

AGENDA
BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES

Wednesday, August 12, 2015 at 9:30 a.m.

EXPO Center
Ahmanson Senior Center Ballroom
3990 S. Bill Robertson Lane
Los Angeles, CA 90037

SYLVIA PATSAOURAS, PRESIDENT
LYNN ALVAREZ, VICE PRESIDENT
MELBA CULPEPPER, COMMISSIONER
MISTY M. SANFORD, COMMISSIONER
IRIS ZUÑIGA, COMMISSIONER

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. SPECIAL PRESENTATION:

Presentation to Jackie Tatum/Harvard Recreation Center Staff

Presentation of Resolution to Carol Jacobsen, Senior Management Analyst I, upon Retirement after 20 Years of Dedicated Service

2. APPROVAL OF THE MINUTES:

- Approval of Minutes for the Special Meeting of July 8, 2015
- Approval of Minutes for the Special Meeting of July 24, 2015

3. GENERAL MANAGER'S REPORTS:

- | | |
|--------|---|
| 15-168 | Various Communications |
| 15-169 | Board Office – Acting Secretary and Signature Authority |
| 15-170 | All-Weather Turf Construction, Retrofit, Maintenance and/or Repairs – Request for Qualifications |
| 15-171 | Pershing Square Park – Agreement for Design and Renovation with Pershing Square Renew |
| 15-172 | Baldwin Hills Recreation Center – Agreement with Los Angeles Dodgers Foundation, LA84 Foundation and Cal Ripken Sr. Foundation for the Installation of Universally Accessible Baseball Field Improvements |

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- 15-173 Palisades Recreation Center – Conceptual Approval for Development of Bocce Courts and a New Picnic Area to be Donated by Your Palisades Park Improvement Corporation, and Exemption from the California Environmental Quality Act
- 15-174 Clean and Safe Spaces (CLASS) Parks Youth Employment Internship Program – Juvenile Justice Crime Prevention Act After-School Enrichment and Supervision Program for Fiscal Year 2015-2015; Acceptance of Grant Funds
- 15-175 Runyon Canyon Acquisition Project – Environmental Enhancement and Mitigation Program – Retroactive Authorization to Submit Grant Application, City Council Resolution; Acceptance of Grant
- 15-176 Oakridge Residence – First Amendment to Memorandum of Understanding with Friends of Oakridge, for a Term Extension of One Year
- 15-177 Porter Ranch – Approval of Conceptual Plan for Porter Ranch Sesnon Property Project; Authorization to Issue a Right-of-Entry Permit
- 15-178 50 Parks Initiative – Vermont Gage Park (PRJ20675) Project – Approval of Final Plans
- 15-179 Greenwood Square Park Project – Approval of Final Plans
- 15-180 Quimby Fees – Various Refunds
- 15-181 Westwood Gardens Park – Outdoor Park Improvements (PRJ20637) Project – Allocation of Quimby Fees and Approval of Final Plans
- 15-182 Whitsett Fields Park – Synthetic Turf Improvements (PRJ20757) (W.O. #E170150F) Project – Final Plans and Call for Bids
- 15-183 Hollywood Recreation Center – Pool and Pool Building (PRJ1402B) (W.O. #E170344F) Acceptance of Stop Payment Notice on Construction Contract No. 3454
- 15-184 Dearborn Park – Irrigation and Field Improvements Project (W.O. #E170332F) – Contract No. 3490 – Final Acceptance and Release of Retention
- 15-185 City Park Irrigation Improvement Program – Allocation of Department of Water and Power Irrigation Improvement Program Funds
- 15-186 Griffith Park/Central Service Yard – Amendment to the Lease Agreement with the City of Glendale to Perform Groundwater Environmental Remediation – Rescission of Previous Board Action – Revised Amendment
- 15-187 MacArthur Park – 7th and Alvarado Entry (PRJ20879) (W.O. #E1907857) Project – Final Plans; Exemption from the California Environmental Quality Act

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- 15-188 MacArthur Park Lake – Water Quality Improvement (PRJ20879) Project – Final Plans; Exemption from the California Environmental Quality Act
- 15-189 Lafayette Park – Conceptual Plan to Expand the Heart of Los Angeles Program
- 15-190 South Park – Northwest Synthetic Soccer Field (PRJ20812) (W.O. #E1907808) Project – Final Plans; Exemption from the California Environmental Quality Act
- 15-191 Griffith Park – Greek Theatre – Addendum No. 2 to Request for Proposals for the Operation and Maintenance of the Greek Theatre Food and Beverage Concession (CON-F15-002)
- 15-192 Pershing Square Park – Award of Contract to Mobile Illumination, Inc. for Winter Theme Lighting

4. NEW BUSINESS:

- Jim Gilliam Child Care Center – California Department of Education 2015-2016 General Child Care and Development and California State Preschool Programs – Update on Grant Amount Awarded
- Sunset Gordon Project/Sunset Gordon Park

5. COMMISSION TASK FORCES:

- Commission Task Force on Concessions Report – Commissioners Alvarez and Zuñiga
- Commission Task Force on Facility Repair and Maintenance Report – Commissioners Culpepper and Sanford

6. PRESENTATIONS:

- Status Report on Mount Hollywood Drive Traffic Flow Study and Feasibility Project by Operations Branch (Continued from July 8, 2015 Special Board Meeting)
- Construction Signage Informational Report – Oral Presentation by Planning, Construction and Maintenance Branch (Continued from July 8, 2015 Board Meeting)
- State Street Recreation Center – Oral Report on Programming in Vacated Space Resulting from Termination of Agreement with Foundation for Early Childhood Education

7. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

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8. CLOSED SESSION:

- Pursuant to California Government Code Section 54956.9(d)(1), the Board of Recreation and Park Commissioners may recess into closed session to confer with legal counsel concerning a proposed settlement in Griffith J. Griffith Charitable Trust and Friends of Griffith Park v. City of Los Angeles, Superior Court of the State of California for the County of Los Angeles, Case No. BS151111.
- Pursuant to California Government Code Section 54956.9(d)(1), the Board of Recreation and Park Commissioners may recess into closed session to confer with legal counsel concerning a proposed settlement in Griffith J. Griffith Charitable Trust and Friends of Griffith Park v. City of Los Angeles, Superior Court of the State of California for the County of Los Angeles, Case No. BS151089.

9. PUBLIC COMMENTS:

Any comments that require a response or report by staff will be automatically referred to staff.

10. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

11. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, September 2, 2015, 9:30 a.m., at Granada Hills Recreation Center, 16730 Chatsworth Street, Granada Hills, CA 91344.

12. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213) 202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website: <http://ita.lacity.org/ForResidents/CouncilPhone/index.htm>

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 15-168

DATE August 12, 2015

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS COMMUNICATIONS



General Manager

Approved _____

Disapproved _____

Withdrawn _____

The following communications have been received by the Board and recommended action thereon is presented.

From:

1) Mayor, relative to a proposed Memorandum of Understanding with the Los Angeles Community Garden Council for Solano Canyon Community Garden.

2) Mayor, relative to a proposed Memorandum of Understanding with APN Media, LLC for a One-Year Free Wi-Fi Pilot Program at Designated Parks.

3) Mayor, relative to a proposed Amendment with PlaceWorks, Inc. (formerly known as The Planning Center) for As-Needed Environmental Impact Analysis Services.

Recommendation:

Referred to staff for further processing.
(Report No. 15-023)

Referred to staff for further processing.
(Report No. 14-291)

Referred to staff for further processing.
(Report No. 15-009)

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- 4) Mayor, relative to proposed Contracts for As-Needed Heating, Ventilation and Air Conditioning Construction, Retrofit, Maintenance, and/or Repair. Referred to staff for further processing. (Report No. 15-065)
- 5) Mayor, relative to a proposed Gift Agreement with the Los Angeles Parks Foundation for Park Improvements at Winnetka Recreation Center. Referred to staff for further processing. (Report No. 15-039)
- 6) Mayor, relative to a proposed Amendment to Concession Agreement No. 262 for the Travel Town Museum Gift Shop Concession. Referred to General Manager. (Report No. 14-081)
- 7) Mayor, relative to a proposed Second Amendment to Contract No. 3321 with Jeffrey T. Barber for Golf Youth Instructor Services. Referred to staff for further processing. (Report No. 15-124)
- 8) Mayor, relative to a proposed Amendment to Agreement No. 3401 with Ocean View Farms for the Ocean View Farms Community Garden. Referred to staff for further processing. (Report No. 15-135)
- 9) Mayor, transmitting Executive Directive No. 9, Support for Hire LA's Youth/Summer Youth Employment Program. Note and File.
- 10) Mayor, relative to a proposed Agreement with SolarWorld Americas Inc. for Alternate Energy Equipment. Referred to staff for further processing. (Report No. 15-112)
- 11) City Clerk, relative to amending the Los Angeles Municipal Code Section 63.44 to prohibit vending of commercial items and camping in parks. Referred to General Manager. (Report No. 14-173)

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12) City Clerk, relative to the reappointment of Ms. Iris Zuñiga to the Board of Recreation and Park Commissioners.

