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THE OFFICE OF THE CLERK

0220-03145-0214

**TRANSMITTAL**

TO The Council	DATE 06/17/2010	COUNCIL FILE NO.
FROM The L.A. for Kids Steering Committee		COUNCIL DISTRICT 1

At its meeting of May 27, 2010, the L.A. For Kids Steering Committee adopted the recommendations of the attached Bureau of Engineering report dated May 27, 2010, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize a 6-month extension of the Proposition K Grant Agreement No. C-111825 with Plaza de la Raza, from June 30, 2010 to December 31, 2010. The agency received a fifth cycle competitive award of \$500,000 in Proposition K funds for lighting upgrades at its Lincoln Park facility. The term extension would provide additional time needed to complete construction and closeout activities. There is no impact on the General Fund as a result of the recommended action.

  
Miguel A. Santana, City Administrative Officer  
Chair, L.A. for Kids Steering Committee

MAS:BCH:05100056

CAO 649-d

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**PROP K STEERING COMMITTEE MEETING, May 27, 2010**  
**AGENDA ITEM (5)**  
**Plaza de la Raza**  
**BUREAU OF ENGINEERING**

**DATE:** May 19, 2010

**TO:** Proposition K – L.A. for Kids Steering Committee

**FROM:** Neil Drucker, Program Manager *Neil J. Drucker*  
Recreational and Cultural Facilities Program  
Bureau of Engineering

**SUBJECT: PLAZA DE LA RAZA FACILITY LIGHTING PROJECT -- APPROVAL  
OF GRANTEE'S REQUEST REGARDING EXTENSION OF TIME TO  
COMPLETE CONSTRUCTION AND ALL CLOSEOUT ACTIVITIES  
FROM JUNE 30, 2010 TO DECEMBER 31, 2010**

**RECOMMENDATION**

The Bureau of Engineering (BOE) - Recreational and Cultural Facilities Program recommends that the L.A. for Kids Steering Committee recommends that the City Council authorize the City Engineer to negotiate and execute an Amendment No. 2 to the Proposition K Grant Agreement No. C-111825, to effectuate the extension of the deadline for construction & closeout activities from June 30, 2010, to December 31, 2010.

**DISCUSSION**

Plaza de la Raza (Grantee) was awarded \$500,000 pursuant to the Proposition K 5<sup>th</sup> Funding Cycle Request for Proposals process towards the upgrade of the electrical systems of their facility located in Lincoln Park at 3540 N. Mission Road, Los Angeles. Proposition K Grant Agreement No. C-111825 between City (Bureau of Engineering) and Plaza de la Raza was executed on June 30, 2007. The Grant Agreement also specified that design and construction be completed within two years of execution of the Grant Agreement, by June 30, 2009.

Since the Services & Maintenance portion of the Prop K Grant Agreement requires additional fifteen (15) years from the date of completion of the project, the grantee had to renegotiate their lease agreement with the Department of Recreation and Parks before the project got started. The process took approximately eight months to amend & execute a lease which delayed the project. The lease was extended by an additional ten (10) years, to November 30, 2027, with cross default language added to their lease.

The project got further delayed as Plaza de la Raza requested authority from the L.A. for Kids Steering Committee to contract with their Project Manager on a sole source basis. This action was granted on August 28, 2008. With the Project Manager in place, the project went out to bid in December 2008. The design and construction contract was awarded in April 2009 to All In One Electric, as the lowest, responsive bidder. The contractor started the design in May 2009. The delays mentioned above resulted in Amendment No. 1 which extended the design and construction deadline to June 30, 2010.

Further delays occurred due to the manufacturing problems with the state-of-the-art fixtures that Plaza de la Raza wanted to use and the resizing of an electric panel to meet Title 24 requirements. Construction of the project is 95% complete and the grantee anticipates having most of the project completed by the end of June 2010.

The BOE recommends that the deadline for completion of construction and all closeout activities be extended from June 30, 2010 to December 31, 2010 to give sufficient time for Plaza de la Raza to fulfill all the requirements of the Prop K Grant Agreement.

**Attachment:** Grantee letter dated April 7, 2010



**Cultural Center for the Arts and Education**

3540 North Mission Road, Los Angeles, CA 90031 (323)223-2475 Fax:(323)223-1804 www.plazadelaraza.org



April 7, 2010

David Moss  
Senior Management Analyst II  
Bureau of Engineering  
1149 S. Broadway St., Ste. 700  
Los Angeles, CA 90012

**RE: Proposition K –Electrical and Lighting Systems Upgrades Contract # C-111825**

Dear David:

As we approach the close out deadline for our contract, I am writing to formally request an extension to our Proposition K Electrical and Lighting Systems Upgrades project. We ask to extend the City's grant agreement beyond June 30, 2010 in order to complete the project and close out requirements. The reasons for the added delays are largely due to the following:

1. A three-month delay in manufactures production of the state of the art fixtures.
2. An electrical panel had to be resized to meet Title 24 requirements causing delays.
3. Additional time was needed to convert Plaza investments into cash in order to pay contractor.

Presently, we are over 95% complete and expect to finalize all lighting and electrical improvements at our center and complete all grant requirements no later than September 30, 2010.

Please advise me of your approval to extend the date of our project, and feel free to contact me with any questions or concerns at (323)223-2475 ext. 206 or [rose.cano@plazadelaraza.org](mailto:rose.cano@plazadelaraza.org).

Sincerely,

Rose Marie Cano  
Executive Director

RMC:rn

cc: Jacob John, Recreational and Cultural Facilities, Bureau of Engineering