

REPORT OF GENERAL MANAGER

NO. 05-219

DATE August 9, 2005

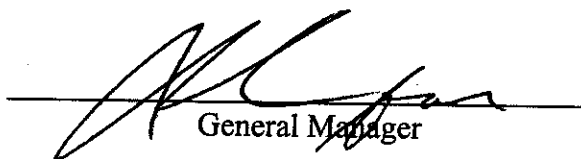
C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ASCOT HILLS PARK PROJECT - DESIGN SERVICES CONTRACT WITH MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA)

J. Combs _____
H. Fujita _____
S. Huntley _____
B. Jensen _____

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull MS


General Manager

Approved _____

Disapproved _____

Withdrawn _____

That the Board:

1. Authorize the award of a design services contract to Mountains Recreation and Conservation Authority (MRCA), for the preliminary plans, final working drawings, specifications, cost estimates, complete design, and other related construction services, for the Ascot Hills Park Project, based on a total project cost of \$3,300,000.00;
2. Find that the contract is for the performance of professional, expert, and technical services of a temporary and occasional character for which competitive bidding is neither practicable nor advantageous, and that the Department does not have, available in its employ, personnel with sufficient time or the necessary expertise to undertake these specialized professional tasks in a timely manner, and, it is more feasible, economical and in the Department's best interest, to secure these services by contract;
3. Direct the Board Secretary to transmit the proposed Agreement to the Mayor in accordance with Executive Directive No. 16, and concurrently to the City Attorney for review as to form; and,
4. Upon receipt of necessary approvals, authorize the President and Secretary of the Board to execute the agreement.

SUMMARY:

The Ascot Hills Park Project calls for the development of approximately 100 acres of open space into a passive park which will include interpretive and multi-use trails, outdoor learning areas, vista view points, picnic areas, parking areas, and restrooms. There is a total of \$3,300,000.00 available in Prop 40 Murray-Hayden (M-H) Urban Youth Services Grant and City matching funds to design and construct the project. The Prop 40 M-H grant awarded to the City provides \$3,000,000.00 and

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the City's matching funds are coming from Prop 40 Per Capita 2/3 and Prop 40 RZH 2/3. It is anticipated that the Ascot Hills Park Project will be designed, constructed and dedicated within a three-year time frame. This project has the support of the Mayor's Office, Council District 14, and the local community.

The Ascot Hills Park Project will be located on city-owned property that was used as a training facility by the Department of Water and Power (DWP). The project address is 4371 Multnomah Street, Los Angeles, CA 90032. The mechanism to allow the use of DWP is currently being considered. In the meantime, DWP has committed to providing the MRCA the necessary temporary permits to allow them to perform the necessary site investigations. This project provides a rare opportunity to create passive recreation within one of the few remaining areas of open space in Northeast Los Angeles in the heavily urbanized and disadvantaged community of El Sereno. It should be noted that DWP is in the process of relocating its training facility. It is anticipated that this process will be completed within the next two years.

The City's Prop 40 M-H grant application specified that MRCA would be providing design and other related construction services for this project due to their unique background and experience related to this project. It has been determined that a professional services contract with the MRCA, for the complete design and related construction services of the Ascot Hills Park Project, will be required inasmuch as the Department does not have staff with the expertise to complete the required work. The MRCA has the staff and experience to complete the work required under the proposed contract within a reasonable time frame.

It should be noted that the SMMC and MRCA were very much involved in the preparation of the grant application. Proposals for Proposition 40 were ranked more competitively if partnerships were demonstrated. The grant clearly illustrates a partnership between two local park agencies. A project team approach will be utilized to develop Ascot Hills. The team will consist of the City of Los Angeles Department of Recreation and Parks (RAP), SMMC, MRCA, and the City of Los Angeles Bureau of Engineering (BOE). As indicated above, the SMMC and MRCA will serve as the lead designer of the project and assist with community outreach. RAP will be operating and maintaining the site. BOE will be providing project management as well as technical support services.

This was instrumental in obtaining the necessary support for this application from the community. The MRCA is familiar with the proposal and grant requirements and makes them a logical choice for providing design services. It should also be noted that the MRCA has agreed to consult on the design support services such as, but not limited to, survey, structural, and geotechnical with the BOE in-house staff.

The MRCA is a joint powers agency of the Santa Monica Mountains Conservancy (SMMC), a state agency working to preserve parkland and open space in both wilderness and urban settings in Southern California. The MRCA will specifically provide design services, community outreach, and program development.

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This contract is in compliance with all Department and City procedures, policies and laws applicable to the award of the contracts. Principals of the MRCA are not employees or officials of the City; are free to make recommendations or perform the services specified in the contract; and have no authority, with respect to the City's decisions relating to the project, beyond fulfilling the provisions of the contract.

Awarding the design services agreement to MRCA is not a commitment by the City to construct any improvements. When the proposed design and other project components are fully developed, the City will perform the necessary environmental reviews and the project will be brought back to the Board for further consideration. As such, approval of the design contract is exempt from CEQA, pursuant to Article III, Section 1, Class 2(1) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

All compensation to MRCA is provided in the grant received from the Proposition 40 M-H Urban Youth Services Grant Program; therefore, there will be no decrease in revenue or increase in costs to the City.

Prepared by Gino Ogtong, Management Analyst II, Planning and Development.