



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

32 September 5, 2017

August 22, 2017

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

LORI GLASGOW  
EXECUTIVE OFFICER

Dear Supervisors:

**LAKESWOOD GOLF COURSE IMPROVEMENTS AND  
CART BARN REPLACEMENT PROJECT  
APPROVE REVISED PROJECT BUDGET  
AND APPROPRIATION ADJUSTMENT  
CAPITAL PROJECT NO. 87324  
(SUPERVISORIAL DISTRICT 4) (4 VOTES)**

**SUBJECT**

Approval of the recommended actions will approve the revised project budget and appropriation adjustment for the Lakewood Golf Course Improvements and Cart Barn Replacement Project, Capital Project No. 87324, to allow the Department of Parks and Recreation to complete the capital project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the recommended actions of revising the previously approved Project's budget and appropriating funds are not a project under the California Environmental Quality Act.
2. Approve the revised total project budget of \$7,586,000, from a previously adopted budget of \$6,589,000 to address unforeseen conditions for the Lakewood Golf Course Improvements and Cart Barn Replacement Project, Capital Project No. 87324.
3. Approve the attached appropriation adjustment to appropriate \$997,000 using Lakewood Golf Course Capital Improvement Project funds, available in the Department's Golf Course Fund (CA2), to Capital Assets – Buildings and Improvements under Capital Project No. 87324 to fully fund the Capital Project.

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

The recommended actions will approve the revised budget, which will allow the Department of Parks and Recreation (Department) to complete the previously approved Lakewood Golf Course Improvements and Cart Barn Replacement Project (Project) at 3101 Carson Street, Lakewood, CA 90712.

On March 22, 2016, the Board approved the Project budget in the amount of \$6,589,000 to implement the Project in two phases. Phase 1 includes removal and replacement of the existing cart barn with a new structure containing a mechanical repair and washing area, offices, and a conference room; complete renovation of the entry plaza, including a new drop-off area, cart staging area, restrooms in the existing pro shop, and range entry; parking lot refurbishment with an emphasis on accessibility; and the renovation of the driving range, including the tee line, shade structure, range targets, electrical upgrades, and Americans with Disabilities Act (ADA) accessibility upgrades. Phase 2 includes the renovation and expansion of the coffee shop, bar, banquet room, offices, and patio area; restroom upgrades; building flooring, finish, electrical, and lighting upgrades; and ADA accessibility upgrades.

The increase in the Project budget of \$997,000 resulted from costs to address unforeseen conditions that emerged during construction, including discovery of an underground storage tank for gasoline and rotted wood throughout club house. In addition, electrical upgrades were required since the existing system could not support the temporary electric golf cart facility which was needed to maintain operation during construction. Above average rainfall also delayed construction and contributed to increased costs.

In March of 2016 the Board was informed that the Department would utilize available Lakewood Golf Course Capital Improvement Project (CIP) funds for the costs that exceeded the previously approved Project budget. The Lakewood Golf Course CIP Fund is funded from a percentage of the gross green fees revenues generated at the Lakewood Golf Course. In accordance with the terms of the operating lease agreement, the CIP funds provide for capital and infrastructure improvements to maintain the Lakewood Golf Course in a competitive condition.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Making Investments That Transform Lives (Goal 1), Fostering Vibrant and Resilient Communities (Goal 2), and Realizing Tomorrow's Government Today (Goal 3). These recommended actions support the Strategic Plan by investing in public infrastructure that will improve services for County of Los Angeles residents.

## **FISCAL IMPACT/FINANCING**

On March 22, 2016, the Board approved a total Project budget of \$6,589,000. The revised total Project Budget is currently estimated at \$7,586,000, which consists of a revised construction cost of \$6,322,000 and a contingency fund of \$1,264,000

Approval of the attached appropriation adjustment (Attachment II) will appropriate \$997,000 of CIP funds from the Department's Golf Course Fund (CA2) to Capital Assets – Buildings and Improvements under Capital Project No. 87324 to fully fund the Project. The revised total Project Budget of \$7,586,000 will be funded by \$6,589,000 of net County Cost from the Fourth District and \$997,000 using Lakewood Golf Course CIP funds. The revised Project Schedule and Budget Summary are included in Attachment I.