Note and File.

13) City Clerk, relative to a proposed contract with Mount Washington Preschool and Childcare Center, Inc., for the Joy Picus Child Care Center.

Referred to staff for further processing.
(Report No. 15-053)

14) City Clerk, relative to the feasibility of establishing a dog park in the inner Cabrillo Beach area.

Referred to General Manager.

15) City Clerk, relative to the establishment of the hours of operation at Alma Park.

Referred to General Manager.

16) City Clerk, relative to funding for various public/community projects in Council District Four.

Referred to General Manager.

17) City Clerk, relative to funding for a dog agility course in Hermon Dog Park to provide dogs with appropriate exercise and play equipment.

Referred to General Manager.

18) City Clerk, relative to the 2015 Montrose Settlements Restoration Program Fishing Outreach Mini-Grant for the Cabrillo Beach Pier Fishing Program.

Referred to General Manager.
(Report No. 15-094)

19) City Clerk, relative to the allocation of Council District Four AB 1290 funds for the Griffith Park / Fern Dell / Bridge and Railings Repair / Picnic Zone Installation.

Referred to General Manager.

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- 20) City Clerk, relative to the National Recreation and Park Association Coca-Cola Foundation Refreshing Community Spaces Program grant award for the Lou Costello Ball Fields project. Referred to General Manager. (Report No. 15-125)
- 21) City Clerk, relative to funding for nine projects/programs from the Transfer of Floor Area Rights Benefit Payment Trust Fund. Note and File.
- 22) City Clerk, relative to the transfer of jurisdiction of a parcel near the EXPO Center to Department for use as a parking lot for the California Science Center. Referred to General Manager.
- 23) City Clerk, relative to the inclusion of Dante's View in the list of Historic-Cultural Monuments. Note and File.
- 24) City Clerk, relative to funding for various public/community projects in Council District Four. Referred to General Manager.
- 25) City Clerk, relative to the amendment of the Municipal Code to restrict bulky items and tents in parks and the storage of personal property within a park, and to prohibit erecting barriers against park property. Note and File. (Report No. 15-113)
- 26) Chief Legislative Analyst, forwarding the Legislative Report for the weeks ending June 12, June 19, June 26, July 3, and July 10, 2015. Note and File.
- 27) Joyce Dillard, relative to the Caballero Creek Project. Referred to General Manager. (Report No. 15-131)

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- 28) Joyce Dillard, relative to Ascot Hills Park – Habitat Restoration and Greening Project. Referred to General Manager. (Report No. 15-140)
- 29) Richard Spinelli, relative to Cheviot Hills B+ Thursday Batter's Box. Referred to General Manager.
- 30) Alan Young, relative to the Liquid Amber trees in Valley Glen Park. Referred to General Manager.
- 31) Natalie Berzovskaya, relative to Van Nuys Sherman Oaks Pool Aquatic Facility Manager Windie Beranek. Referred to General Manager.
- 32) Rob Rog, relative to mountain bikes on trails in Los Angeles County's Peter F. Schabarum Regional Park. Forward to Los Angeles County Department of Parks and Recreation.
- 33) Eban Lehrer, relative to opening Mount Hollywood Drive to vehicular traffic. Note and File. (Presentation at the July 8, 2015 Board Meeting.)
- 34) Three residents, relative to revising the Alcoholic Beverage Policy relative to Pershing Square. Note and file. The matter was acted on at the July 8, 2015 Board Meeting. (Report No. 15-146)
- 35) Elizabeth Owens, relative to safety in Robertson Park. Referred to General Manager.
- 36) John Clouse, relative to situations in Griffith Park. Referred to General Manager.
- 37) Heather Hamza, relative to the Department's property line on Mulholland Boulevard. Referred to General Manager.
- 38) Ready Golf, to the City Attorney, relative to a contract for the Sepulveda Basin Golf Pro Concession. Note and File.

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- 39) PJ Nunez, relative to graffiti in and around Echo Park. Referred to General Manager.
- 40) Sarajane Schwartz, to Superintendent Joe Salaices, relative to openings to parks. Note and File.
- 41) Andrew L. Sole, to former Senior Assistant City Attorney Jane Usher, relative to lawsuits concerning Mount Hollywood Park. Note and File.
- 42) "General Jeff", relative to closing Gladys Park. Note and File.
- 43) Zach Scott, relative to the use of the restrooms at Poinsettia Recreation Center. Referred to General Manager.
- 44) Sherry Schwartz, relative to offerings at the local parks for handicapped adults. Referred to General Manager.
- 45) Jacqui Palmore, Figure Skating Manager, The Rinks Lakewood ICE, relative to offering ice skating classes. Referred to General Manager.
- 46) Enrique Alcala, two communications relative to the air conditioning at Alpine Recreation Center. Referred to General Manager.
- 47) Sy Kham, relative to the illegal "tea house" in Griffith Park. Referred to General Manager.
- 48) Joel Garcia, relative to a member of Danza Cuauhtemoc participating in an event at Slauson Multipurpose Center. Referred to General Manager.

This Report was prepared by Paul Liles, Clerk Typist, Commission Office.

REPORT OF GENERAL MANAGER

NO. 15-169

DATE August 12, 2015

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BOARD OFFICE - ACTING SECRETARY AND SIGNATURE AUTHORITY



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Appoint Iris Davis as Acting Secretary;
2. Authorize the employees listed in the Summary of this Report, in the absence of the Board Secretary and Acting Secretary, to sign all documents requiring the signature of the Board Secretary, in order to conduct the business of the Board;
3. Adopt a Resolution containing the signature exemplars of the Acting Secretary and authorized employees; and,
4. Instruct the Board Secretary to forward said Resolution to the City Clerk.

SUMMARY:

Pursuant to the Rules of the Board of Recreation and Park Commissioners (Board Rules), "An Acting Secretary or Secretaries shall be appointed with full power to act in the place of the Secretary in case of the latter's absence or other inability to act." (Rule III.3) Numerous agreements, contracts, resolutions, and correspondence require the signature of the Board Secretary, and timely transmittal and execution of these documents is vital. Ms. Iris Davis has been appointed as a Commission Executive Assistant I in the Board Office. Thus, it is appropriate to appoint Ms. Davis to the position of Acting Secretary in order to carry out the duties and responsibilities of the Board Secretary as stipulated in the Board Rules during his absence or other inability to act.

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Departmental protocol has been established wherein other staff members are authorized to sign on behalf of the Board Secretary and Acting Secretary in order to conduct the business of the Board. Therefore, to assure timely processing of these documents in the absence of the Board Secretary and Acting Secretary, it is recommended that the following staff members be authorized to sign on their behalf, in the given order:

Kevin Regan	Assistant General Manager, Operations
Vicki Israel	Assistant General Manager, Partnerships and Revenue
Ramon Barajas	Assistant General Manager, Planning, Construction and Maintenance

Therefore, the Assistant General Manager (AGM) for Operations would have authorization to sign for the Board Secretary in the absence of the Board Secretary and Acting Secretary; the AGM for Partnerships and Revenue would have authorization to sign for the Board Secretary in the absence of the Board Secretary, Acting Secretary, and the AGM for Operations; and the AGM for Planning, Construction and Maintenance would have authorization to sign for the Board Secretary in the absence of the Board Secretary, Acting Secretary, the AGM for Operations, and the AGM for Partnerships and Revenue.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the General Fund.

Prepared by Paul Liles, Clerk Typist.

REPORT OF GENERAL MANAGER

NO. 15-170

DATE August 12, 2015

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALL-WEATHER TURF CONSTRUCTION, RETROFIT, MAINTENENACE AND/OR REPAIRS – REQUEST FOR QUALIFICATIONS

R. Barajas _____
H. Fujita _____
V. Israel _____

K. Regan _____
*N. Williams NDW



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the All-Weather Turf Construction, Retrofit, Maintenance and/or Repairs Request for Qualifications (RFQ), for a three (3) year contract, substantially in the form on file in the Board Office, subject to the review and approval of the City Attorney as to form;
2. Direct the Board Secretary to transmit the RFQ to the City Attorney for approval as to form;
3. Direct staff, subsequent to City Attorney review and approval as to form, to advertise the RFQ and conduct the RFQ process; and
4. Authorize the Department’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

The Department of Recreation and Parks (RAP) requires a contract for All-Weather Turf (formerly Synthetic Turf) Construction, Retrofit, Maintenance and Repair. It is important that RAP bids and awards this contract in order to construct new and maintain existing all-weather/synthetic turf fields currently operated by RAP. All-weather/synthetic turf fields have become a common amenity of the City’s park landscape and a desired improvement for the community’s new and exiting parks. All-weather/synthetic turf fields provide the residents of the City with a

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recreation amenity that is multi-use, allows unlimited play time, is not restricted by limitations that natural fields have, is environmentally friendly, and conserves a substantial amount of water.

