COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director
John Wicker, Chief Deputy Director
Executive Offices • 433 South Vermont Avenue • Los Angeles, CA 90020-1975 • (213) 738-2961

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
31 August 11, 2015
PATRICK OGAWA
ACTING EXECUTIVE OFFICER

August 11, 2015

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: KENNETH HAHN STATE RECREATION AREA COMMUNITY CENTER REFURBISHMENT PROJECT
ESTABLISH CAPITAL PROJECT, APPROVE PROJECT SCOPE, BUDGET AND APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 87298
(SECOND DISTRICT) (4 VOTES)

SUBJECT

Approval of the recommended actions will establish the proposed Kenneth Hahn State Recreation Area Community Center Refurbishment Project, Capital Project No. 87298; find the proposed Project categorically exempt from the California Environmental Quality Act; approve the Project scope and budget; approve an appropriation adjustment; authorize the Department of Parks and Recreation to execute a funding agreement with the Baldwin Hills Regional Conservation Authority; and execute the proposed Project using a Job Order Contract previously awarded by the Board.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Kenneth Hahn State Recreation Area Community Center Refurbishment Project categorically exempt from the California Environmental Quality Act for the reasons stated herein and the reasons reflected in the record of the proposed Project.

2. Approve the Kenneth Hahn State Recreation Area Community Center Refurbishment Project, Capital Project No. 87298, with a total project budget of $1,300,000.

3. Approve an appropriation adjustment to appropriate $1,300,000 to fully fund the proposed Kenneth Hahn State Recreation Area Community Center Refurbishment Project, Capital Project No.

87298.

4. Authorize the Director of the Department of Parks and Recreation, or his designee, as agent of the County of Los Angeles, to execute a funding agreement with the Baldwin Hills Regional Conservation Authority, upon approval as to form by County Counsel, to accept $1,300,000 in funding for construction and project management, and to execute work orders using a Job Order Contract previously awarded by the Board for the proposed Kenneth Hahn State Recreation Area Community Center Refurbishment Project

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Kenneth Hahn State Recreation Area Community Center Refurbishment Project (Project), located at 4100 South La Cienega Boulevard, Los Angeles, exempt from the California Environmental Quality Act (CEQA) and allow the Department of Parks and Recreation (Department) to implement the proposed Project. The anticipated completion date is February 2016, as indicated in the proposed Project Schedule (Attachment I).

Project Description and Background

The proposed Project includes the refurbishment of the display and exhibit areas that display the Kenneth Hahn artifact and memorabilia collection. The collection is currently stored in drawers and cabinets that lack organization and do not present the items well. The refurbishment work will use new graphics and interpretive signs to communicate the significance of Kenneth Hahn's impact on Los Angeles County in an attractive and accessible manner. A consultant provided by Baldwin Hills Regional Conservation Authority (BHRCA) shall supply the exhibit design, graphics and content management.

The proposed Project consists of refurbishment of the interior and exterior of the community center to support the new exhibits and address deferred maintenance needs of the building. The building has not been significantly upgraded since it was built in 1992 and is in need of refurbishment of interior and exterior finishes as well as site work around the building.

Funding Agreement

BHRCA was established by the County and the Santa Monica Conservancy for the purpose of providing a comprehensive program to acquire, expand, and improve open space, natural habitat, and recreational opportunities within the Baldwin Hills and other natural and recreational areas within the Second Supervisorial District. On June 10, 2014, the Governing Board of BHRCA adopted a resolution that funded required services for the proposed Project as well as provided authorization to its Chairperson to execute a funding agreement. Approval of the recommended action will authorize the Director of Parks and Recreation to execute a funding agreement with BHRCA to accept funding in the amount of $1,300,000 for the construction and project management of the proposed Project.

Implementation of Strategic Plan Goals

The recommendations support the Board-approved County Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) by enhancing recreational opportunities that benefit County residents.

