

APPROVED

REPORT OF GENERAL MANAGER

APR 18 2011

NO. 11-114

DATE April 18, 2011

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ASCOT HILLS PARK – PHASE II (PRJ#1254A) (W.O. #E1906541) PROJECT – MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	_____
V. Israel	_____	N. Williams	<i>mf</i>

[Signature]

 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE) and the Construction Forces of the Department of General Services (GSD), for the sewer construction work for the Ascot Hills Park – Phase II (PRJ#1254A)(W.O. #E1906541) Project, subject to the approval of the City Attorney as to form;
2. Direct the Department’s Chief Accounting Employee to request that the City Administrative Office (CAO) include in the CAO’s next Construction Project Report to the City Council and Mayor, a recommendation that the following appropriations, in the amount of \$150,000 be approved for the sewer construction for the Ascot Hills Park – Phase II (PRJ#1254A)(W.O. #E1906541) Project;

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From:

<u>Funding Source</u>	<u>Fund/Dept/Acct. No.</u>	<u>Encumbrance Amount</u>
Proposition 40 Urban Park Act	205/89/WV07	\$150,000

To:

Through GSD Account and from there to the appropriate GSD Account Fund 100, Department 40, as follows:

1014 – Construction Salaries	\$25,000
<u>3180 – Construction Materials and Supplies</u>	<u>\$125,000</u>
TOTAL:	\$150,000

and, transfer cash to GSD on an as-needed basis, upon review and approval of expenditure reports submitted by GSD and approval of these reports by the BOE Project Manager;

3. Direct the Board Secretary to transmit forthwith the MOU to the City Attorney for review and approval as to form; and,
4. Authorize the General Manager to execute the proposed MOU, subsequent to approval as to form by the City Attorney.

SUMMARY:

The Ascot Hills Park is located at 4371 East Multnomah Street, Los Angeles, California 90032 in Council District 14. The 93-acre site was formerly a training facility used by the Department of Water and Power (DWP), and is now leased to RAP for the development, operation and maintenance of a new nature/passive park featuring hiking trails, outdoor classroom, watershed restoration, picnic and vista areas, native planting, irrigation, parking and a restroom. This project was awarded \$3,000,000 in State Proposition 40 Urban Park Act funds. The development of the Ascot Hills Park was implemented in two phases. The Phase I work involved the development of the western half of the site. Construction was completed by GSD and opened to the public in 2006. The Phase II work involved the development of the remaining eastern half of the site and is essentially complete, but a restroom is needed to complete the required Proposition 40 scope. In order to expedite work completion, due to the tight State Proposition 40 grant deadline, a prefabricated restroom unit has been ordered by RAP.

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Staff recommends awarding to GSD to perform the construction work associated with the sewer connection needed to serve the new restroom facility, in lieu of conducting a competitive bid process due to the following reasons:

- The sewer connection needs to be expedited and completed by April 25, 2011, prior to the scheduled delivery of the prefabricated restroom unit.
- GSD has successfully completed the Phase I construction and is familiar with the Project and the site.
- The subject Scope of Work involves specialty sewer work and GSD Construction Forces has the ability to expedite the completion of work by hiring one of the pre-qualified on-call sewer contractors to perform the sewer construction work for the Ascot Hills Park - Phase II Project.
- GSD has successfully completed numerous similar projects involving underground infrastructure improvements.
- GSD has shown experience in similar work related to underground infrastructures.
- GSD is authorized to perform this work per Los Angeles Administrative Code Section 22.535(a)(5).

The construction cost associated with the sewer connection is estimated at \$120,000, an additional amount of \$30,000 is also recommended for appropriation to GSD for construction contingency funds. GSD shall not utilize any of the construction contingency funds without advanced written approval by BOE Project Manager. Upon approval by the Board and the City Council, the appropriation of funds will be transferred to GSD as detailed in Recommendation No. 2 of this Report.

Funding Source
Proposition 40 Urban Park Act

Fund/Dept./Acct. No.
205/89/WV07

The State's Proposition 40 funds will be provided to the City on a reimbursable basis. The GSD appropriation for construction expenditures will be backed by the City's revolving general fund account, which will be promptly reimbursed upon receipt of grant funds from the State.

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The proposed project is Statutorily Exempt from the provisions of CEQA because it was previously evaluated for environmental significance as Alternative 2 in an Environmental Impact Report (EIR) that was prepared for the underlying Ascot Park project (State Clearing House No. 2000061091) and processed according to the requirements of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City and County Clerks on January 13, 2004.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the RAP's operational and maintenance budget; however, future operations and maintenance costs will be assessed and included in future RAP's annual budget requests.

This report was prepared by Paul Tseng, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, BOE Recreation and Cultural Facilities Program Manager, Bureau of Engineering; Deborah Weintraub, Chief Deputy City Engineer, BOE. Reviewed by Michael A. Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.