

PROPOSITION K:
L.A. FOR KIDS STEERING COMMITTEE
Minutes from the Special Meeting of June 27, 2024

MEMBERS: Matthew Szabo, City Administrative Officer, Chair (CAO)
Matias Farfan, Chief Legislative Analyst (CLA)
Bernyce Hollins, Office of the Mayor (Mayor)

The meeting was called to order at 9:40 A.M.

General Public Comment, Multiple Agenda Item Comment.

General Public Comment, Multiple Agenda Item Comment, comment period closed.

Item 3 Bureau of Engineering (BOE) report and request to award the construction contract for Studio City Recreation Center (Proposition K ID No. S12). (Proposition K; Council District 4). Action by Committee. Direction to staff and related actions.

DISPOSITION Approved.

Ohaji Abdallah, BOE, presented the scope of the Proposition K project which includes the demolition of the existing community building and the construction of a 12,000 square foot modern gymnasium building and adjoining community center, installation of a 4,000 square foot rooftop solar voltaic system, parking lot expansion, hardscape improvements, landscape and irrigation. The project will be pursuing Leadership in Energy Efficient Design (LEED) and Net-Zero certifications.

Mr. Abdallah provided a brief history of the project including a prior approval to bid and subsequent rejection of the received bids as non-responsive. The L.A. for Kids Steering Committee (Committee) authorized the new call for bids for the re-bid on September 28, 2023 and the RAP Board of Commissioners (Board) approved the project to be re-bid on January 4, 2024. Two bids were received and BOE is recommending that Ford E.C., Inc. be found the lowest responsive and responsible bidder.

Mr. Abdallah described the revised project budget cost of \$28,520,355 fully funded through a combination of Proposition K, Quimby, MICLA and grant funds.

Matias Farfan (CLA) asked if the project budget includes the add-alternative option and if there were any project saving by awarding both the base project and the add-alternative.

Mr. Abdallah clarified that the add-alternative portion of the scope, the rooftop solar voltaic system, goes on top of the standard roof and that therefore there are no project savings for including it in the bid award. However, had the bid come in over the available funding amount that the add-alternative could have been deleted from the project scope.

- Item 2 Department of Recreation and Parks (RAP) report and recommendation to approve RAP's request to rescind Proposition K competitive grant awards totaling \$1,498,000 for Slauson Recreation Center Lighting Project, Crystal Springs (Griffith Park) Ball Field Project, and Strathern Wetlands Park Synthetic Soccer Field Project (Proposition K ID Nos. C245-5, C195-7, and C244-8). Proposition K; Council Districts 9, 4 and 6). Action by Committee. Direction to staff and related actions.

DISPOSITION Continued to July 25, 2024.

- Item 1 Minutes of the March 28, 2024 Regular Meeting.

DISPOSITION Approved on consent.

- Item 7 BOE report supporting findings of infeasibility of the MacArthur Park project (Proposition K Project ID No. R20). (Proposition K; Council District 1). Action by Committee. Direction to staff and related actions.

DISPOSITION Approved on consent.

- Item 4 BOE report requesting approval of the request by the Housing Authority of the City of Los Angeles (HACLA) to extend the deadline for the Jordan Downs Lighting Project and to authorize the City Engineer to execute an amendment to the grant agreement in order to extend the completion deadline. (Proposition K ID No. C252-9) (Proposition K; Council District 15). Action by Committee. Direction to staff and related actions. (Continued from the meeting of January 25, 2024).

DISPOSITION Approved

Ohaji Abdallah, BOE, presented the request from HACLA to amend their grant agreement in order to extend the completion deadline for the awarded project. The Proposition K project scope includes the design and construction of electrical infrastructure to support new LED sports lighting in the soccer field and basketball courts as well as the installation of LED lights for the soccer field and two basketball courts. The project was awarded \$966,000.

Mr. Abdallah described the Proposition K scope of work as a portion of a larger project known as the Jordan Downs Central Park Net Zero Energy Project (AKA A Community Space for Watts) with an estimated cost of \$160 million and that HACLA is in the process of seeking funding for the project as a whole. HACLA has engaged with a subsidiary of Primestor to assist with community outreach,

fundraising, and project delivery. Community outreach has resulted in a schematic design and Class C estimate provided by RIOS Architects.

Mr. Abdallah explained that HACLA's current project schedule estimates construction to initiate in the second quarter of 2026 and conclude by May 2028. However, to ensure that the Proposition K funds are fully committed by the end of the program, BOE has placed conditions within the proposed contract extension that require HACLA to provide status updates as to the design, construction, and funding activities. BOE will use these updates to determine, at their sole discretion, by the third quarter of 2024, the feasibility of timely completion of the Proposition K scope of the Project. Should BOE determine that timely completion is infeasible, HACLA will provide a letter requesting the City to rescind their application of Proposition K funds. Should that occur, a subsequent report to the Committee will recommend approving the rescission of the grant award and the reprogramming of grant funds, subject to Council approval.