Beyond the ability to construct new all-weather/synthetic turf fields, this contract will provide RAP the ability to maintain and repair our existing all-weather/synthetic turf fields. Maintenance and repair are vital components to maintaining the longevity of our existing fields. Currently RAP has no staff and/or equipment to adequately maintain our all-weather/synthetic fields. On an average use field, maintenance and minor repairs must be performed once every three (3) months. But due to heavy public use of most of the City's all-weather/synthetic fields, experts recommend that standard maintenance and repairs be performed once a month.

The scope of this contract will include but is not limited to the construction, retrofit, maintenance and/or repairs of our all-weather/synthetic turf fields.

At the direction of the Board, Staff has developed and is now ready to release a RFQ which will be advertised in several periodicals, will be available on the Department's website, and posted on the Los Angeles Business Assistance Virtual Network (BAVN). In addition, a letter inviting bids will be mailed to interested parties from a mailing list maintained by the Department. The Planning, Construction and Maintenance Division, which oversees the Department's construction and maintenance projects, has reviewed the RFQ and provided input.

A pre-bid conference will be held approximately two (2) weeks after the release of the RFQ in order to provide potential bidders with a review of the submittal documents, compliance documents, and requirements for the Business Inclusion Program as required by Executive Directive No. 14, Villaraigosa Series and the Board's policy (Report No. 12-250).

Evaluation Process

Responses will be evaluated in two (2) levels. Level I will be a review by staff for the minimum qualifications (as stated in RFQ Document). The minimum qualifications will determine the responder's knowledge and experience to perform the terms and specifications of the Contract. If a responder's minimum qualification cannot be verified by City Staff, the responder will be disqualified and no further evaluation will be performed. Level II will evaluate all compliance and submittal documents as required per City Ordinance. Responder must successfully pass Level I before staff will proceed to Level II.

If responder(s) are successful in meeting the City's minimum qualifications requirements, then response evaluations will be based solely on the price submitted by responder.

In the interest of maintaining a competitive environment and maximizing the City's contracting options, staff may choose to award a contract to multiple vendors. If multiple vendors are

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awarded the contract, vendors will have the opportunity to submit a competitive quote for each project issued by RAP's Finance Division, within the terms of the contract.

The selected Responder(s) will be recommended to the Board for a three (3) year contract in an amount not to exceed Ten Million Dollars (\$10,000,000) per year per contractor. The contract amount is an estimate, and the Department does not guarantee that the contract maximum amount will be reached. The construction services that the Department is requesting shall be on an as-needed basis; the Department, in entering into an agreement, guarantees no minimum amount of business or compensation. Contracts awarded through this RFQ shall be subject to funding availability and early termination by Department as provided in the Standard Provisions for City Contracts.

FISCAL IMPACT STATEMENT:

Funding for service is to be provided from various funding sources. Releasing the Request for Qualifications has no impact to the Department's General Fund.

Report prepared by Jim Newsom, Management Analyst II, Contract Unit, Finance Division.

REPORT OF GENERAL MANAGER

NO. 15-171

DATE August 12, 2015

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PERSHING SQUARE PARK – AGREEMENT FOR DESIGN AND RENOVATION WITH PERSHING SQUARE RENEW

R. Barajas _____

*K. Regan  _____

H. Fujita _____

N. Williams _____

V. Israel _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Agreement for design and renovation of Pershing Square Park (Agreement), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP) and Pershing Square Renew (Renew), to establish roles, responsibilities and relationships between RAP and Renew, subject to the approval of the Mayor, the City Council, and of the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Agreement to the Mayor for approval in accordance with Executive Directive 3, and concurrently, to the City Attorney for review and approval as to form; and,
3. Authorize the Board President and Secretary to execute the Agreement, subsequent to receipt of the necessary approvals.

SUMMARY:

In the later part of 2012, City Councilmember Jose Huizar of the Fourteenth Council District began a series of public outreach forums and community meetings with the goal of gaining support, leveraging funds, and developing partners to make long term improvements to Pershing Square Park. This process eventually became known as the Pershing Square Task Force. Numerous Downtown Los Angeles stakeholders, organizations, businesses, residents, and workers participated in a series of task force meetings. These public meetings provided a foundational understanding of the community sentiments which influenced subsequent processes and community outreach efforts.

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Eventually, the Pershing Square Task Force was formalized into a partnering organization which became known as Pershing Square Renew. Renew is a California non-profit public benefit corporation consisting of individuals, businesses, private foundations, and other entities with the intent purpose of making long-term physical improvements and renovations to Pershing Square Park with sustainable funding for the management and maintenance of the renovated park. As Renew continued its work, they eventually hired a public outreach consultant, Project for Public Space (PPS), who facilitated a number of workshops, digital surveys, targeted outreach, pop-up workshops, and stakeholder meetings with the purpose of gathering additional input on future plans for Pershing Square. A detailed analysis of the Pershing Square Renew/PPS Outreach activities can be found in the Summary of Outreach Activities, attached to the Agreement.

Now that the initial public outreach has been accomplished, RAP and Renew desire to work collaboratively with one another to facilitate the renovation and construction of improvements to Pershing Square Park. This will be done according to a design to be developed with the participation of both the public and private sectors of the City of Los Angeles in order to benefit the Park and all Park patrons.

The Project Site includes Pershing Square's above ground park areas, the subterranean parking garage, and the garage's ground-level entrances. Renovations and improvements to the garage will be made to support activities in the Park. Renovations and improvements in or to the garage, if any, will not interfere with the rights of RAP to operate the garage. Additionally, the Agreement does not confer on Renew or its successor(s) any interest in, ownership in, or control or management of the garage or any revenue generated by the garage.

The Agreement between RAP and Renew proposes proceeding in four (4) phases. A project timeline is also included in the Agreement. In Phase 1, Renew will deliver to RAP a Project Proposal, as defined in the Agreement. The Board of Recreation and Park Commissioners (the "Board") shall make a decision on the Project Proposal.

If the Board approves Phase 1's Project Proposal, then RAP and Renew will proceed to Phase 2 in which they will cooperate to create a final design for the Project sufficiently detailed to receive all required construction permits, a final development and construction budget, a final plan for the public/private financing of the Project, and final plan for the ongoing maintenance of the Park. Renew will provide at no cost to the City, project management services to coordinate completion of the Final Plans. The Final Plans will also be subject to the Board's approval.

If the Board approves the Final Plans, then RAP and Renew will proceed to Phase 3 in which they will cooperate to renovate and construct improvements on the Project Site consistent with the Final Plans. Phase 3 begins with Renew's renovation and construction of the park, and ends with RAP accepting the completed renovation and improvements.

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It is proposed that Phase 4 will tentatively consist of the creation of a new partner organization that will be formed to succeed Renew. The succession will take place upon completion of the construction project and will serve as a private support organization assisting with sustainable funding for the operation and maintenance of the renovated park. Although the Project may include renovations and improvements of the Park's subterranean parking garage and its at-ground entrances, neither Renew nor its successor will be involved in operation of the garage.

The Agreement between RAP and Renew defines the rights and responsibilities of each Party for the completion of Phases 1, 2, and 3 of the Project, including the schedule for further approvals and construction of the Project in the Schedule of Performance attached to the Agreement. The Parties contemplate that they may later enter into a separate agreement for Phase 4, assuming the Project improvements are completed and accepted by the City.

To assist in financing the Project, Renew will raise a substantial portion of the funds necessary to complete the Project. In addition to the funds generated by Renew, the City may allocate various capital improvement funds if available, for renovations and/or improvements at the Park.

The Project will be constructed generally in accordance with standard procedures for a public project. However, there are unique aspects of the voluntary private participation which will be utilized to achieve an acceptable design for the Project, and assure the continued private participation required to finance and effectuate the completion of the Project as so designed.

The Department believes that the amount of private funding Renew can bring to the Project in Phases 1 through 3 would not be available by the City itself. Furthermore, the Department believes that, because in Phases 1 and 2 Renew will have already worked with architects, engineers, and contractor(s) in developing the Project Proposal and its final designs, Renew will be uniquely situated in Phase 3 to manage at (no cost to the City) the construction of the Project more economically and efficiently, using the architects, engineers, and contractor(s) who will already be familiar with the Project and with whom Renew has already established a working relationship, than the City would be able to do using another manager and other professionals. The proposed three (3) Phases of the Project addressed in this Agreement should help realize the Department's plan to renovate Pershing Square Park in the most economical and efficient manner, thereby making the Park more attractive and inviting as quickly as possible to the increasing number of residents and Park patrons in the Downtown Los Angeles Central Business District area.

