



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: April 6, 2011

SUBJECT: **Agenda Item IX: Consideration of resolution approving a payment to Big-D Construction subject to provisions of Task Agreement #J8544080082 with National Park Service for the Santa Monica Mountains National Recreation Area Visitor Center at King Gillette Ranch.**

Staff Recommendation: That the Governing Board adopt the attached resolution approving a payment to Big-D Construction subject to provisions of Task Agreement #J8544080082 with National Park Service for the Santa Monica Mountains National Recreation Area Visitor Center at King Gillette Ranch in an amount not to exceed \$50,000.

Background: The new Interagency Visitor Center at King Gillette Ranch will serve as the main information and interpretive center for the Santa Monica Mountains National Recreation Area (SMMNRA). The Visitor Center will provide orientation, interpret the Santa Monica Mountains, and introduce visitors to the varied park resources available to them. It will be jointly managed by four agencies that collectively manage natural lands within the SMMNRA-California State Parks, National Park Service (NPS), Santa Monica Mountains Conservancy, and Mountains Recreation and Conservation Authority.

MRCA managed the initial design work on the Visitor Center through Task Agreement #J8544080082 for \$1,530,000 of Centennial Funds from the National Park Service. NPS then received a significant amount of funding from the American Reinvestment and Recovery Act to undertake the construction of the Visitor Center. Phase One, which includes rehabilitation of a historic stable (visitor desk, sales areas, limited exhibits), new restrooms, parking, and minimal site improvements, is underway. The MRCA committed that \$500,000 of the Centennial Funds would be reserved for implementation of Phase One.

Through a competitive process, NPS selected the design-build team of Big-D Construction and AJC Architects to complete the Phase One work in mid-2010. Since that selection, numerous changes to the project design have occurred, not the

least of which is relocation of the new restroom building and a complete redesign of the foundation, to reduce impacts on archaeological resources. These changes resulted in increased design and construction costs of approximately \$40,097. Given the multitude of design changes for a project that is upwards of \$6,000,000, this increased cost is an extremely good value.

Consideration: NPS is still negotiating the exact amount of these change costs with the contractor, and therefore approval of a payment up to \$50,000 is recommended. MRCA committed up to \$500,000 of secured funds for the Phase One improvements from Task Agreement #J8544080082. MRCA has been contributing these funds to the project as needed for extra work, such as additional geotechnical evaluations and arborist work, and remaining funds are more than adequate for the proposed payment.