

REPORT OF GENERAL MANAGER

APPROVED
JUN 06 2011

NO. 11-181

DATE June 6, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – LIVE STEAMERS RAILROAD MUSEUM – AGREEMENT WITH LOS ANGELES LIVE STEAMERS RAILROAD MUSEUM FOR THE DEVELOPMENT AND DONATION OF A NEW PASSENGER LOADING STATION BUILDING

R. Adams _____
Fujita _____
*V. Israel raj

K. Regan _____
M. Shull _____
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the proposed development of a new passenger loading station building (Improvements) at the Griffith Park Live Steamers Railroad Museum (Museum), pursuant to plans and specifications approved by staff from the Department of Recreation and Parks' (Department) Planning, Development, and Maintenance Division (PDMD), for the design and construction of said Improvements at no cost to the City, in accordance with the conceptual design and project location illustrated by the renderings and site plan attached hereto as Exhibit-A and Exhibit-B, respectively;
2. Accept the gift of Improvements from the Los Angeles Live Steamers Railroad Museum (Donor), upon completion and subject to a post-development inspection by the Department, with said gift consisting of the design and construction of a new passenger loading station valued at approximately One Hundred Thirty Thousand, Five Hundred Dollars and No Cents (\$130,500), to be constructed at the Museum within existing Museum boundaries as illustrated by Exhibit-B of this report;
3. Approve the proposed gift agreement (Agreement), substantially in the form on file in the Board Office, between the City and Donor, specifying the terms and conditions for the design and construction of said Improvements, subject to the approval of the Mayor and the City Attorney as to form;

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4. Authorize the Department to negotiate and prepare a subsequent and separate agreement, to be executed in the future between the City and Donor, for the operation and maintenance of the Museum, subject to approval by the Board;
5. Direct the Board Secretary to transmit the proposed Agreement to the Mayor, in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and,
6. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals.

SUMMARY:

The Live Steamers Railroad Museum (Donor) has offered to donate to the City a gift of railroad museum improvements consisting of the design and construction of a new 2,000 square foot passenger boarding station (Improvements) at the Griffith Park Los Angeles Live Steamers Railroad Museum (Museum), valued approximately at One Hundred Thirty Thousand, Five Hundred Dollars and No Cents (\$130,500). The Museum is located within Griffith Park at 5202 Zoo Drive, Los Angeles 90027. Donor is a 501(c)3, non-profit organization founded in 1956 by train enthusiasts for the purpose of educating people about railroad history and lore, and furthering the avocation of live steam, gas-mechanical and electric railway technology. Donor has operated the Museum since 1966, after the Board of Recreation and Park Commissioners (Board) granted Donor its first operating permit on October 20, 1966, and then subsequent permits being issued throughout the years with the most recent permit issued on November 10, 1994.

The Board's approval of the proposed gift agreement (Agreement) will authorize the construction of the proposed Improvements by the Donor and provide the Board's acceptance of the same as a gift to the City, subject to the completion of a post-development inspection to be conducted by Department staff from PDMD. The Agreement specifies the terms and conditions under which the Donor will design and construct the Improvements at no cost to the City. The proposed Improvements will be constructed pursuant to approved plans and specifications, in accordance with the schematic Renderings and Site Plan attached hereto as Exhibits A and B, respectively. The Donor's continued, future operation of the Museum will be addressed through the execution of a subsequent agreement which will set forth the terms and conditions for not only Museum operations, but also its maintenance, in accordance with Department's Partnership Policy, subject to the Board's approval at a later date.

The proposed Improvements are a "Main Station" that looks very similar to the Disneyland Main Street Station. The Improvements will be built at the location of the existing loading area, which is presently made up of a concrete slab and sign-board. The Department PDMD staff has reviewed the

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conceptual plans and found them to be acceptable pursuant to City Standards. Although the design and construction of proposed project will be managed by the Donor and its consultants, PDMD staff will monitor and review progress necessary to ensure compliance with city standards and procedures.

The existing concrete slab will be removed, the area will be excavated, and a new concrete slab will be poured with the installation of column supports. The building's ground floor will have a total floor area of 288 square feet and will contain a souvenir shop, ticket booth and Americans with Disabilities Act (ADA) compliant public men's and women's restrooms. The second floor will consist of 245 square feet of floor space and will be used for Museum operations.