FISCAL IMPACT STATEMENT:

This Agreement will result in substantial capital improvements being made to Pershing Square Park, a Department facility. As a result, the City and/or the Department may allocate capital

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improvement funds to assist in constructing the renovations. It is intended that the majority of funds for this renovation project be generated through a public/private partnership. After the renovation project is complete, it is intended that a non-profit partnering organization continue to assist the Department with funding for programs and maintenance of the renovated park. However, it is possible that the Department's General Fund may incur additional costs in the future, due to management and maintenance of the renovated facility.

This Report was prepared by Kevin W. Regan, Assistant General Manager, Operations Branch.

REPORT OF GENERAL MANAGER

NO. 15-172

DATE August 12, 2015

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BALDWIN HILLS RECREATION CENTER – AGREEMENT WITH THE LOS ANGELES DODGERS FOUNDATION, LA84 FOUNDATION AND CAL RIPKEN SR. FOUNDATION FOR THE INSTALLATION OF UNIVERSALLY ACCESSIBLE BASEBALL FIELD IMPROVEMENTS

R. Barajas	_____	*V. Israel	_____
H. Fujita	_____	K. Regan	_____
		N. Williams	_____

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Accept a gift consisting of universally accessible baseball field improvements at Baldwin Hills Recreation Center (Gift), totaling in value up to Six Hundred Ninety-Seven Thousand, Three Hundred Thirty-Four Dollars (\$697,334.00), from the Los Angeles Dodgers Foundation, Inc. (LADF), LA84 Foundation (LA84), Cal Ripken Sr. Foundation (CRSF), Councilmember Herb Wesson of the Tenth Council District (CD 10), and Security Benefit Life Insurance Company (Security Benefit);
2. Approve the proposed gift agreement (Agreement), substantially in the form on file in the Board Office, between the City of Los Angeles (City), LADF, LA84 and CRSF, stipulating the terms and conditions for the development and acceptance of a new, universally accessible (UA) Dodgers Dreamfield (Field) at Baldwin Hills Recreation Center, developed through monetary contributions totaling Seven Hundred Eleven Thousand, Six Hundred Two Dollars (\$711,602.00), provided through the following contributors in the respective amounts: LADF (\$347,334.00), CD 10 (\$200,000.00), LA84 (\$50,000.00), CRSF (\$50,000.00), Security Benefit (\$50,000.00), and Department of Recreation and

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Parks (RAP) (\$14,268.00), pursuant to design plans and specifications (Plans) prepared and approved by the RAP Planning, Construction, and Maintenance Branch (PCM), subject to the approval of the Mayor and the City Attorney as to form;

3. Approve the installation of proposed recognition signage in appreciation of the monetary contributions provided by LADF, LA84, CRSF, CD 10, and Security Benefit, as stated in the proposed Agreement and depicted by the approved Plans and design renderings, subject to post-development inspections by PCM;
4. 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,
5. Authorize the Board President and Secretary to execute the Agreement, upon receipt of the necessary approvals.

SUMMARY:

The proposed agreement (Agreement) with the LADF, LA84, and CRSF, will provide a new UA baseball field at RAP's Baldwin Hills Recreation Center, located at 5401 Highlight Place, within CD 10. The Agreement sets forth the terms and conditions for the Board's acceptance of the completed field valued up to \$711,602.00, pursuant to its installation in accordance with plans, specifications, and designs prepared and approved by PCM. In addition to LADF, LA84, and CRSF, project contributors also include CD 10, Security Benefit, and RAP.

LADF and LA84 have been long-time supporters of RAP, through capital funding provided for facility improvements as well as monetary contributions to support RAP recreation programs. LADF, LA84, and RAP have successfully collaborated on several prior park improvement projects for the enhancement of sports programming and recreational opportunities for the benefit and enjoyment of the children of Los Angeles.

LADF previously contributed to the development of twenty-four (24) Dodgers Dreamfields at various RAP park sites, and has successfully completed thirty-seven (37) Dodger Dreamfields in total in the greater Los Angeles area, with the long-term goal of completing a total of fifty (50) Dodgers Dreamfields in the Los Angeles Region. CRSF has also contributed to RAP baseball

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programs, primarily through donated baseball and softball equipment for the “Dodgers Reviving Baseball in Inner Cities (RBI)” program at various park sites in the Pacific Region. Although the installation of a new, UA baseball field at Baldwin Hills Recreation Center will primarily benefit the community of Baldwin Hills and youth with special needs, it will increase the total number of Dreamfields at RAP park sites to twenty-five (25) fields and will help the LADF get closer to fulfilling their Dreamfield objective throughout the Los Angeles Region.

In order to make the UA baseball field project a success through an innovative design with modern equipment and amenities, LADF agreed to provide \$347,334.00, followed by contributions from LA84 of \$50,000.00 and CRSF of \$50,000.00, as parties to the proposed Agreement. Although CD 10 and Security Benefit are not signatories to the proposed Agreement, they agreed to provide \$200,000.00 and \$50,000.00, respectively, to ensure the success of the project. In order to meet an unanticipated funding gap, RAP subsequently agreed to contribute \$14,268.00 towards the project, through funding available from RAP’s Capital Improvements Special Fund Account 302/89/704H-BH, bringing the total value of the final project to Seven Hundred Eleven Thousand, Six Hundred Two Dollars (\$711,602.00). However, pursuant to the terms and conditions of the proposed Agreement, the value of the Gift to be accepted by the Board is \$697,334.00, which does not include RAP’s contribution of \$14,268.00.

The project’s design and location within the park are shown on the Concept Plan and Overall Site Plan attached to this report as Exhibit A. A project description of improvements with estimated costs is attached accordingly as Exhibit B. Exhibit C is a rendering of the proposed video-board design and recognition signage prepared in accordance with RAP’s Sponsorship Recognition Policy and approved by PCM and RAP General Counsel from the Office of the City Attorney. The video-board and signage display the corporate logos and/or names of the donors with a message conveying RAP’s appreciation and recognizing the donors for their contributions. The UA baseball field’s scope of improvements include the installation of new rubberized surfacing, dugouts with rooftops, backstops, players benches, bat racks, black vinyl coated chain link fencing and gates, bleachers, video-board, and concrete paving. The total cost of the new field is estimated up to Seven Hundred Eleven Thousand, Six Hundred Two Dollars (\$711,602.00), which includes design preparation and project management. The donors and RAP have agreed to use any unanticipated project savings or excess project funds for additional field improvements or future programming.

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As with prior RAP Dreamfields, the LADF contracted directly with Landmark Sports, Inc. (Landmark) for project management, who has worked in coordination with PCM and Pacific Region staff. Throughout the design and construction process, PCM and Region staff have provided support, direction, and guidance as necessary to ensure that the project is completed in accordance with the approved Plans and RAP standards.

The Assistant General Manager of the Operations Branch and the Superintendent of the Pacific Region are aware of the project, and each concurs with staff's recommendations pursuant to PCM's approval of a post-development inspection.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that this project consists of an Agreement between RAP, LADF, LA84 and CRSF, to install a new UA baseball field at Baldwin Hills Recreation Center. The project involves the demolition of existing game courts and installation of new accessory structures at an established public park. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1, Category 14 and Section 1k, Class 11, Category(s) 3 and 6 of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

This project will not have any fiscal impact on RAP's General Fund as project direct costs have been funded and paid primarily by the donors, through direct payments from LADF to Landmark. The source of RAP's contribution to the project in the amount of \$14,268.00 is through allocated funding from a Capital Improvements Special Account.

Future annual maintenance costs for the new UA ball field are estimated at \$12,750.00, which will be addressed by future budget requests through the annual City budget process. If specified maintenance funds for the new UA ball field are not allocated through the budget process, the UA ball field will be included in the existing Pacific Region maintenance route for Baldwin Hills Recreation Center, which could result in a reduction in the amount of core maintenance performed at other parks on existing maintenance routes.

This report was prepared by Joel Alvarez, Senior Management Analyst II, and Chinyere Stoneham, Senior Recreation Director II, Partnership Division.

