



The Department of Recreation and Parks had identified the existing Boathouse for demolition due to structural deficiencies documented throughout the building, and the collapse of the patio roof structure. Subsequently, on June 5, 2013, the Recreation and Parks Board of Commissioners authorized the demolition of the Boathouse and approved the demolition plans (Attachment No 1). The boathouse was two-story, 20-feet high, wood framed, constructed in 1973. The structure replaced an earlier (1915) boathouse that was demolished in 1969. Prior to demolition the boathouse was in poor condition and had been closed to the public.

The demolition of the boathouse was completed on December 18, 2013. The Department of Recreation and Parks is considering the construction of a replacement boathouse, a scope that is beyond that specified in the Ballot Measure.

### **INFEASIBILITY**

The demolition of the boathouse structure identified for refurbishment in the Ballot Measure renders the completion of the project scope infeasible. The construction of a replacement building is outside of the scope of the Project as specified in the Ballot Measure.

Provisions within Section 5 of the Ballot Measure provides details on the reprogramming of Proposition K projects deemed infeasible, and states:

*“Funds shall be used for purposes set forth in Attachment A hereto. Should any project become infeasible for any reason determined by the City Council or there are project savings, the City Council may reprogram the applicable funds during the process described in Section 13”*

### **FISCAL IMPACT**

The requested infeasibility finding will have no negative impact on the General Fund. At this time, there are no project savings anticipated from this infeasibility finding, and additional funds in excess of the amount allocated in the Ballot Measure have been allocated to this Project in the estimated amount of \$2,167,444.

### **SUMMARY**

The program management team recommends Council approval to:

- Determine that the boathouse portion of the specified scope defined for the MacArthur Park project is infeasible due to the demolition of the building identified for refurbishment.

Attachment No. 1: Recreation and Parks Board Report No. 13-143.

**APPROVED**  
**JUN 05 2013**

REPORT OF GENERAL MANAGER

NO. 13-143

DATE June 5, 2013

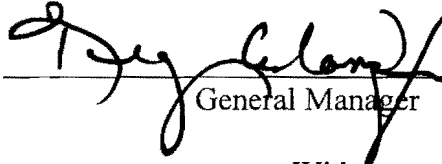
**BOARD OF RECREATION  
1 PARK COMMISSIONERS**

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MACARTHUR PARK – BOATHOUSE DEMOLITION (PRJ20638) PROJECT  
– AUTHORIZATION TO DEMOLISH AND APPROVAL OF DEMOLITION  
PLANS

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>anf</u>
V. Israel	_____	N. Williams	_____

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board of Recreation and Park Commissioners authorize the demolition of the MacArthur Park Boathouse and approve the demolition plans substantially on file in the Board Office.

SUMMARY:

The MacArthur Park Boathouse is located at 2230 West 6<sup>th</sup> Street, Los Angeles, California. The boathouse is situated on the east side of MacArthur Park Lake on the lake bank in the southern portion of the park. The boathouse is a two (2) level, wood-framed building with a rectangular floor plan, constructed in 1973. The structure replaced an earlier (1915) boathouse that was demolished in 1969.

The upper level was occupied by a Los Angeles Police Department substation and the lower level was occupied by a paddleboat concession and park maintenance. The boathouse is now in poor condition and has been closed to the public. The patio roof cover has collapsed and the facility is enclosed with a chain link fence.

Council District 1 and the community would like to see a more functional building at this location. Although funds are not currently available for the design and construction of the replacement facility, the existing structure is dilapidated and needs to be removed.

## REPORT OF GENERAL MANAGER

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The demolition scope of work is to remove the two-story, 20-foot high, wood framed structure and dispose of all debris from the demolition. The existing concrete slab below the lower level of the structure along the lake edge and the slope retaining walls are to remain in place. A perimeter chain link fence will be installed to protect the site. The demolition work is proposed to be performed through the current on-call demolition contractors on contract with the Department of Public Works, Board of Public Works.

The boathouse is considered a modern addition to the historic park complex. It does not contribute to the historic character of MacArthur Park. According to the Historic Resources Impact Assessment Report dated June 1999, the improvement to the structure does not need to follow the Secretary of the Interior's Standards for Rehabilitation and the State Historic Building Code as it is not applicable.

In accordance with the requirements of the California Environmental Quality Act (CEQA), staff has determined that the subject project will consist of the demolition and removal of an accessory structure and, therefore, is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1 (11) of the City CEQA Guidelines.

Council District 1 and Metro Region staff support the recommendations as set forth in this Report.

### FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund, however, future operations and maintenance costs for the planned replacement building will be included in future Department budget requests.

This Report was prepared Cathie Santo Domingo, Superintendent, Planning, Construction, and Maintenance Branch.