



WILLIAM T FUJIOKA  
Chief Executive Officer

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>

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

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

April 16, 2013

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 PUBLIC WORKS:  
CHARTER OAK PARK GENERAL IMPROVEMENTS PROJECT  
APPROVE REVISED PROJECT BUDGET  
SPECS. 7149; CAPITAL PROJECT NO. 86456  
(FIFTH DISTRICT)  
(3 VOTES)**

**SUBJECT**

Approval of the recommended actions will approve the revised Project budget and allow the Department of Public Works to complete the Charter Oak Park General Improvements Project.

**IT IS RECOMMENDED THAT THE BOARD:**

Approve the revised total Project budget of \$1,264,267 for the Charter Oak Park General Improvements Project, Capital Project No. 86456.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will approve the revised Project budget and allow the Department of Public Works to complete the Charter Oak Park General Improvements Project (Project).

On August 30, 2011, the Board approved the Project and authorized the Department of Public Works (Public Works) to deliver the Project using a Board-approved Job Order Contract (JOC) for construction of the improvements. The Project consists of renovation of the existing community building restroom facilities, upgrades to the existing parking lot to comply with current Americans with Disabilities Act standards, repairs to the community building roof, and reconstruction of the

basketball courts.

Construction of the Project was divided into two phases in order to lessen the impacts on park programs and operations. The first phase consisted of reconstruction of the basketball courts and parking lot upgrades to allow park restrooms to remain open during the summer season. The second phase consisted of renovation of the community building restrooms, including abandoning the existing septic system and installing a new sewer line connection.

The roof beam repairs were included in the scope of the restroom renovation. However, during the repairs, severe deterioration and rotting of the wood roof beams and plywood sheathing were discovered. After conducting a detailed structural assessment of the roof, it was determined that more extensive repairs than anticipated were needed to restore the structural integrity and extend the service life of the community building. Additional funding has been identified to cover the additional roof repair costs. The roof repairs are scheduled to recommence in April 2013 and will be completed by May 2013 using a Board-approved JOC.

#### Green Building/Sustainable Design Program

The Project supports the Board's Green Building/Sustainable Design Program by incorporating a vegetative swale to capture, percolate, and filter storm water runoff from the reconstructed basketball court; and installation of waterless urinals and low-flow toilets in the renovated restroom facilities to increase on-site water conservation.

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

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by investing in public infrastructure that will enhance recreational opportunities for County residents.

#### **FISCAL IMPACT/FINANCING**

The total Project cost for the original scope and new sewer line was \$964,267. The revised total Project cost is currently estimated at \$1,264,267, which reflects an increase of \$300,000 for the structural roof repairs. The Project Schedule and Budget Summary are detailed in the Attachment.

As part of the Chief Executive Office, March 5, 2013, Mid-Year Budget Adjustment, \$300,000 in prior year net County cost was transferred from the completed Arcadia Park Pool and Pool Building Renovation Project, Capital Project No. 86486 to the Charter Oak General Improvement Project, Capital Project No. 86456 to fund the additional costs. Sufficient appropriation is available in the Fiscal Year 2012-13 Capital Project/Refurbishment Budget (Capital Project No. 86456) to fully fund the Project.

The Project is funded with \$644,267 in specified funds allocated pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (Proposition A); \$120,000 of Utility Users Tax funding allocated to the Fifth Supervisorial District; and \$500,000 of prior year net County cost.

#### Operating Budget Impact

The Department of Parks and Recreation does not anticipate any one-time, start-up, or ongoing costs resulting from the Project. The Project provisions have maintenance requirements that will be

fulfilled with existing park staff and resources.

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

Pursuant to the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009, the Project includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

### **ENVIRONMENTAL DOCUMENTATION**

On August 30, 2011, the Board found the Project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a), (d), and (l), and 15302 of the State CEQA Guidelines, and Classes 1(c), (d), and (h), and 2 of the County's Environmental Document Reporting Procedures and Guidelines because the Project involves repair, renovation, and minor alterations of existing park facilities, including the community building roof repairs, with negligible or no expansion of an existing use; and demolition and reconstruction of existing park facilities with new facilities of substantially the same size, purpose, and capacity.

The revised roof repairs at the community building include reinforcing and replacing the damaged sections of the existing roof beams and plywood sheathing continue to be within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(a), (d), and (l) of the State CEQA Guidelines, and Classes 1(c), (d), and (h) of the County's Environmental Document Reporting Procedures and Guidelines.

### **CONTRACTING PROCESS**

Design of the improvements was completed by Public Works' in-house staff and as-needed consultants. Renovation of the facilities is being accomplished using a Board-approved JOC.

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

Approval of the recommended action will have no impact on current County services or projects. The community building restroom facilities will be closed during repair of the roof. However, temporary restroom facilities will be provided for use by the public during construction.

### **CONCLUSION**

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

The Honorable Board of Supervisors

4/16/2013

Page 4

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:RLR:DJT

SW:VM:zu

Enclosures

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

**ATTACHMENT**

**DEPARTMENT OF PUBLIC WORKS:  
CHARTER OAK PARK GENERAL IMPROVEMENTS PROJECT  
APPROVE REVISED PROJECT BUDGET  
SPECS. 7149; CAPITAL PROJECT NO. 86456**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Construction Documents	11/30/11	03/14/12*
Jurisdictional Approvals	02/09/12	05/10/12*
Construction Start	03/12/12	05/21/12*
Substantial Completion	06/29/12	05/24/13
Final Acceptance	07/31/12	06/10/13

\* Actual completion date.