**Dodgers Dream Field
at Baldwin Hills Recreation Center**

Preliminary Cost Estimate

6/10/2015

New Budget
5/13/15

Design Work		\$3,000.00	
Management		\$15,000.00	
General Conditions		\$74,410.00	
Demo Fence and Sports Court		\$51,738.00	
Site Drainage Allowance		\$25,115.00	
Rough Grading		\$18,000.00	
Concrete sidewalks		\$29,111.00	
Lawn Restoration (grade, sod)		\$13,020.00	
Parking Lot striping		\$1,100.00	
Laser Grading for Subgrade Establishment		\$2,327.00	
Base Layer - 6" depth		\$14,813.00	
Asphalt Layer - 3.5" depth		\$0.00	
Artificial Turf		\$70,357.00	
Turf infill, glue and install		\$27,347.00	
Concrete Dugout Slabs		\$5,145.00	
Concrete mow strip at fence		\$15,314.00	
Widen Concrete mow strip at asphalt		\$2,880.00	
Stablized Decomposed Granite		\$11,823.00	
Relocate courts		\$2,750.00	
Dugouts		\$0.00	
Players Benches		\$1,000.00	
Bat Rack		\$0.00	
Fencing and Backstop		\$0.00	
Bleachers		\$3,547.00	
Foul Poles		\$0.00	
Builder's Risk Insurance		\$392.00	
Donor Recognition		\$2,500.00	
DIRECT/IN-DIRECT COSTS FOR CRSF PROJECT MANAGEMENT		\$19,265.69	
Security Fencing		\$1,672.00	
Install of Video Board including posts and installation		\$5,945.00	
Video board		\$25,483.71	
Signage		\$5,850.00	
Lighting Overage for City		\$14,267.00	
Dedication Day Expenses, Alumni etc.		\$2,200.00	
Contingency		\$7,461.60	
Management		\$22,500.00	
Expenses		\$2,000.00	
			\$497,334.00
Lighting		\$97,350.00	
Fencing and Waterline		\$131,185.00	
Credit from DDF		-\$14,267.00	
New 8' x8' x20' equipment storage container	NOT IN SCOPE NOW	\$0.00	
2- 20' Flag Poles	NOT IN SCOPE NOW	\$0.00	
			\$214,268.00
Total			\$711,602

Yellow is Cal Ripken Senior Foundation Scope of work



REPORT OF GENERAL MANAGER


NO. 15-173

DATE: August 12, 2015

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PALISADES RECREATION CENTER – CONCEPTUAL APPROVAL FOR DEVELOPMENT OF BOCCE COURTS AND A NEW PICNIC AREA TO BE DONATED BY YOUR PALISADES PARK IMPROVEMENT CORPORATION, AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Barajas	_____	*V. Israel	
H. Fujita	_____	K. Regan	_____
		N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve in concept the proposed installation of three bocce ball courts and relocation of an existing picnic area at Palisades Recreation Center, pursuant to conceptual drawings approved by the Department of Recreation and Parks Planning, Construction, and Maintenance Branch (PCM), subject to review and approval by PCM of the final plans and specifications once completed, and the Board’s subsequent approval and acceptance of the final project.

2. Find that the Project is exempt from the California Environmental Quality Act (CEQA), as provided in this report.

SUMMARY:

Palisades Recreation Center (Park), located at 851 Alma Real Drive, Pacific Palisades 90272, is

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bounded by neighborhood residences on three (3) sides of the Park, and shares its southern boundary with Potrero Canyon Park. Your Palisades Park Improvement Corporation (YPPIC) has offered to improve the Park for the benefit of the surrounding community, through the proposed development of a “Bocce Centre” and new picnic area (Project).

YPPIC is a non-profit, public benefit corporation recently incorporated in California on April 20, 2015, whose specific purpose is dedicated to the improvement of the Park and adjacent Potrero Canyon Park. YPPIC’s activities are managed by a Board of Directors whose members share a commitment to serving the Palisades community. The Park currently has four (4) “Field of Dreams” baseball diamonds, two gymnasiums, eight (8) tennis courts, a children’s play-area, a lower and upper picnic area, and a multipurpose playing field separated from the upper picnic area by a grove of existing trees. In 2002, the Chair of the YPPIC’s Board of Directors directed planning and fund-raising efforts that raised over a million dollars for the construction of the Park’s Field of Dreams baseball field (Field). Since construction of the fields, additional funding has been raised for the continuous maintenance of the Field.

The proposed scope of improvements calls for removing an existing concrete slab upon which several rows of picnic tables in the upper picnic area are located, and installing three new bocce courts in that location. The upper picnic area will be relocated to an area nearby within the grove of trees, with new picnic tables and barbecue pits. The project cost has a preliminary cost estimate of approximately \$200,000.00. Attached to this report as Exhibit-A, is an aerial photo showing the park and proposed Project area(s). Attached as Exhibit-B is a preliminary design rendering (Concept Plan) of the proposed project.

The Palisades Recreation Center Park Advisory Board (PAB) has been consulted on the proposed Project and has agreed that the Project improvements should be made, as the addition of bocce courts to the Park will provide a new recreational venue for the primary benefit to the senior citizen members of the Palisades community. The Park Director in Charge (DIC) has conveyed that the planned use of the bocce courts will include not only open public access for free-play, but also

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league and tournament play operated by the Park under the supervision and/or direction of the DIC.

Installation of new picnic tables and barbecues in attractive clusters within the grove of trees will allow park patrons to have distinct areas to enjoy their eating and recreational experience, which is an improvement to the current picnic table configuration where the tables are placed closely together in two parallel rows. Finally, a pathway is planned to be constructed in compliance with the Americans with Disabilities Act (ADA) to assure better access to the new picnic tables and bocce courts.

Pursuant to the preliminary Concept Plan approved by PCM, the final plans and specifications (Final Plans) for the Project will be prepared in coordination with and approved by PCM staff. Once finalized and approved by PCM, the Final Plans will be presented to the Board of Recreation and Park Commissioners for final approval of the project and authorization to proceed with Project implementation, contingent upon the Project's receipt of all required permits and regulatory approvals, as applicable. The design and installation of the bocce courts and relocation of the picnic area will be performed in consultation with the PAB and project managed by YPPIC in coordination with PCM to ensure that the Project is completed in compliance with RAP's standards and requirements.

The proposed Project involves the replacement or refurbishment of existing facilities and the installation of accessory facilities at an established public park and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1, Category 14 and Section 1K, Class 11, Categories 3 and 6 of the City CEQA Guidelines.

The PAB and YPPIC will be fundraising and seeking sponsorship support, and therefore understand that the possibility of naming the bocce courts after one or more principal donors must be within the parameters of the RAP Sponsorship Recognition and/or Naming Policies, approved

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by the Board on June 5, 2013. The PAB and YPPIC intend to observe these guidelines when raising funds for the Project, and will present future sponsorship and/or naming proposals to Staff for review and recommendation to the Board, whether together with the Final Plans or through a separate report.

FISCAL IMPACT STATEMENT:

The installation of the proposed Project shall not have an impact on the RAP General Fund, as the costs for the design and installation of the Bocce Centre will be privately funded and the costs associated with the ongoing maintenance of the proposed bocce courts, picnic tables and barbecues are estimated to be comparable to the costs currently incurred in maintaining the existing picnic tables and barbecues, which has annual cost for grounds maintenance of \$20,662.00. It should be noted that upon approval of the Project's Final Plans, the PAB and YPPIC intend to solicit funds from private donors and the public to fund ongoing maintenance over the initial three (3) years of the Bocce Centre's opening to the public. It is anticipated by the PAB and YPPIC that during this initial three (3) year period, the Park will have generated fees annually from bocce league and tournament play in sufficient amounts to cover or supplement ongoing bocce court maintenance and bocce programming.

This report was prepared by Joel Alvarez, Senior Management Analyst II, and Ellen Gaines Varela, Senior Recreation Director I, Partnership Division.

