

APPROVED
SEP 20 2006

REPORT OF GENERAL MANAGER

NO. 06-278

DATE September 20, 2006

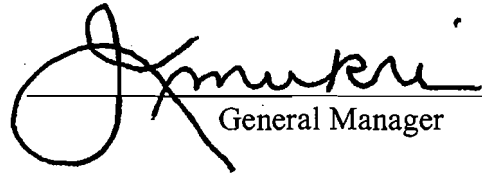
BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVIOT HILLS RECREATION CENTER – CONCEPTUAL APPROVAL OF POOL REFURBISHMENT PROJECT AND GIFT AGREEMENT WITH THE URBAN YOUTH SQUASH FOUNDATION OF LOS ANGELES FOR A DONATION OF PROPOSED SQUASH COURT AND BATHHOUSE FACILITY

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Withdrawn _____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. Conceptually approve the proposed donation from The Urban Youth Squash Foundation of Los Angeles (UYSF), providing for the design and construction of a new "Cheviot Hills Squash and Swimming Complex," which if approved shall be combined with the Department's proposed pool improvements, subject to the terms and conditions of the proposed gift agreement and the Board's final acceptance of the Gift;
2. Conceptually approve the proposed Squash and Swimming Complex development project, as described in the conceptual drawings attached hereto as Exhibit-A, subject to the review and approval of the Department, Department of Public Works-Bureau of Engineering, and that the UYSF proposed project be combined with the Department's Cheviot Hills Pool refurbishment project, subject to the Board's final approval;
3. Authorize the Department and Bureau of Engineering to work with the UYSF in coordinating the City's proposed Cheviot Hills Pool refurbishment project design with the UYSF proposed "Squash and Swimming Complex" development project design; and,

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4. Direct the Department to work with the City Attorney to negotiate and prepare a gift agreement between the City and UYSF, specifying the terms and conditions associated with the proposed Gift and programming of proposed youth squash activities, subject to the Board's final approval.

SUMMARY:

In response to the Department of Recreation and Parks 2006 Pool Assessment recently conducted by the Department's Planning and Development Division (Summer 2006), the Department has begun preliminary planning for the much needed repair of the Cheviot Hills Pool, which was built in 1949 and is located at 2693 Motor Avenue. When ranked from worst to best (#1 being the worst), Cheviot Hills was listed eighteenth (18th) amongst the fifty-nine (59) pools evaluated during the 2006 Assessment. The repair and refurbishment of this pool facility is a very high priority for the Department and community. With preliminary plans being discussed among Department and other City staff, the Urban Youth Squash Foundation of Los Angeles (UYSF), a California non-profit corporation, approached the Department with a proposal for the development of a first quality squash facility at the Department's Cheviot Hills facility, where the community can learn and enjoy the game of squash. The UYSF proposal consists of an offer to construct at their own expense a new "Squash and Swimming Complex" ("Complex") which would be gifted to the City upon completion of its construction ("Gift").

Considering the Department's existing plans to refurbish the Cheviot Hills Pool, which would include certain repairs and upgrades to the existing bathhouse but is not sufficient to address all that is needed, and the UYSF's desire to fund the development of a new squash facility at the same location, the concept of developing a combined squash and bathhouse facility is ideal. Although the specific scope of work has not been confirmed for the design of the proposed Complex, the design options being considered include the following:

- Six (6) to Eight (8) fully enclosed squash courts;
- One all glass squash exhibition court;
- Separate men's and women's dressing rooms with restroom facilities;
- A multipurpose room;
- An administrative office area; and,
- A lobby area.

Attached hereto as Exhibit-A are conceptual drawings illustrating the design options being considered. Because the proposed project for the development of the Complex is in the conceptual planning stages, exact costs are yet to be determined. However, through discussions among City staff and UYSF representatives, the estimated value of the proposed Complex-Gift is approximately

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up to \$5,000,000.00, pending a final determination of the project scope and preparation of preliminary plans. Through substantial donations from several involved benefactors, the UYSF has obtained a significant portion of the required funding for the proposed Complex project, and is at present aggressively fundraising to obtain the balance of the necessary funds. In order to demonstrate the City's commitment and support for the proposed project to potential donors and benefactors, the UYSF has requested that the City provide them with documentation of such support. This is the purpose of this report and request for conceptual approval of staff's recommendation(s).

Although the Department has estimated that its portion of the proposed project, consisting solely of the demolition of the existing bath house and refurbishment of the existing pool is within the range of \$3.75 Million to \$4.5 Million, the specific costs are also yet to be determined pending determination of the final scope of work and preparation of preliminary plans. A full disclosure of the preliminary budget and the confirmed funding source(s) will be made at the time plans for both the pool refurbishment and Complex development projects are presented to the Board for approval.