The exterior of the building will be a combination of red brick veneer and fish scale with clapboard siding. The roof will be a forty (40) year composition color to match the color of the ticket booth, and will extend to the north and south creating a weather proof cover for people waiting in line to board the train. The rest rooms will be tile from the floor to the ceiling for easy maintenance.

The proposed Improvements have an estimated total cost for design and construction of One Hundred Thirty Thousand, Five Hundred Dollars and No Cents (\$130,500). The Donor will contract directly with a licensed contractor of its choice, making payments directly to the contractor. The contractor's access to the property will be authorized through a right of entry permit (ROE) issued by the Department. Pursuant to the terms and conditions of the ROE, all on site project activities will be coordinated with Region staff prior to the commencement of any work.

Staff has determined that the proposed project will consist of the donation of a new accessory structure that is less than 15,000 square feet to be constructed in an existing park. The Department of Cultural Affairs has reviewed and approved the final design for sitting within historic Griffith Park. Therefore, the proposed project is deemed Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) without exception pursuant to Article III, Section 1, Class 1 (14), Class 3 (17), and Class 11 (7) of the City CEQA Guidelines.

Staff has discussed the proposed project with the Assistant General Manager of Recreation Operations Branch, and the Office of Councilmember Tom LaBonge of the Fourth Council District, and each supports the project and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

There will be no fiscal impact to the Department's General Fund as the proposed Improvements will be designed and constructed by the Donor at no cost to the City. The future maintenance of the Improvements will be performed and funded by the Donor.

This report was prepared by Joel Alvarez, Sr. Management Analyst, Partnership Division.

Exhibit-A

Los Angeles Live Steamers at Griffith Park
Passenger Loading Station Design Renderings

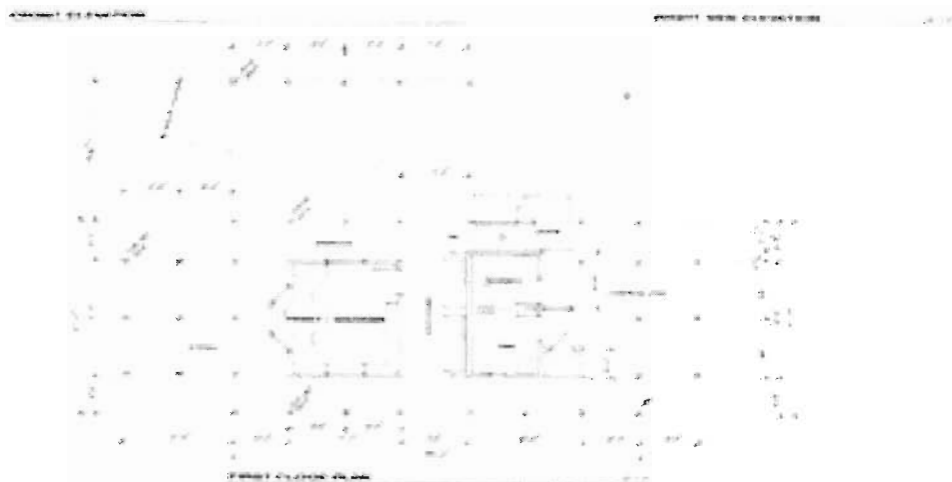
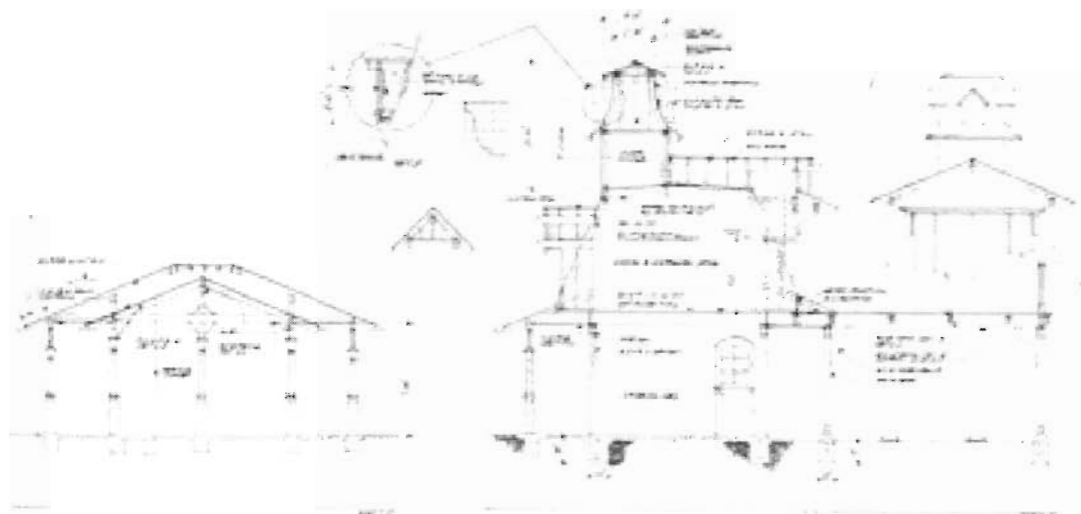