Matias Farfan, CLA, inquired whether the program funds are required to be expended by the end of the Proposition K program.

Mr. Abdallah confirmed that this is true for the award of competitive funds but that there may be maintenance funding that last beyond the program's sunset.

Mr. Farfan then asked whether the funds could be reprogrammed and Mr. Abdallah confirmed.

Matthew Szabo, CAO, requested confirmation of whether there would be enough time to reprogram the funds to another project should the award be rescinded.

Mr. Abdallah explained that the BOE would work with CAO to determine which category of competitive funding these monies would be obligated to fulfill as well as the amounts previously awarded to the three regions to ensure that the funds are distributed equitably, and based on that analysis, distribute the funds to an existing project.

Mr. Farfan asked whether funds could be preprogrammed by repaying past costs for awarded projects that received less than their requested amount.

Mr. Abdallah confirmed that would be part of the analysis and the funds would be reprogrammed to an existing project that is moving forward. This would avoid the necessity of releasing a new Request for Proposals (RFP).

Melinda Gejer, CAO, added that the issuance of a new RFP this close to the program sunset would be infeasible and explained that, depending on which competitive grant category the awarded funds derived from, would determine

which type of project could receive the funds. Additionally, if the rescinded funds come from a category which has awarded more than the ballot measure requires, that the funds could be reprogrammed to a specified project, which the City is also legally obligated to complete, thus reducing the burden on the General Fund.

Bernyce Hollins, Mayor, confirmed that the equitable distribution of funding across regions is cumulative.

- Item 5 BOE report and recommendation to approve the request to rescind Proposition K competitive grant award of \$172,000 for the University Corporation: Abbott and Linda Brown Western Center for Adaptive Aquatic Therapy Project (University Corporation) (Proposition K ID No. C267-10). (Proposition K; Council District 12). Action by Committee. Direction to staff and related actions.

DISPOSITION Approved.

Ohaji Abdallah, BOE, presented the request from the University Corporation to rescind their Proposition K competitive grant award of \$172,000 for the repair and installation of a moveable pool floor for adaptive and therapeutic exercises and sports for the disabled.

Mr. Abdallah explained that despite several conversations with the University Corporation, and due to various restrictions on Proposition K funding and existing City requirements, the BOE has been unable to modify the grant terms sufficiently for the University Corporation to be able to enter into said grant agreement.

Mr. Abdallah stated that a subsequent report to the Committee will recommend the reprogramming of the grant funds, subject to Council approval.

- Item 6 BOE report supporting findings of infeasibility of the Ardmore Recreation Center project (Proposition K Project ID No. S87). (Proposition K; Council District 10). Action by Committee. Direction to staff and related actions.

DISPOSITION Continued for 60 days.

Ohaji Abdallah, BOE, presented a report recommending that a finding of infeasibility be made for the gym expansion portion of the Proposition K specified scope at Ardmore Recreation Center / Seoul International Park (Ardmore).

Mr. Abdallah explained that geotechnical research done on site revealed poor soil conditions that would require the installation of pilings to a depth between 25 and 30 feet. As the existing gymnasium is not on pilings, differential settling

between the gymnasium and the expansion portion would occur over the course of 30 years, leading to ongoing maintenance issues and accessibility concerns.

Mr. Abdallah described three alternative locations that the BOE explored for the location of a stand-alone structure that would provide additional programming space. Each of these alternatives were deemed unsatisfactory due to location, constraint on future development, and/or the requirement for additional staffing as well as safety concerns.

Bernyce Hollins, Mayor, concurred with the infeasibility of the gymnasium expansion portion of the specified project scope, but raised concerns regarding equity as all property owners are paying for Proposition K improvements. Ms. Hollins asked whether any alternative delivery methods had been explored.

Mr. Abdallah stated that they had not.

Ms. Hollins reiterated her concern regarding the equitable distribution of Proposition K funded improvements and provided three examples of prior projects which had utilized alternative delivery options, Elysian Park Expansion, Alpine Recreation Center Expansion, and Southern Pacific Trails AKA Slauson Connect.

Mr. Abdallah agreed that further analysis can be performed to explore options to increase access to recreational facilities within the surrounding area.

Ms. Hollins then moved that the report come back to the Committee after such analysis with options for an alternative delivery method as appropriate.

Matthew Szabo, CAO, placed a timeline of 60-days for the revised report.

The LAFKSC Chair adjourned the meeting at 10:05 A.M.