



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **PM-1**

April 17, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LENNOX PARK SENIOR BUILDING EXPANSION
CATEGORICAL EXEMPTION – APPROVE PROJECT BUDGET
SPECS. 6837; C.P. 69561
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find the project categorically exempt under the California Environmental Quality Act (CEQA).
2. Approve the project budget of \$750,000, and authorize the Director of Public Works to carry out the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The proposed project consists of adding a 900-square-foot building to the existing 2,505-square-foot Lennox Park Senior Building. We plan to complete the construction of the project by an Internal Services Department purchase order to Brandall Modular Inc., a Los Angeles County Agreement vendor. The vendor will provide permitted plans, associated foundations and site work, and utility connections.

Due to the nature of the project, employing At-Risk Youth workers is not feasible.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Fiscal Responsibility by investing in public infrastructure.

FISCAL IMPACT/FINANCING

The total project cost is estimated at \$750,000, including \$178,300 in contingency funds for unforeseen site conditions. The Project Schedule and Budget Summary are included in the enclosure.

The proposed project is currently funded by Second District Capital Project funds. Sufficient funds are available in the Fiscal Year 2006-07 Capital Project Budget under C.P. 69561.

Operating Budget Impact:

Based on the project scope of work, Parks and Recreation does not anticipate any one-time, start-up or ongoing costs. The nature of the improvements is to construct an addition to the existing structure that will be maintained and operated with existing staff and resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The total project cost includes the 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

ENVIRONMENTAL DOCUMENTATION

The proposed project has been reviewed and determined to be categorically exempt under CEQA in accordance with State CEQA Guidelines, Article 19, Section 15301 Existing Facilities, Class 1 (e) (1), and the County of Los Angeles Environmental Procedures and Guidelines Appendix G, Class 1 (g) (1), adopted by your Board on November 17, 1987, because the project will involve construction of an addition to an existing structure that is not greater than 50 percent of the floor area of the structure before the addition. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk.

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CONTRACTING PROCESS

The fabrication and installation of the modular building will be procured as a Purchase Order Contract through the Internal Services Department.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: County Counsel
Internal Services Department (Paul Vagnozzi)
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

April 17, 2007

ENCLOSURE

**LENNOX PARK SENIOR BUILDING EXPANSION
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program	10/02/06*
Purchase Order	04/2007
Performance Document Submittal	05/2007
Jurisdictional Approvals	05/2007
Construction	10/2007
Substantial Completion	01/2008
Acceptance	

*Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	\$ -
Construction	
(a) Purchase Order	\$ 350,000
(b) Change Order Contingency	\$ 52,500
(c) Utilities Connection Fee	\$ 25,000
(d) Civic Art	\$ 4,200
Subtotal	\$ 431,700
Equipment	\$ 10,000
Plans and Specifications	\$ 30,000
Consultant Services	\$ 15,000
Plans Check and Jurisdictional Reviews	\$ 8,000
Miscellaneous Expenditures	\$ 2,000
County Services	\$ 75,000
Site Contingency	\$ 178,300
TOTAL	\$ 750,000