

Council Meeting of
May 9, 2006

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Reimbursement for seismic costs associated with the construction of the universally accessible tree house at Wilson Park.

RECOMMENDATION

Recommendation of the City Manager that the City Council appropriate \$10,000 from the Parks and Recreation Facilities Fund and authorize the issuance of a check in the amount of \$10,000 to Forever Young Treehouses, Inc., to offset increased costs of construction associated with California state seismic requirements associated with the universally accessible tree house constructed at Wilson Park.

FUNDING

Funding is available in the Parks and Recreation Facilities Fund.

BACKGROUND/ ANALYSIS

In January of 2005, the City Council approved a donation from the Annenberg Foundation for the construction of a universally accessible tree house to be constructed at Wilson Park. The donation allowed for Forever Young Treehouses, Inc., to construct the facility on the park at no cost to the City of Torrance. The tree house was and is the first facility of this type to be constructed in California. Forever Young Treehouses, Inc., has had numerous experiences in constructing this type of facility in other areas of the Country, primarily on the east coast, as they are located in Burlington, Vermont.

The foundation was designed to California earthquake standards; however, due to the site conditions found after the start of construction, forced revisions to the original foundation design. The design changes included tying the individual foundation points with a concrete grade beam design. This design ties all individual foundation points together which brought the design back into seismic compliance while taking into consideration the nuances specific to the site.

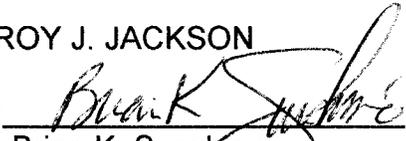
It is estimated that the materials associated with the site revision increased the cost by \$11,150. This cost is based on increases to the amount of concrete, beams and rebar utilized on the project.

Based on these additional unforeseen costs which were created based on the actual site location of the tree house, it is requested that the City assist in the costs associated with the specific site. It is requested that the reimbursement be for \$10,000.

Respectfully submitted,

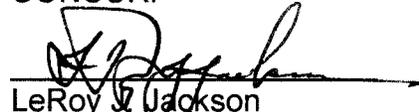
LeROY J. JACKSON

By:



Brian K. Sunshine
Assistant to the City Manager

CONCUR:



LeRoy J. Jackson
City Manager