There will be no impact to net County cost as a result of the recommendations.

#### Operating Budget Impact

There will be no operating budget impact. The Lease Agreement requires American Golf Corporation to operate and maintain the Lakewood Golf Course.

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

Amendment No. 7 to the County Operating Lease Agreement No. 67269 with American Golf Corporation, the operator of the Lakewood Golf Course, was approved by the Board on March 22, 2016 to address the implementation and funding of the Project.

As previously approved by your Board on March 22, 2016, and in accordance with the Board's Civic Art Policy adopted December 7, 2004, and last revised on August 11, 2015, the proposed Project is exempt from the policy because it is a commercial project.

### **ENVIRONMENTAL DOCUMENTATION**

On March 22, 2016, the Board found the Lakewood Golf Course Improvements and Cart Barn Replacement Project to be categorically exempt from the California Environmental Quality Act (CEQA). Additional work to address the unforeseen conditions during construction was subsequently completed. The recommended actions of revising the budget and appropriating funds are not a project pursuant to Section 21065 of the Public Resources Code and Section 15378(b)(5) of the State CEQA Guidelines because the actions are administrative activities of government that will not result in direct or indirect changes to the environment.

### **CONTRACTING PROCESS**

Under the terms of the Amendment, American Golf Corporation will provide all services required for the successful completion of the Project, including construction plans and specifications, obtaining all required permits, inspections and approvals, soliciting a minimum of three bids, contracting for the actual construction of the proposed Project, enforcing contract requirements related to licensing and bonding, completion of as-built drawings, and proper close-out of the contract. All contractors providing labor for the Project will be required to pay not less than the specified general prevailing wage rates as established by the state of California. In addition, the Amendment provides that the Department must approve the plans and specifications for the proposed Project and the Department's Golf Operations Section will oversee its construction and approve all payment applications submitted by American Golf Corporation.

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

The golf course will remain open during the construction and implementation of the proposed Project.

### **CONCLUSION**

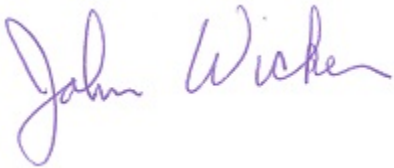
The Honorable Board of Supervisors

8/22/2017

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Upon approval by the Board, please instruct the Executive Office Clerk of the Board, to forward one adopted copy to the Chief Executive Office, Capital Projects Division, and one adopted copy to the Department of Parks and Recreation.

Respectfully submitted,



JOHN WICKER

Director

JW:NEG:RM:MR

Enclosures

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Arts Commission

**ATTACHMENT I**

**DEPARTMENT OF PARKS AND RECREATION  
LAKEWOOD GOLF COURSE IMPROVEMENTS AND  
CART BARN REPLACEMENT PROEJCT  
APPROVE REVISED PROJECT BUDGET AND  
APPROPRIATION ADJUSTMENT  
CAPITAL PROJECT NO. 87324  
(SUPERVISORIAL DISTRICT 4) (4 VOTES)**

**I. PROJECT SCHEDULE – PHASE 1**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Board Approval	03/22/16	03/22/16
Jurisdictional Approvals	04/05/16	05/24/16
Start Construction	04/18/16	05/26/16
Substantial Completion	11/19/16	05/04/17
Project Acceptance	11/29/16	07/31/17

**PROJECT SCHEDULE – PHASE 2**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Board Approval	03/22/16	03/22/16
Jurisdictional Approvals	04/13/16	02/24/17
Start Construction	05/04/16	03/17/17
Substantial Completion	11/18/16	10/17/17
Project Acceptance	12/12/16	11/15/17