Exhibit-A

**Palisades Recreation Center
851 Alma Real Drive, Pacific Palisades 90272**



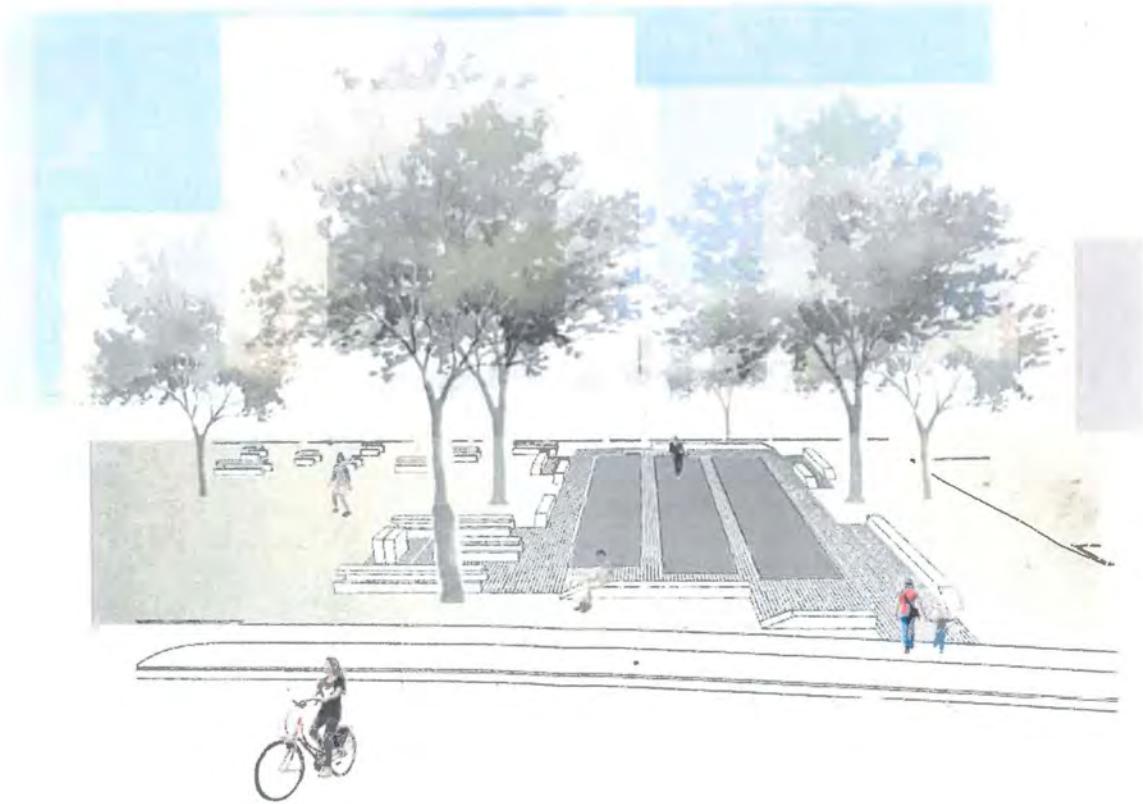
Existing Picnic Area and Slab



Grove for Proposed New Picnic Area

Exhibit-B

Palisades Recreation Center
Preliminary Bocci Centre Design Concept



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DATE August 12, 2015

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CLEAN AND SAFE SPACES (CLASS) PARKS YOUTH EMPLOYMENT INTERNSHIP PROGRAM – JUVENILE JUSTICE CRIME PREVENTION ACT AFTER-SCHOOL ENRICHMENT AND SUPERVISION PROGRAM FOR FISCAL YEAR 2015-2016; ACCEPTANCE OF GRANT FUNDS

R. Barajas _____
H. Fujita _____
V. Israel _____

*K. Regan KR
N. Williams _____

Nael Williams for
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks' (RAP) General Manager to accept and receive Juvenile Justice Crime Prevention Act (JJCPA) (formerly known as the Schiff-Cardenas Crime Prevention Act) grant funding in the approximate amount of \$504,430.00 from the Los Angeles County Probation Department (County) to provide youth services through the Clean and Safe Spaces (CLASS) Parks Youth Employment Internship Program (YEIP) during specified hours of peak juvenile criminal occurrences for Fiscal Year 2015-2016 at selected recreational facilities, subject to the approval of the Mayor and City Council;
2. Direct staff to transmit a copy of the grant award to the Mayor, Office of the City Administrative Officer (CAO), Office of the Chief Legislative Analyst (CLA), and to the City Clerk for committee and City Council approval before accepting and receiving the grant award, pursuant to Los Angeles Administrative Code Section 14.6 et seq. as may be amended;
3. Designate RAP's General Manager, Executive Officer, or Assistant General Manager, as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to, applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Program;

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4. Authorize RAP's General Manager to enter into an agreement, on file with the Board office, with the County of Los Angeles Probation Department for a term of one (1) year, subject to approval of the City Attorney as to form; and
5. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the JJCPA grant funds in the approximate amount of \$504,430.00 for the CLASS Parks YEIP.

SUMMARY:

The Los Angeles County Probation Department (County) awards and administers funding for the State's JJCPA grant funding. Over the past fourteen (14) years, the Department of Recreation and Parks (RAP) has received over \$7 million in JJCPA funding to continue programs designed to serve at-risk youth through the Clean and Safe Spaces (CLASS) Parks Youth Employment Internship Program (YEIP). This program provides participants with positive activities and alternatives for new learning experiences.

In June 2015, the County recommended funding RAP's CLASS Parks YEIP for Fiscal Year 2015-2016 for the period covering July 1, 2015 through June 30, 2016. These funds will allow staff to continue the Camp Counseling and Leadership Training, Sports Management and Leadership Training, Crime Scene Investigation, and After School Programming for a fifteenth (15th) fiscal year. These programs have been approved through various Reports to the Board related to the JJCPA Grant.

FISCAL IMPACT STATEMENT:

This grant is administered by the County on a reimbursement basis to allow RAP the ability to negotiate services in a timely manner. RAP may realize a financial benefit as participants, who successfully complete the Camp Counselor Leadership Training Program, begin to serve as volunteers at various RAP facilities. There is no fiscal impact to RAP's General Fund.

This Report was prepared by Frank Herrera, Principal Recreation Supervisor I, CLASS Parks.

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NO. 15-175

DATE August 12, 2015

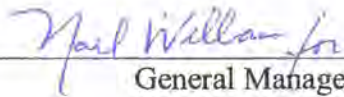
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RUNYON CANYON ACQUISITION PROJECT – ENVIRONMENTAL ENHANCEMENT AND MITIGATION PROGRAM – RETROACTIVE AUTHORIZATION TO SUBMIT GRANT APPLICATION; CITY COUNCIL RESOLUTION; ACCEPTANCE OF GRANT

R. Barajas _____
H. Fujita _____
V. Israel _____

K. Regan _____
*N. Williams NDW



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Retroactively authorize the Department of Recreation and Parks' (RAP) submission of a Environmental Enhancement and Mitigation (EEM) Program grant application for the Runyon Canyon Acquisition Project, which consists of the acquisition of an approximately 3.81-acre parcel (APN 5571-026-007), located at 2450 Solar Drive, Los Angeles, CA 90046, for recreational purposes, subject to City Council review and approval;
2. Designate RAP's General Manager, Executive Officer, or Assistant General Manager as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Runyon Canyon Acquisition Project;
3. Recommend to the City Council the adoption of the accompanying Resolution, which authorizes the submission of a grant application for the EEM Program grant in the approximate amount of \$500,000.00 for the Runyon Canyon Acquisition Project;
4. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept

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the EEM Program grant in the approximate amount of \$500,000.00 for the Runyon Canyon Acquisition Project; and

5. Direct staff to transmit a copy of the Resolution to the City Clerk for committee and City Council approval, in accordance with EEM Program grant guidelines.

SUMMARY:

At its meeting of October 3, 2007, the Board of Recreation and Park Commissioners approved the preliminary authorization to expand Runyon Canyon Park by acquiring the property located at 2450 Solar Drive, Los Angeles, CA 90046, in the Hollywood Hills area of Los Angeles, adjacent to Runyon Canyon Park, at the request of Former Councilmember Tom LaBonge, Fourth District (Board Report No. 07-230). At the time of the approved Report, Department of Recreation and Parks (RAP) staff had determined that the approved Proposition K funding was not sufficient to complete the acquisition and began working with other City entities and outside partners to seek additional funding for the project. At its meeting of January 7, 2015, the Board of Recreation and Park Commissioners and the City Council, at its meeting of March 3, 2015, approved the submission of the Land and Water Conservation Fund (LWCF) grant application for Runyon Canyon in the amount of \$1,500,000.00, which the State has since recommended for funding to the National Park Service (Board Report No. 15-004 and Council File No. 15-0177).

In April 2015, the California Natural Resources Agency announced a funding opportunity through the Environmental Enhancement and Mitigation (EEM) Program. Subsequently, The Trust for Public Land (TPL), a 501(c)(3) non-profit organization, whose mission is to create parks and protect land for people, contacted RAP to continue its efforts in helping to secure funding for the Runyon Canyon Acquisition Project through this grant program. The grant application was due by July 13, 2015; however, EEM Program funding eligibility was not determined until after the deadline for advance Board consideration.

Over the years, TPL has partnered with RAP in the acquisition and development of various capital projects. Currently, TPL is working with the City of Los Angeles (City) to preserve approximately 14 acres in the area of the City's popular Runyon Canyon Park, which is classified as a Regional Park, by helping RAP to acquire the proposed project parcel, also known as the "Knoll." This EEM Program grant will be used to supplement current funding for the proposed Runyon Canyon Acquisition Project, which is estimated to cost approximately \$3,500,000.00. The total anticipated funding for the project will include the secured \$1,500,000.00 in Proposition K Specified funds, pending \$1,500,000.00 award from LWCF, and \$500,000.00 in EEM Program funds, if awarded. The acquisition is anticipated to be completed by December 2015.

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Upon completion of the Runyon Canyon Park acquisition, this heavily used regional park will serve an estimated 2.9 million residents, as shown in Attachment No. 2. The parcel is intended for general, open space, recreational use as the site is widely popular with hikers, joggers, and dog walkers as an expansion of the Runyon Canyon Park. The proposed parcels are privately owned and under the constant threat of further development and being closed to the public altogether. By acquiring this property for open space conservation, RAP will ensure that it will remain open to the public for recreational purposes.

