

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**

**SEPTEMBER 26, 2017**

**South Los Angeles Station Youth Activities League Project**

On November 10, 2015, the Board of Supervisors (Board) authorized the transfer of \$3,770,800 in Utility User Tax funds to the Community Development Commission (Commission) for development and construction activities associated with improvements at two Youth Activities League (YAL) facilities operated by the Los Angeles County Sheriff's Department (LASD): the YAL building associated with the South Los Angeles Station, which is located at 11911 South Vermont Avenue in the unincorporated community of Athens, and the YAL building associated with the Century Station, which is located at 7901 South Compton Avenue in the unincorporated community of Florence-Firestone. The South Los Angeles Station Youth Activity League Improvement Project (South LA YAL Project) was allocated \$2,386,228 and the Century Station Youth Activity League Improvement Project (Century YAL Project) was allocated \$1,384,572 (collectively, the "Projects").

The South LA YAL Project includes the refurbishment and remodeling of the existing two-story building originally constructed in 1952, including replacing the building roof, the remodeling of the lobby, study and storage areas, as well as enhancements to the facility that are in compliance with the Americans with Disabilities Act. The existing parking lot, now used for outdoor soccer activities, will be remodeled into a safe recreational field and parking lot. The existing wood-framed skate park which is in

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MOTION

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disrepair will be replaced, and repairs will be completed to the existing landscaping, walking paths, and site lighting. Additionally, the LASD had committed to painting the building and upgrading the heating, ventilation and air conditioning systems for the building, at an estimated cost of \$175,000, in coordination with the South LA YAL Project.

The proposed Century YAL Project includes the refurbishment of the existing building to create a waiting room for parents, as well as additional restroom and landscaping improvements.

On February 2, 2016, the Board approved a contract with Martinez Architects in the amount of \$466,875 for design and other related services for both Projects, and the Commission subsequently conducted two separate solicitations to facilitate the construction of both Projects. However, both of the bids received were substantially higher than staff estimates. The Commission subsequently determined that using an existing Board-approved Job Order Contract (JOC) would be a more cost-effective approach to complete the Projects. However, the estimate through the JOC process came out with a total development budget of \$2,923,329 for the South LA YAL Project, which is still \$537,101 over the staff estimate.

Of the two sites, the South LA YAL Project is considered the higher priority, as the proposed improvements would address deferred maintenance and other operational challenges that are critical to the safe and productive use of the facility. In order to complete the South LA YAL Project, an additional \$537,101 should be reallocated from the budget of the Century YAL Project.

The remaining \$800,000 may be made available for the Century YAL Project, should LASD and the Sheriff's Youth Foundation identify \$800,000 of matching funds required to complete it.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Authorize the Chief Executive Officer or her designee to amend the funding agreement with the Community Development Commission to reallocate \$537,101

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from the Century Station Youth Activity League Improvement Project to the South Los Angeles Station Youth Activity League Improvement Project, and to execute any other amendments as needed to the funding agreement, following approval as to form by County Counsel.

**I FURTHER MOVE THAT THE BOARD, ACTING AS THE COMMISSIONERS  
OF THE COMMUNITY DEVELOPMENT COMMISSION:**

1. Find the proposed South Los Angeles Station Youth Activity League Improvement Project is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in the record of the Project;
2. Establish and approve the proposed South Los Angeles Station Youth Activity League Improvement Project with a not-to-exceed project budget of \$2,923,329;
3. Authorize the Executive Director or his designee to amend the funding agreement with the County of Los Angeles to reallocate \$537,101 from the Century Station Youth Activity League Improvement Project to the South Los Angeles Station Youth Activity League Improvement Project, and to execute any other amendments as needed to the applicable funding agreement following approval as to form by County Counsel; and
4. Authorize the Executive Director or his designee to deliver the proposed South Los Angeles Station Youth Activity League Improvement Project using a Board-approved Job Order Contract.

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