## II. PROJECT BUDGET SUMMARY

Project Activity	Board-Approved Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Purchase Order Contract	\$0	\$0	\$ 0
Construction Contract	5,490,000	832,000	6,322,000
Contingency/Change Orders	1,099,000	165,000	1,264,000
Construction Consultants	0	0	0
Departmental Crafts	0	0	0
Youth Employment	0	0	0
Construction Consultants	0	0	0
Civic Arts	0	0	0
<b>Subtotal</b>	<b>\$ 6,589,000</b>	<b>\$997,000</b>	<b>\$7,586,000</b>
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 0	\$ 0	\$ 0
Consultant Services	\$ 0	\$ 0	\$ 0
Architecture & Engineering Services	0	0	0
DPW Engineering Services	0	0	0
Geotech/Soils Report and Soils Testing	0	0	0
Material Testing	0	0	0
Cost Estimating	0	0	0
Topographic Surveys	0	0	0
Construction Management	0	0	0
Construction Administration / Gordian	0	0	0
Environmental	0	0	0
Utilities/Change Order	0	0	0
Other Expenditure:	0	0	0
<b>Subtotal</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
Miscellaneous Expenditures	\$ 0	\$ 0	\$ 0
Jurisdictional Review/Plan Check/Permit	\$ 0	\$ 0	\$ 0
County Services	0	0	0
Code Compliance Inspection	0	0	0
Quality Control Inspection	0	0	0
Design Review	0	0	0
Contract Administration	0	0	0
Gordian Group	0	0	0
Project Management Support Services	0	0	0
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	0	0	0
ISD Communications/Data	0	0	0
Project Security	0	0	0
Project Technical Support	0	0	0
Office of Contract Compliance	0	0	0
<b>Subtotal</b>	<b>\$ 0</b>	<b>\$0</b>	<b>\$ 0</b>
<b>TOTAL</b>	<b>\$ 6,589,000</b>	<b>\$ 997,000</b>	<b>\$ 7,586,000</b>



August 22, 2017  
DEPT NO: 600

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF PARKS AND RECREATION

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFOR**  
**FY 2017-18**  
**4 - VOTES**

**SOURCES****USES****PARKS AND RECREATION - GOLF COURSE FUND**

CA2-PK-5500-40535

OTHER CHARGES

**DECREASE APPROPRIATION****997,000****PARKS AND RECREATION****LAKEWOOD GC IMP AND CART BARN REPL**

A01-CP-96-9919-65043-87324

OPERATING TRANSFER IN / CAPITAL PROJECTS

**INCREASE REVENUE****997,000****PARKS AND RECREATION - GOLF COURSE FUND**

CA2-PK-6100-40535

OTHER FINANCING USES

**INCREASE APPROPRIATION****997,000****PARKS AND RECREATION****LAKEWOOD GC IMP AND CART BARN REPL**

A01-CP-6014-65043-87324

CAPITAL ASSETS - B &amp; I

**INCREASE APPROPRIATION****997,000****SOURCES TOTAL****\$ 1,994,000****USES TOTAL****\$ 1,994,000****JUSTIFICATION**

The appropriation adjustment is necessary to increase the appropriation offset with Golf Course Fund (CA2) for the Lakewood Golf Course Improvements and Cart Barn Replacement Project, Capital Project No. 87324.

**ADOPTED**BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

# 32

SEP 05 2017

AUTHORIZED SIGNATURE

Claudia Jauregui, Admin. Services Manager II

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

*Lori Glasgow*  
**LORI GLASGOW**  
**EXECUTIVE OFFICER**

REFERRED TO THE CHIEF  
 EXECUTIVE OFFICER FOR---

☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

B.A. NO. 020

BY

DATE

*Larfan*  
 August 8, 2017

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

*Chia Annifer*  
 August 9, 2017