contract for the Orcutt Ranch - Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project.

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SUMMARY:

On April 19, 2007, the Board awarded Contract No. 3213 in the amount of \$1,696,155 to L.A. Builders, Inc., for the Orcutt Ranch – Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project, located at 23600 Roscoe Boulevard, West Hills, CA 91304 (Board Report No. 07-90).

At the time of award, there were insufficient funds available to award the additive bid alternates and therefore, seven of the eight additive alternates were excluded from the contract. However, Quimby/Park fees collected in the 2004-2005 Fiscal Year in the amount of ~~\$431,644~~ ^{418,951} are now available for the Orcutt Ranch – Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project, and are proposed to fund some of these additive alternates. These funds can be transferred from account 460K-00 to the Orcutt Ranch account (460K-OR). The total Quimby fees in the amount of \$431,644 can then be allocated to the Orcutt Ranch - Refurbishment of Buildings and Grounds, ADA Access Improvements (W.O. #E170211F) project. These Quimby/Park fees were collected within two miles of the Orcutt Ranch Park, which is the standard distance for the allocation of Quimby/Park fees for community parks. Therefore, it is recommended that the Board approve the allocation and appropriation of the Quimby/Park fees collected in the 2004-2005 Fiscal Year to the Orcutt Ranch – Refurbishment of Buildings and Grounds, ADA Access Improvements project.

It is proposed that these funds be used to add, by change order, the additional scope of work associated with the additive bid alternate for the renovation of the existing historical barn storage building. The cost of the change order is based on the contractor's bid amount for the additive alternate. The additive alternate that will be added is the renovation of the historical barn (Additive Alternate #1) as described in Board Report No. 07-90. The cost of Additive Alternate No. 1 is \$376,000 plus contingency (15%), for a total construction cost of \$431,644.

The Third Council District and the Superintendent of the Valley Region support this recommendation.

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. A Notice of Determination was filed with the Los Angeles City and County Clerks on June 23, 2004. Mitigation measures were made a condition of the project approval. A Negative Declaration was prepared for this project and is on file in at the office of the City Engineer.

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FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's general fund as the project's construction costs will be fully funded by Proposition K and Quimby fees which have already been collected and are available for allocation to this park project. The assessments of the future operations and maintenance costs have yet to be determined and would be addressed in future budget requests.

This report was prepared by Marlon Calderon, Project Manager, Recreation and Cultural Facilities Program, Bureau of Engineering, and was reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Bradley M. Smith, P.E., Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development, Department of Recreation and Parks.