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

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Third District

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May 29, 2012

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:
WILLIAM S. HART REGIONAL PARK GENERAL IMPROVEMENTS PROJECT
APPROVE CAPITAL PROJECT AND PROJECT BUDGET
CAPITAL PROJECT NO. 77141
(FIFTH DISTRICT) (3 VOTES)

SUBJECT

Approval of the recommended actions will approve the William S. Hart Regional Park General Improvements Project, Capital Project No. 77141 with a total Project budget of $1,000,000, and authorize the Director of Parks and Recreation to deliver the Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find the William S. Hart Regional Park General Improvements Project categorically exempt from the California Environmental Quality Act because the Project consists of replacement of existing facilities, installation of small new equipment, minor alterations in the condition of land, and the rehabilitation of historic resources in a manner consistent with applicable Secretary of Interior Standards for the reasons stated herein and reasons reflected in the record of the Project.

2. Approve the William S. Hart Regional Park General Improvements Project, Capital Project No. 77141, and budget in the amount of $1,000,000, which is funded with Fifth Supervisorial District Capital Project net County cost.

3. Authorize the Director of Parks and Recreation to deliver the William S. Hart Regional Park General Improvements Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the William S. Hart Regional Park General Improvements Project (Project) exempt from the California Environmental Quality Act (CEQA), approve the Project and allow the Department of Parks and Recreation (Department) to deliver the Project using a Board-approved Job Order Contract (JOC).

The proposed Project will consist of refurbishment of the Senior Center and William S. Hart Regional Park Picnic Area (Hart Park Picnic Area) parking lot, general repairs to the William S. Hart Regional Park Museum (Hart Museum) and appurtenant structures, old park staff office and former trading post, restoration of campground water service, upgrades to the park irrigation system, and replacement of security lighting.

The Senior Center and Hart Park Picnic Area parking refurbishments include asphalt grinding, patching, slurry seal, and striping. The general repairs to the Hart Museum and appurtenant structures, which includes the Bunk House, Naylor House, Frew House, Chauffeurs Quarters, and Hart Hall will include replacement or repairs to damaged doors and woodwork, weatherproofing, water-damaged plaster, thermal protection, paint, floors, and windows. Repairs to the old park staff office and former trading post include repair or replacement of roofing, damaged doors and woodwork, windows, painting, and lighting. The upgrades to the irrigation system include the repair of distribution piping and the installation of smart controllers. The security lighting improvements consist of replacement of existing security light fixtures. The restoration of water service consists of installation of new piping and point of connection to replace the existing damaged waterline.

The proposed Project will be administered by Department staff and refurbishment work will be performed via a Board-approved JOC.

Implementation of Strategic Plan Goals

The recommendations support the Board approved County Strategic Plan Goals of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public service.

Green Building/Sustainable Design Program

Portions of the proposed Project will support your Board's Green Building/Sustainable Design Program by reducing maintenance, repairs, and monitoring of the site. Additionally, green building elements will be considered and implemented to the extent feasible.

FISCAL IMPACT/FINANCING

The total proposed Project cost, including construction and County services, is estimated at $1,000,000, which is funded with Fifth Supervisorial District Capital Project net County cost. The proposed Project Schedule and Budget Summary are included in Attachment I.

Operating Budget Impact

Based on the proposed 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 provide protection to various structures, which accommodate the Hart Park Museum's historical artifacts and collection of rare art pieces and artifacts.

In accordance with your Board's Civic Art Policy, as revised on November 5, 2008, the proposed Project 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 the CEQA according to Sections 15302, 15303, 15304, and 15331 of the State CEQA Guidelines and Classes 2, 3, and 4 of the Environmental Document Reporting Procedures and Guidelines, adopted by your Board on November 17, 1987, because the proposed Project consists of replacement of existing facilities, on the same site, with substantially the same purpose and capacity as the replaced facilities, installation of small new equipment, minor alterations in the condition of land and vegetation, which do not involve removal of mature trees, and the rehabilitation of historical resources consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for the Preserving,

Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995) Weeks and Grimmer. In addition, the Project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make these exemptions inapplicable based on Project records.

Upon your Board's approval of the Project, the Department may file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Certain amenities of the William S. Hart Regional Park will be closed during implementation of the improvements. The closures will be coordinated with the Department to minimize inconvenience to the public.

CONCLUSION

Please return one adopted copy of this Board Letter to the Chief Executive Office, Capital Projects Division, and Department of Parks and Recreation.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:VM:cvb

Attachment

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

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ATTACHMENT I

WILLIAM S. HART REGIONAL PARK GENERAL IMPROVEMENTS PROJECT
CAPITAL PROJECT NO. 77141

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Board Approval	05/29/2012
Construction Documents	NA
Jurisdictional Approvals	NA
JOC Contract	08/15/2012
Start Construction	09/14/2012
Substantial Completion	02/28/2013
Project Acceptance	04/30/2013

PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	$ 0
Construction	
Purchase Order Contract	$0
Job Order Contract	$956,400
Change Orders/Contingency	0
Departmental Crafts Parks Department Trails	0
Youth Employment	0
Construction Consultants	0
Telecomm Equip – Affixed to Building	0
Civic Arts	$9,600
Subtotal	**$ 966,000**
Programming/Development	$ 0
Plans and Specifications*	$ 0
Consultant Services	
Site Planning	$ 0
Engineering Services	0
Geotech/Soils Report and Soils Testing	0
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Utilities/Change Order	$ 0
Other Expenditure:	**0**
Subtotal	**0**
Miscellaneous Expenditures - Furniture	0
Jurisdictional Review/Plan Check/Permit	$ 0
County Services	
Code Compliance Inspection	$ 0
Quality Control Inspection	0
Design Review	0
Contract Administration	0
Gordian Group	19,000
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	4,000
ISD Communications/Data	0
Project Security	0
Project Technical Support	0
Office of Contract Compliance	11,000
Subtotal	**$ 34,000**
TOTAL	**$1,000,000**