



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

July 20, 2010

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

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:  
MUSEUM ROOFING AND BUILDING REFURBISHMENT PROJECT  
WILLIAM S. HART REGIONAL PARK  
APPROVE THE PROJECT AND BUDGET  
CAPITAL PROJECT NO. 86877  
(FIFTH DISTRICT) (3 VOTES)**

**SUBJECT**

Approval of the recommended actions will authorize the Director of the Department of Parks and Recreation to proceed with the implementation of the Museum Roofing and Building Refurbishment Project at the William S. Hart Regional Park.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find the proposed project categorically exempt from California Environmental Quality Act according to Sections 15301(d) and 15331 of the State California Environmental Quality Act Guidelines and Class 1 of the Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, as the project provides for the maintenance, repair, and rehabilitation of an existing historical facilities in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and with no expansion of use beyond that previously existing.
2. Approve the Museum Roofing and Building Refurbishment Project, Capital Project No. 86877, at a total project budget of \$850,000 funded by \$350,000 of Park's Special Development funds and \$500,000 of Fifth District Enhanced Unincorporated Area Services (Proposition 62) net County cost.

*"To Enrich Lives Through Effective And Caring Service"*

**Please Conserve Paper – This Document and Copies are Two-Sided  
Intra-County Correspondence Sent Electronically Only**

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

3. Authorize the Director of the Department of Parks and Recreation to carry out the project through a Board-approved Job Order Contract.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the Department of Parks and Recreation (Department) to carry out the project that will provide protection to various historical structures, which house the museum's historical artifacts and the collection of rare pieces of art. It will also rehabilitate needed space for the park's staff and volunteers.

In 1994, on behalf of the State Historic Preservation Office and the National Park Services, the State Historic Resources Group determined that several buildings located at William S. Hart County Park are eligible as contributors to a historic district for listing in the National Register of Historic Places. Therefore, with respect to contributor facilities, the proposed project will follow the Secretary of the Interior's Standards for the Treatment of Historical Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed Museum Roofing and Building Refurbishment Project, consists of replacing the roofs of the several museum and ancillary buildings, including but not limited to the William S. Hart's former residence, garage and chauffeur's quarters, tea room and museum gift shop/staff office. All roofing replacements will place special emphasis on matching the roofing systems to the period of significance and historical importance. The proposed project will also provide for rehabilitation of the exteriors and interiors of the structures that have sustained water damage due to the deterioration of the roofs. The refurbishment includes, but is not limited to the repair and waterproofing of water damaged floors, ceiling, balconies, and other building design elements damaged from exposure to harsh weather.

The proposed project will be completed through the Department's Board-approved Job Order Contract (JOC) program. Park's Construction Division Staff will manage the proposed project with the assistance of staff from the Natural History Museum, Parks' Curators. It is anticipated that construction for the project will begin in November 2010 and will be completed within six months.

### **Implementation of Strategic Plan Goals**

Approval of the recommended actions supports the County's Strategic Plan Goals of Operational Effectiveness (Goal 1), Children, Family, and Adult Well Being (Goal 2), and Community and Municipal Services (Goal 3), by investing in public infrastructure and improving access to cultural and recreational facilities.

### **FISCAL IMPACT/FINANCING**

The total proposed Project cost estimate of \$850,000 includes construction, change order contingency, other project related expenditures, and County services. Sufficient appropriation is available in the Fiscal Year 2010-11 Capital Projects/Refurbishment Budget for William S. Hart Museum Roofing and Building Refurbishment Project (Capital Project No. 86877) to fully fund the project. The Project Schedule and Budget Summary is detailed in Attachment A.

The proposed project is funded with \$350,000 of Park's Special Development funds and \$500,000 of Fifth District Enhanced Unincorporated Area Services (Proposition 62) net County cost.

### **Operating Budget Impact**

Based on the project description, the Department does not anticipate any one-time start-up or ongoing costs resulting from the recommended actions. The project provisions have maintenance requirements that will be fulfilled with existing park staff and resources.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Approval of the recommended actions will allow the Department to preserve various structures, which accommodate the museum's historical artifacts and collection of rare and one-of-a-kind pieces of art. It will also rehabilitate needed space for the park's staff and volunteers.

In accordance with your Board's Civic Art Policy adopted on December 7, 2004, the William S. Hart Regional Park Museum Roofing and Building Refurbishment Project (Capital Project No. 86877) budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from CEQA according to Sections 15301(d) and 15331 of the State CEQA Guidelines and Class 1 of the Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, as the project provides for the maintenance, repair, rehabilitation of existing historical facilities in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties (1995), Weeks and Grimmer and with no expansion of use beyond that previously existing.

Upon your Board's approval of the project, the Department will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

### **CONTRACTING PROCESS**

The proposed project will be implemented using a contract under the Department's JOC program awarded by your Board on June 15, 2010, approved as to form by County Counsel, and will be managed by the Department's Construction Division of Regional Agency.

The contract awarded to JOC contractor contains terms and conditions supporting your Board's ordinances, policies, and programs, including but not limited to: County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended actions will moderately impact services at the Museum, including tour availability at the main mansion. The project is being coordinated with Natural History Museum staff, which operates William S. Hart Museum, to minimize impacts and to accommodate needs as much as possible.

The Honorable Board of Supervisors  
July 20, 2010  
Page 5

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Public Works; and the Department of Parks and Recreation.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:GF:SK  
DJT:AC:zu

Attachments

c: Executive Office, Board of Supervisors  
Arts Commission  
County Counsel  
Parks and Recreation  
Public Works

**DEPARTMENT OF PARKS AND RECREATION:  
MUSEUM ROOFING AND BUILDING REFURBISHMENT PROJECT  
WILLIAM S. HART REGIONAL PARK  
APPROVE THE PROJECT AND BUDGET  
CAPITAL PROJECT NO. 86877  
(FIFTH DISTRICT) (3 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion date</b>
Award Design Contract	NA
Execute Design Contract	NA
Award JOC Contract	08/31/2010
Construction Documents	9/30/2010
Jurisdictional Approvals	10/15/2010
Start Construction	11/01/2010
Substantial Completion	05/31/2011
Project Acceptance	7/30/2011

## II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
<b>Land Acquisition</b>	<b>\$0</b>
<b>Construction</b>	
Low Bid Construction Contract	0
Job Order Contract	790,000
Change Orders/ Contingency	25,000
Departmental Crafts	0
Youth Employment	0
Misc. Expense	0
Telecomm Equip – Affixed to Building	0
Civic Arts	8,000
<b>Subtotal</b>	<b>\$823,000</b>
<b>Programming/Development</b>	<b>\$0</b>
<b>Plans and Specifications</b>	<b>\$0</b>
<b>Consultant Services</b>	
Site Planning	0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	0
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration – Gordian group	16,000
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Other	0
<b>Subtotal</b>	<b>\$16,000</b>
<b>Miscellaneous Expenditures</b>	<b>\$0</b>
<b>Jurisdictional Review/Plan Check/Permit</b>	<b>\$0</b>
<b>County Services</b>	
Code Compliance Inspection	0
Quality Control Inspection	0
Design Review	0
Design Services	2,400
Contract Administration	0
Project Management	0
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	4,000
ISD ITS Communications	0
Project Security	0
Project Technical Support	0
Office of Affirmative Action	4,600
County Counsel	0
Other:	0
<b>Subtotal</b>	<b>\$11,000</b>
<b>TOTAL</b>	<b>\$850,000</b>