Strategic Asset Management Principles Compliance

Green Building/Sustainable Design

The proposed Project will support the Board's Sustainable Design Program by maximizing the re-use of existing, sustainable, and local resources.

FISCAL IMPACT/FINANCING

The total proposed Project cost, including construction, Civic Art, and County services is $1,300,000. The proposed Project Schedule and Budget Summary are included in Attachment I.

The proposed Project is fully funded with $1,300,000 of funding available to the Department through a funding agreement with BHRCA.

Approval of the attached appropriation adjustment (Attachment II) will appropriate $1,300,000 from funds available to the Department through BHRCA to fully fund the proposed Project. Upon the Board's approval of the appropriation adjustment, sufficient funds will be available in the Fiscal Year 2015-16 Capital Projects/Refurbishment budget, Capital Project No. 87298. There is no impact to net County cost.

OPERATING BUDGET IMPACT

Based on the project description, the Department does not anticipate any one-time start-up or ongoing operating costs. The provisions of the proposed Project have maintenance requirements that will be fulfilled with existing park staff and resources. Should the necessity arise, the Department will work with the Chief Executive Office to determine the appropriate level of maintenance and appropriate funding.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Approval of the recommended actions will allow the Department to deliver the proposed Project using a Job Order Contract (JOC) previously awarded by the Board. With the Board's authorization, the proposed Project may be performed using a JOC as the work involves repair, remodeling, or refurbishing of County facilities.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, as revised on December 15, 2009, the proposed Project budget includes one percent of design and construction costs to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA. The proposed Project, which consists of the refurbishment of the display and exhibit areas that present the Kenneth Hahn artifact and memorabilia collection and the refurbishment of the interior and exterior of the community center, is 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 Section 15301(d) of the State CEQA Guidelines,

and Class 1 (c) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the project involves restoration or rehabilitation of deteriorated or damaged structures and facilities to meet current standards of public health and safety.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have minimal impact on County services or event programming at this facility. Closure to the facility and parking lot will be implemented in phases, scheduled to minimize disruption to the park, and coordinated with park staff.

CONCLUSION

Please 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,

RUSS GUINEY
Director

RG:JW:RMHS:GN:
CK

Enclosures

c: Interim Chief Executive Officer
Interim County Counsel
Acting Executive Officer, Board of Supervisors
Director of Parks and Recreation
Arts Commission

Attachment I

DEPARTMENT OF PARKS AND RECREATION:
KENNETH HAHN STATE RECREATION AREA
COMMUNITY CENTER REFURBISHMENT PROJECT
ESTABLISH CAPITAL PROJECT, APPROVE PROJECT SCOPE,
BUDGET AND APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 87298

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Board Approval	08/11/2015
JOC Contract	08/27/2015
Start Construction	09/10/2015
Substantial Completion	02/25/2016
Project Acceptance	03/25/2016

II. PROJECT BUDGET SUMMARY

Project	Proposed Budget
Land Acquisition	$0
Construction	
Purchase Order Contract	0
Job Order Contract	$1,248,000
Change Orders/Contingency	0
Departmental Crafts Parks Department Trails	0
Construction Consultants	0
Telecomm Equip – Affixed to Building	0
Civic Arts	12,000
Subtotal	**$1,260,000**
Programming/Development	0
Plans and Specifications	0
Consultant Services	
Site Planning/Civil	0
Engineering/Survey DPW	0
Engineering Services	0
Geotech/Soils Report and Soils	0
Testing	0
Material Testing	0
Cost Estimating	0
Construction	0
Management	0
Construction	0
Subtotal	**0**
Miscellaneous Expenditures	**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	24,500
Project Management Support	0
Services ISD Job Order Contract	0
Management DPW Job Order	6,000
Contract Management	0
ISD Communications/Data	0
Project Security	0
Project Technical Support	9,500
ISD-Countywide Contract Compliance	
Subtotal	**$40,000**
TOTAL	**$1,300,000**