It is envisioned that the proposed project would be structured as a partnership between the City and UYSF for the refurbishment of the Cheviot Hills Pool and the development of the proposed Complex (design and construction) respectively, with the completed Complex being gifted to the City for the public's use and benefit. Although the two proposed projects would be developed concurrently working towards a combined final product, each project would be managed separately. The pool refurbishment project would be managed by City staff, while the development of the Complex would be managed by a private licensed contractor under contract with the UYSF, and authorized to perform the work under a Department issued right-of-entry permit. However, City staff would have project oversight to ensure compatibility with the City's pool project and compliance with Department standards. Since the pool project will be funded with public funding and the Complex project is to be funded with private funds, there would be no commingling of the respective funds. The proposed partnership could prove to be a valuable and cost-saving benefit for the Department and community.

Environmental:

Staff will make a CEQA determination upon completion of the preliminary plans, and will present such determination for the Board's consideration at such time that the preliminary plans are presented to the Board for approval.

Staff has discussed the proposed project(s) with the Assistant General Manager of Operations East, the Superintendent of the Pacific Region, and the Office of Councilmember Jack Weiss of the Fifth Council District, and each supports the project in concept and concurs with staff's recommendations.

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FISCAL IMPACT STATEMENT:

At this time the fiscal impact to the Department is undetermined, pending determination of both of the proposed projects final scopes of work and preparation of the proposed gift agreement. However, the proposed concept is that the City will have no fiscal responsibility for constructing the proposed Complex project.

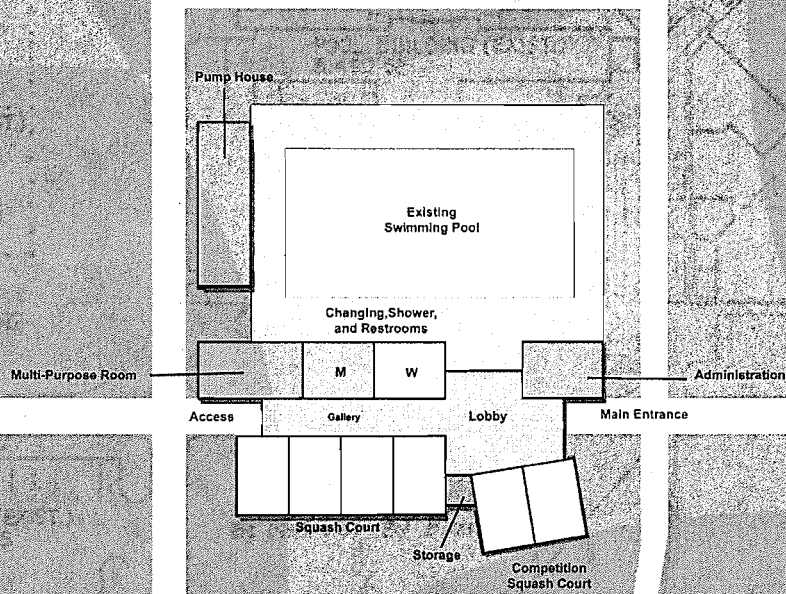
Prepared by Joel Alvarez, Management Analyst II, of the Department's Real Estate and Asset Management Section.

