

REPORT OF GENERAL MANAGER

APPROVED
FEB 07 2007

NO. 06-357

DATE December 13, 2006

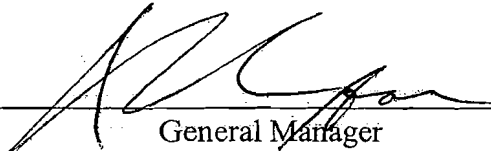
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**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH REGION HIGH SCHOOL NO. 12 SITE - MEMORANDUM OF UNDERSTANDING BETWEEN DEPARTMENT OF RECREATION AND PARKS AND LOS ANGELES UNIFIED SCHOOL DISTRICT FOR THE DEVELOPMENT OF A JOINT-USE AGREEMENT FOR THE JOINT USE OF A PORTION OF THE SCHOOL SITE AND ADJACENT GREEN MEADOWS PARK

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>MS</u>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between Department of Recreation and Parks (RAP) and Los Angeles Unified School District (LAUSD) for the development of a joint-use agreement for the joint use of a portion of the South Region High School No. 12 site and the Green Meadows Park, subject to the approval of the Mayor and of the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed MOU to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
3. Authorize the General Manager or his representative to execute the MOU, upon receipt of all the necessary approvals; and,
4. Authorize staff to work with the LAUSD on the development of the proposed joint use agreement.

REPORT OF GENERAL MANAGER

PG. 2

NO. 06-357

SUMMARY:

LAUSD has identified a proposed site for the construction of South Region High School No. 12 (School). The school will be located on the west side of Avalon Street, east of San Pedro Street, and bounded by 87th Place to the north and 88th Place and Green Meadows Park (Park) to the south. After several discussions among RAP, the Mayor's Office, and LAUSD staff, it is the intent of the parties to collaborate in the development, maintenance, and operation of joint-use facilities on a portion of the School and the adjacent Park.

The parties desire to enter into an MOU for the purpose of further discussing the joint use of the facilities and to consider the construction, enhancement, and utilization of the proposed joint-use facilities. The proposed MOU is not to be construed to obligate or bind any of the parties to spend money or incur costs for planning, developing, and maintaining the facilities; to construct new facilities or improve existing facilities; to occupy the facilities discussed; to make such facilities available for use as discussed; or to create a right to use such facilities.

The City, represented by RAP, and LAUSD are interested in working with one another because LAUSD is in the midst of building new schools and modernizing/renovating existing schools, and the City has expressed an interest in utilizing its funds and program resources to enhance and utilize facilities which may be developed on the proposed school site. The City is interested in working with LAUSD to identify specific facilities and space on the school site for use by the public during non-school hours and days. The actual times, days, terms of use and maintenance and operations, and security of the proposed park would be discussed as part of the planning and development process and would be incorporated into the final joint use agreement. The following facility(ies) will be considered for relocation, development and use opportunities between LAUSD and the City at the School and Park to facilitate joint use:

1. Existing Facilities:
 - a. Pool
 - b. Pool House
 - c. Adult physical fitness area
 - d. Parking
 - e. Softball field

2. New Facilities:
 - a. Pool:
 - i. Restrooms
 - ii. Showers
 - iii. Storage Space
 - iv. Office Space
 - v. First Aid Space
 - vi. Concessions Space
 - vii. Pump and Filter Room (a.k.a. maintenance room)

REPORT OF GENERAL MANAGER

PG. 3 NO. 06-357

- b. Parking
- c. School Track and Field
- d. School Gymnasium

If additional facilities or school space is identified for joint use during the planning and development process, this MOU will not prohibit the parties from including said facilities or space in the final joint use agreement. The responsibility for costs associated with demolition and relocation of Park amenities will be determined during the planning and development process.

In the event that LAUSD, the City and the respective authorizing board and/or Council agree to develop, design, construct, and/or operate joint use facility(ies) at the School, it is intended that the City will be required to contribute equitable resources such as capital, programming, maintenance and operational support, liability insurance, and supervision during the hours the City will operate the joint use facilities at the School to match the contribution of LAUSD joint use capital funding and assets.

The City's final commitment to funding and support for the proposed park would be made through approval and execution of the joint use agreement to be negotiated by the parties. The joint use agreement will require approval by both the Board of Recreation and Park Commissioners and the Board of Education and, if negotiations are successful, will be brought to this Board for consideration at a future time.

FISCAL IMPACT STATEMENT:

The approval and execution of the MOU will have no impact on the General Fund. The MOU's purpose is to lay the foundation for future discussion concerning the development of a joint use agreement governing the design, construction, and operation of a proposed park on LAUSD property. The Department will submit a budget request for the maintenance and operation of the proposed park if those future discussions come to fruition and when the proposed Park is nearing completion.

This report prepared by Cid Macaraeg, Sr. Management Analyst II of Real Estate and Asset Management.