With regards to the California Environmental Quality Act (CEQA) determination, RAP's Environmental Management Section has determined that the proposed acquisition and minimal development of the site for use as recreational open space are exempt from the provisions of the CEQA, pursuant to Article III, Section 1, Class 25, of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

At this time, there is no anticipated fiscal impact to RAP's General Fund; however, future maintenance costs have yet to be determined.

This Report was prepared by Isophine Atkinson, Senior Management Analyst, Grants Administration.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES
APPROVING THE APPLICATION FOR GRANT FUNDS FOR
THE ENVIRONMENTAL ENHANCEMENT AND MITIGATION (EEM) PROGRAM
RUNYON CANYON ACQUISITION PROJECT**

WHEREAS, the Legislature and Governor of the State of California have enacted Section 164.56 of the California Streets And Highways Code, which is intended to provide grant funds to local, state and federal agencies and nonprofit entities for projects to enhance and mitigate the environmental impacts of modified or new public transportation facilities; and

WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of this grant program, establishing necessary procedures and criteria, and is required to submit to the California Transportation Commission a list of recommended projects from which the grant recipients will be selected; and

WHEREAS, said procedures established by the California Natural Resources Agency require a resolution certifying the approval of an application by the Applicants governing board before submission of said application to the State; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the State of California to carry out the Project.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY:

1. Approves the filing of an application for the Runyon Canyon Acquisition Project; and
2. Certifies that Applicant understands the requirements in the Program Guidelines; and
3. Certifies that Applicant or title holder will have sufficient funds to operate and maintain the project consistent with the land tenure requirements; or will secure the resources to do so; and
4. Certifies that Applicant will record a document against the real property that defines the State's interest in the property whether the Grantee owns the property or not; and
5. Certifies that Applicant will comply with the provisions of Section 1771.5 of the State Labor Code regarding payment of prevailing wages on Projects awarded EEM Program Funds; and
6. If applicable, certifies that the project will comply with any laws and regulations including, but not limited to, legal requirements for building codes, health and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable licenses and permits will have been obtained; and
7. Certifies that Applicant will work towards the Governor's State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and

promote public health and safety as included in Government Code Section 65041.1;
and

8. Appoints the General Manager, Executive Officer, or Assistant General Manager, of the City of Los Angeles Department of Recreation and Parks, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests etc., which may be necessary for the completion of the aforementioned project.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Los Angeles at its meeting of _____.

PASSED AND ADOPTED this _____ Day of _____, 2015, by the following vote:

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

HOLLY L. WOLCOTT, City Clerk

By: _____



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
Runyon Canyon - Knoll Acquisition

Description:
acquisition of an approximately 3.81-acre parcel (APN 5571-026-007), located at 2450 Solar Drive, Los Angeles, CA 90046

Scenario Type:
New Park

Park Class:
Regional

Baseline Dataset*:
All Parks (RAP and Non-RAP)

**The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	2,900,737	0

Residents Served by Age

Under Age 5:	189,969	0
Age 5 to 9:	170,582	0
Age 10 to 14:	173,710	0
Age 15 to 17:	112,645	0
Age 18 to 64:	1,958,067	0
Age 65 and Over:	295,764	0

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,034,148	0

Households Served by Annual Income

Under \$25,000:	292,867	0
\$25,000 to \$34,999:	112,814	0
\$35,000 to \$49,999:	139,489	0
\$50,000 to \$74,999:	170,148	0
\$75,000 and Over:	318,830	0

Source: Census/ACS 2010

REPORT OF GENERAL MANAGER


NO. 15-176

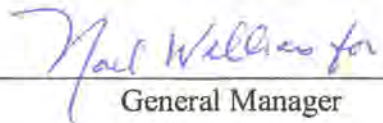
DATE: August 12, 2015

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OAKRIDGE RESIDENCE – FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING WITH FRIENDS OF OAKRIDGE, FOR A TERM EXTENSION OF ONE YEAR

R. Barajas _____	*V. Israel 
H. Fujita _____	K. Regan _____
N. Williams _____	



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed first amendment (Amendment), substantially in the form on file in the Board Office, to the Memorandum of Understanding (MOU) between the City of Los Angeles (City) and Friends of Oakridge (Friends), a California non-profit, public benefit corporation, extending the MOU term for one (1) year, subject to the approval of the Mayor and City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Amendment to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and
3. Authorize the Board President and Secretary to execute the Amendment subsequent to receipt of all necessary approvals.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-176

SUMMARY:

Designated as Los Angeles Historical-Cultural Monument No. 484 in March 1990, the 9.47-acre Oakridge Residence (Oakridge), located at 18650 Devonshire Street, Northridge, CA 91324, is one of the few remaining traces of the San Fernando Valley's past popularity as a rural getaway during the golden age of Hollywood. The former home of Barbara Stanwyck and, later, of Jack Oakie (residence and immediate grounds comprising 1.95 acres) was acquired by the City in 2008, and the remaining grounds in 2009, through Quimby Funds. In 2011, former Los Angeles City Councilmember Greig Smith, who was instrumental in acquiring Oakridge for the City, helped form the Friends of Oakridge, a California 501(c)(3) non-profit group (Friends). The mission of Friends is to restore, preserve, and support Oakridge and its historical significance.

On March 5, 2014, the Board approved a one (1) year MOU (Report No. 14-054) with Friends, defining the respective roles, responsibilities, and financial relationship between City and Friends, with respect to fundraising for, and the preservation and restoration of, Oakridge. A copy of the MOU is attached here as Exhibit-A. RAP presently relies on Friends to provide historic research, exhibit materials, and provide docent assistance that RAP is not able to provide alone. In anticipation of the imminent MOU termination date on September 2, 2015, Friends contacted RAP on July 6, 2015, requesting an extension of the MOU Term. RAP subsequently agreed to recommend such extension to the Board.

The term extension would enable Friends and RAP to review and evaluate the past performance of Friends at Oakridge to determine the benefits and difficulties associated with Friends' activities in order to develop additional or enhanced terms and conditions for a possible new, second MOU with additional and/or enhanced roles and responsibilities to address future support needs at Oakridge in the best way possible. Should the proposed Amendment be approved, the MOU Term will be amended to two (2) years, extending the term by one (1) year and set to expire on September 2, 2016. Any subsequent MOU or other agreement between the City and

REPORT OF GENERAL MANAGER

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NO. 15-176

Friends for continued support of Oakridge will be presented to the Board at the appropriate time for approval.

Through the existing MOU over the past year, the Friends have used the grounds of Oakridge to conduct various activities for the benefit of Oakridge, RAP, and the community, subject to City approval and in coordination with RAP Staff, including support cultivation and fundraising events, docent-guided tours, and educational events. Any revenues collected as a result of, or during such events, is exclusively used for the preservation, maintenance, and restoration of Oakridge. Out-of-pocket expenses, such as staff fees, rental fees, supplies, and catering expenses are paid by Friends, through either direct payment to respective service providers or product vendors, or reimbursement to RAP. In all cases, Friends accepts full liability for their operations at the location and will continue to maintain appropriate insurance protecting the City.

Staff has discussed the proposed Amendment with the Superintendent of RAP Operations and Park Maintenance Supervisor of the Valley Region, and each supports the extension of the MOU and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

The proposed Amendment will have no adverse impact on RAP's General Fund, as the cost of operations and programs associated with Friends' use and support of Oakridge are paid by Friends, at no cost to the City.

This Report was prepared by Joel Alvarez, Senior Management Analyst II, and Leslie Richter, Senior Recreation Director I, Partnership Division.

Exhibit-A

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF LOS ANGELES
ACTING BY AND THROUGH
THE BOARD OF RECREATION AND PARK COMMISSIONERS
AND
FRIENDS OF OAKRIDGE
ESTABLISHING ROLES, RESPONSIBILITIES, AND RELATIONSHIP
TO RESTORE, PRESERVE, AND SUPPORT THE OAKRIDGE RESIDENCE
AND ITS HISTORICAL SIGNIFICANCE

THIS MEMORANDUM OF UNDERSTANDING (hereinafter "MOU") is made and entered into this 3rd day of September, 2014, by and between the CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Recreation and Park Commissioners, (hereinafter "CITY"), and FRIENDS OF OAKRIDGE, a California 501(c)(3) nonprofit public benefit corporation, (hereinafter "FRIENDS"). CITY and FRIENDS may be referred to collectively herein as "PARTIES".