EXHIBIT-A

**PROPOSED
CHEVIOT HILLS SQUASH AND SWIMMING COMPLEX
CONCEPTUAL DESIGNS**

2693 MOTOR AVENUE, LOS ANGELES, CA 90064

CHEVIOT HILLS SQUASH & SWIMMING COMPLEX



Preliminary Concept Proposal

AUGUST 14, 2008
Scale: 1/16"=1'-0" N

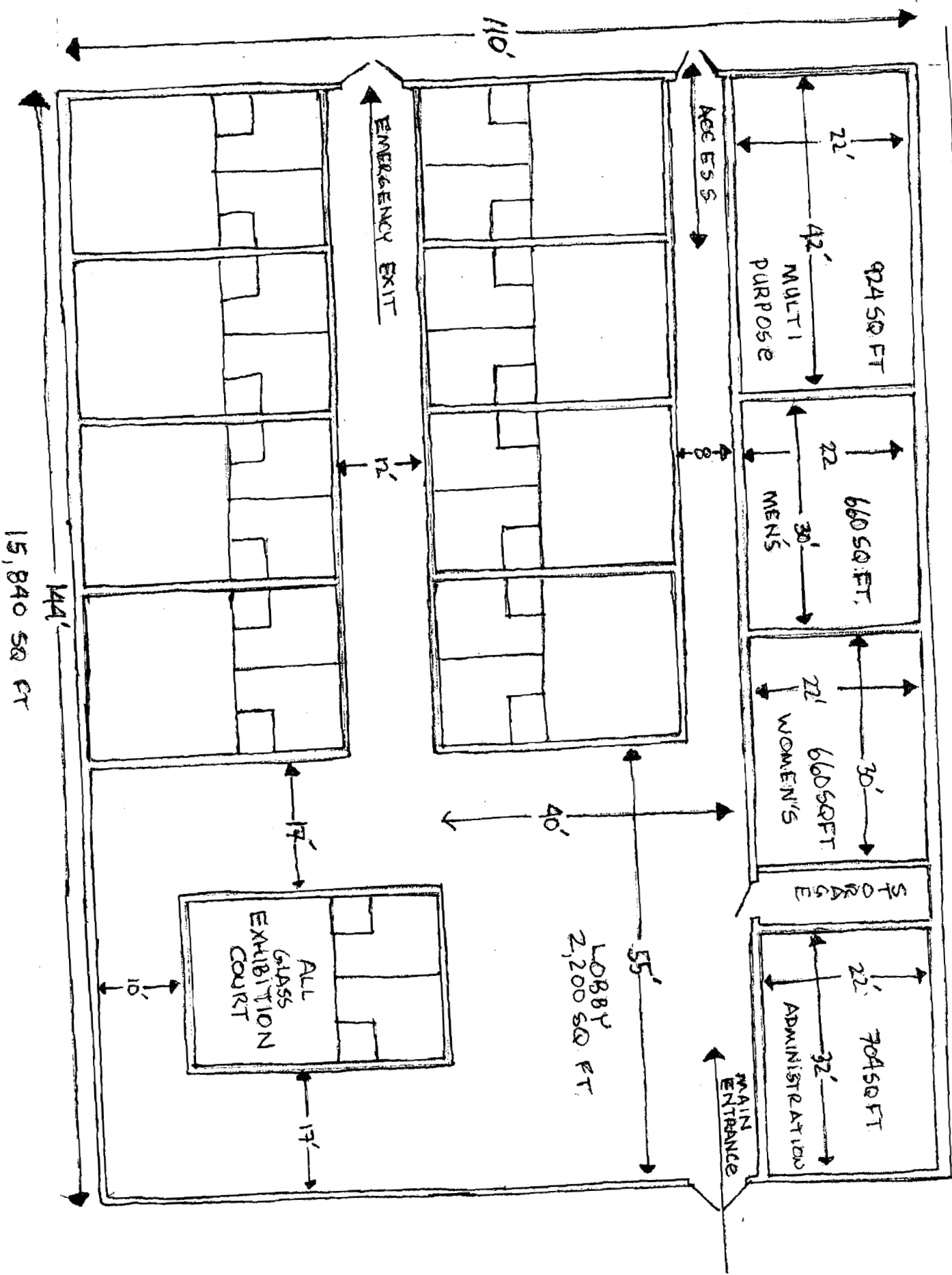
LA DPW
ENGINEERING
Solving the Present -
Designing the Future.

Motor Street Avenue

Interior Design

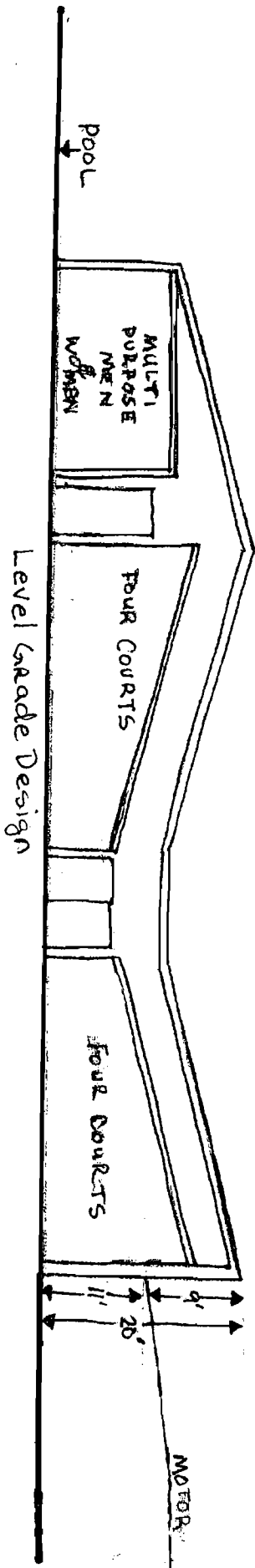
(POOL AREA)

Provided by USSF



Exterior Building Design - Provided by UPSF

Option #1



Option #2