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BA FORM 03/13

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 600

DEPARTMENT OF PARKS AND RECREATION

August 11, 2015

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 2015-16

4 - VOTES

SOURCES	USES
PARKS AND RECREATION	PARKS AND RECREATION
Kenneth Hahn Community Center Refurbishment (2)	Kenneth Hahn Community Center Refurbishment (2)
A01-CP-94-9923-65043-87298	A01-CP-6014-65043-87298
Rev: Other Grants and Contributions / CP $1,300,000	Capital Assets-Building and Improvements $1,300,000
INCREASE REVENUE	INCREASE APPROPRIATION

SOURCES TOTAL: $ 1,300,000

USES TOTAL: $ 1,300,000

JUSTIFICATION

The appropriation adjustment of $1,300,000 from Safe Neighborhoods Park Proposition also known as Proposition A of 1996 available to the Baldwin Hills Regional Conservation Authority is necessary to fully fund the proposed Kenneth Hahn Community Center Refurbishment Project,Capital Project Number 87298.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Malou Rubio
AUTHORIZED SIGNATURE MALOU RUBIO, DEPTL. FINANCE MANAGER II

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)
31 AUG 11 2015

Patrick Ogawa
PATRICK OGAWA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

☐ ACTION

☑ RECOMMENDATION

☑ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

AUDITOR-CONTROLLER BY

B.A. NO. 007 July 29 20 15

CHIEF EXECUTIVE OFFICER BY Chia Ann Yen

July 29 2015

BALDWIN HILLS REGIONAL CONSERVATION AUTHORITY

June 10, 2014 - Agenda Item IX

Resolution No. 14-05

RESOLUTION OF THE GOVERNING BOARD OF THE BALDWIN HILLS REGIONAL CONSERVATION AUTHORITY AUTHORIZING A FUNDING AGREEMENT FOR THE ALLOCATION OF FUNDING TO THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION FOR RENOVATION OF THE COMMUNITY BUILDING AT KENNETH HAHN PARK STATE RECREATION AREA IN AN AMOUNT NOT TO EXCEED $1,300,000

WHEREAS, the Baldwin Hills Regional Conservation Authority (BHRCA) was established by the County of Los Angeles (County) and the Santa Monica Mountains Conservancy for the purpose of providing a comprehensive program to acquire, expand, and improve open space, natural habitat, and recreational opportunities within the Baldwin Hills and other natural and recreational areas within the Second Supervisorial District;

WHEREAS, BHRCA has the power to authorize and fund construction, management, and maintenance of recreational and park facilities within the Baldwin Hills;

WHEREAS, the County Department of Parks and Recreation (Parks) has construction and construction management expertise;

WHEREAS, staff recommends proceeding with the Community Building Renovation Project (Community Building Renovation) at Kenneth Hahn State Recreation Area (Recreation Area), which will include the refurbishment of the existing conference room, entry and display room, along with restoration of the building interiors, parking, landscape, and paving areas;

WHEREAS, the Community Building Renovation will improve community involvement and engagement within the Recreation Area; and

WHEREAS, staff recommends that the Chair person of the Governing Board of BHRCA be authorized to enter into a funding agreement with Parks to undertake construction management and construction activities associated with said Community Building Renovation in an amount not to exceed $1,300,000, subject to the project being performed by Parks employees or by contractors retained by Parks in compliance with standard County contracting requirements.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of BHRCA hereby authorizes its Chairperson to execute, upon approval as to form by County Counsel, a funding agreement with Parks to undertake construction management and construction

activities associated with the Community Building Renovation in an amount not to exceed $1,300,000, subject to the project being performed by Parks employees or by contractors retained by Parks in compliance with standard County contracting requirements.

Acting Chair

AYES: Muñoz, Greene, Guiney, Katona

NOES: none

ABSENT: Vanderberg

ABSTAIN: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Baldwin Hills Regional Conservation Authority, duly noticed and held according to law, on the 10th day of June, 2014.

Date: 6/10/14

Executive Officer