Exhibit-A (Continued)

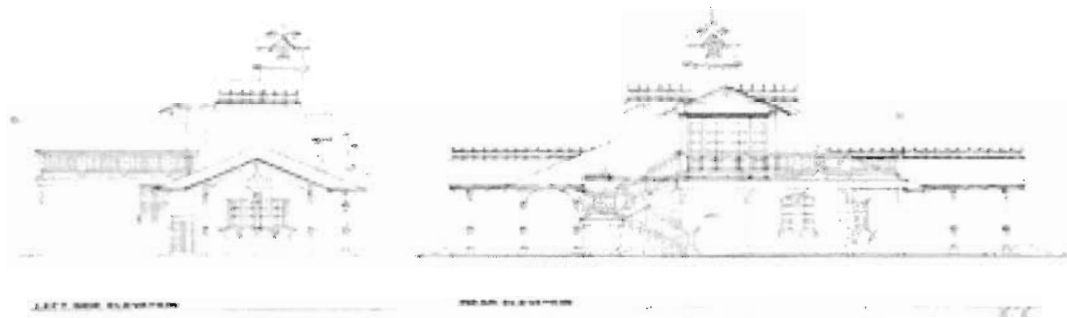
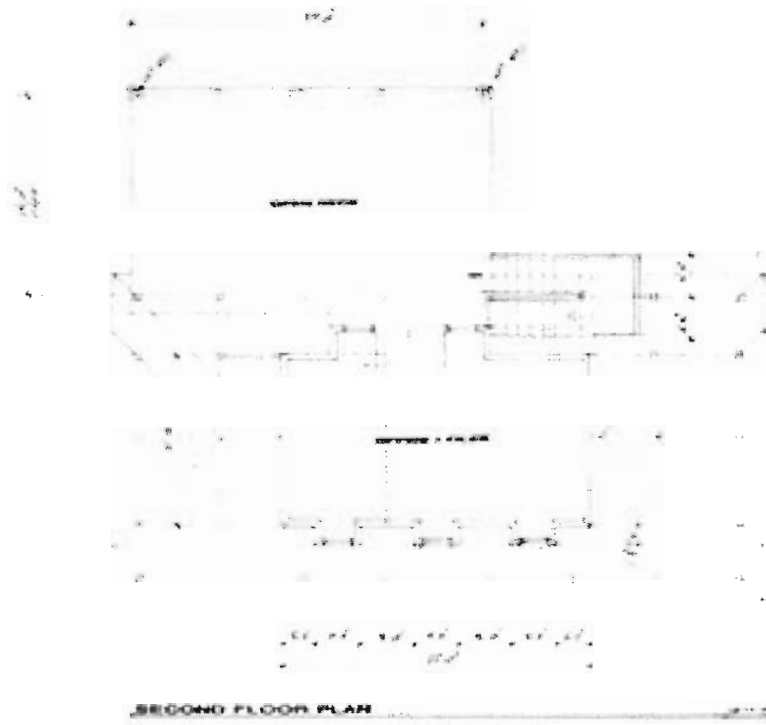


Exhibit-B

**Los Angeles Live Steamers at Griffith Park
Site Plan and Passenger Loading Station Location**