- A. Through its Department of Recreation and Parks (RAP), the CITY owns and operates the Oakridge Residence, Los Angeles Historical-Cultural Monument No. 484, located at 18650 Devonshire Street, Northridge, California, 91324 ("OAKRIDGE"), with grounds of approximately 9.47 acres of land including a two-story, 6,000 square-foot Tudor style house, as described by the site plan and incorporated herein by reference as Exhibit-A.
- B. FRIENDS is incorporated as a California 501(c)(3) nonprofit public benefit corporation whose mission is to restore, preserve, and support OAKRIDGE and its historical significance.
- C. FRIENDS is governed by its Articles of Incorporation and Bylaws, and the activities and affairs of FRIENDS are conducted and all of its corporate powers are exercised by or under the direction of its Board of Directors, the members of which are designated, selected, and elected in accordance with FRIENDS' Bylaws.
- D. The purpose of this MOU is to establish the respective roles, responsibilities, and financial relationship between CITY and FRIENDS, with respect to fundraising for, and the preservation and restoration of OAKRIDGE.

CITY and FRIENDS hereby agree and understand as follows:

1. Fundraising.

- a. Authority to Raise Funds. FRIENDS is authorized to raise funds for OAKRIDGE. All funds raised for OAKRIDGE shall be used exclusively for the preservation, maintenance, restoration, activities or other related purposes in support of OAKRIDGE.

- b. Fundraising at OAKRIDGE. Except for CITY's own fundraising, activities, and events, FRIENDS shall be the only organization authorized to conduct fundraising activities at OAKRIDGE.
- c. Donor Recognition. Subject to approval by RAP, FRIENDS is authorized to provide recognition to donors consistent with naming and donor recognition policies approved by the Board of Recreation and Parks Commissioners ("BOARD") (Reports No. 13-160, "Sponsorship Recognition Policy and Guidelines" and 13-161, "Naming Policy Procedures and Guidelines"). FRIENDS may propose deviations to policies or additional donor recognition on a case-by-case basis in connection with a Gift Agreement, subject to review by RAP and BOARD approval.
- d. Gift Agreements. Gifts of facilities, equipment, materials, funds, or services to CITY for OAKRIDGE by FRIENDS are subject to negotiated Gift Agreements executed by and between CITY and FRIENDS and/or a third party contributor, approved by the BOARD, the City Attorney, the Mayor, and City Council as required. Loans of equipment, materials, or artifacts will also require written agreements approved in writing by the BOARD, City Attorney, Mayor, and City Council as required.
- e. Right of Entry Permits. Provision of services consisting of events, and or the implementation of improvements at OAKRIDGE maybe subject to issuance of a Right of Entry Permit ("ROE") by RAP, to be determined on a case by case basis. The terms and conditions of an ROE will include a description of the activities to occur, the process involved, and details for the permittee to access OAKRIDGE, inspect and acceptance for permitted uses, as applicable.

2. Term. The term of this Memorandum of Understanding shall become effective on the date of execution by all Parties and shall remain in effect for one (1) year from the date of execution. The CITY and FRIENDS agree and understand that CITY and FRIENDS intend but are not obligated to negotiate and execute a subsequent agreement that includes additional roles and responsibilities with respect to OAKRIDGE.

3. Office Space. Depending on space available, CITY will provide within OAKRIDGE's house an administrative area for FRIENDS' staff or volunteers at no cost to FRIENDS. CITY will provide utility services for the space. FRIENDS will provide any furniture, equipment, supplies and telephone and data necessary for use of the area.

4. Use of OAKRIDGE by FRIENDS. CITY and FRIENDS agree that use of various areas and facilities of OAKRIDGE are necessary and appropriate within the scope of FRIENDS' mission.

- a. Meetings. FRIENDS is authorized no-charge use of the grounds and kitchen in the house to conduct meetings in furtherance of FRIENDS' purposes.
- b. FRIENDS Activities. FRIENDS is authorized no-charge use of the grounds and facilities at OAKRIDGE to conduct FRIENDS' activities, including but not limited to cultivation events,

tours, fundraising activities, and educational events, subject to prior approval by RAP, in support of FRIENDS' specific purposes. Out-of-pocket expenses such as, but not limited to, staff, rental fees, supplies, and catering expenses shall be paid by FRIENDS.

- c. **Other Activities.** Use of any portion of the grounds or facilities at OAKRIDGE by any others except CITY and FRIENDS, shall be subject to a Use Permit issued by RAP, Rental Policy and Schedule of Rates and Fees approved by the BOARD, which will be developed in the future.

5. **Indemnification.** Each PARTY agrees to defend, indemnify and hold the other harmless from all loss, expense or liability for injury or death to persons and for damage, actual or alleged, to tangible property arising out of or resulting from the acts or omissions of the indemnifying PARTY, or any other person subject to supervision or control by the indemnifying PARTY, in the performance of this MOU.

In the event of third-party loss caused by the negligence, wrongful act or omission of more than one PARTY, each PARTY hereto shall bear financial responsibility in proportion to its percentage of fault as may be mutually agreed between them or may be judicially determined.

6. **Insurance.** FRIENDS shall be fully insured, and as a requirement of this MOU, FRIENDS shall additionally insure the City of Los Angeles for the coverage specified by the City Administrative Officer's (CAO) Risk Manager on Form 146R attached hereto and incorporated herein reference as Exhibit B. FRIENDS shall maintain during the TERM of this MOU evidence of insurance acceptable to the CAO Risk Manager and shall obtain approval of such insurance prior to FRIENDS' performance under this MOU and in accordance with instructions for submitting insurance to the City, included herein as part of Exhibit-B and incorporated herein by reference.

7. **Intellectual Property.** The arrangements between the PARTIES with respect to intellectual property rights will be set out in license agreements negotiated and executed by and between PARTIES, approved in writing by the BOARD, City Attorney, Mayor, and City Council as required. This MOU shall not supersede the terms of any existing or future executed license agreements.

8. **Publicity.** PARTIES agree to cooperate and coordinate with respect to the nature, text, and timing of any press release or public announcement(s) concerning the existence of this MOU, the use or promotion of OAKRIDGE, the acquisition of any real property, or construction of any improvements at OAKRIDGE, except as may be legally required by applicable laws, regulations, or judicial order. PARTIES agree to notify each other in writing of any press release, public announcement, marketing or promotion of OAKRIDGE. Further, any press release, public announcement, marketing materials, or brochures prepared by either PARTY, shall appropriately acknowledge the contributions of both PARTIES. To the extent stipulated in any grant agreement, PARTIES shall duly notify any grantors, and each other, prior to any public or media event publicizing the accomplishments funded by any grant agreement, and shall provide the opportunity for attendance and participation by grantor representatives. Further, PARTIES shall coordinate the scheduling and organization of any public or media event to provide the opportunity for attendance and participation by officials and/or representatives of both PARTIES; including elected officials and public officials. Similarly, any

document, written report, or brochure prepared by either PARTY, in whole or in part pursuant to the acquisition of property and/or installation of improvements, shall contain any acknowledgements required under any grant agreement.

FRIENDS agrees that any public release or distribution of information related to this MOU or related projects, programs or services, shall include the following statement at the beginning or introduction of such release:

"In collaboration with the City of Los Angeles Department of Recreation and Parks"

9. Signage. No signs or banners of any kind will be displayed unless previously approved in writing by the BOARD and/or RAP. CITY may require removal or refurbishment, at FRIENDS' expense, of any sign previously approved. Requirements for signage shall be stipulated in a separate project permit or agreement if applicable, in accordance with CITY policies.

10. Internet Cross Promotion and Use of Marks. CITY shall cooperate with FRIENDS in reasonably maintaining or providing links to FRIENDS' Internet sites on the pages dedicated by CITY to OAKRIDGE and FRIENDS shall cooperate with CITY in reasonably maintaining or providing links to CITY and OAKRIDGE Internet sites. Otherwise, neither party shall use the other's trademarks, trade-names or logos (each, a "MARK") without the prior written approval of FRIENDS or RAP, respectively. Each MARK shall remain the sole and exclusive intellectual property of the respective party.

11. No Joint Venture or Agency Relationship. Nothing herein contained shall be construed to place the PARTIES to this MOU in the relationship of a joint venture, association, partnership, or other form of a business organization or agency relationship. FRIENDS shall have no power to obligate or bind CITY in any manner whatsoever. Further, under no circumstances will FRIENDS represent itself to be an agent of the CITY or any of its departments. Nothing in this MOU may be construed to have authorized or vested in FRIENDS the power to be an agent of the CITY or an actor under the color of law, be it civilly or criminally.

11. CITY Priorities. RAP will provide FRIENDS, from time to time, with information on OAKRIDGE's needs in terms of funding, support, or programming, which the Board of Directors of FRIENDS shall take into account in determining the use of FRIENDS' assets.

12. Financial Statements. Annual financial statements or financial status reports for FRIENDS will be provided to RAP at the end of FRIENDS' fiscal year.

13. Disposition of Assets Upon Liquidation. FRIENDS' Articles of Incorporation provide that upon liquidation its net assets will be transferred to another California non-profit public benefit corporation with similar purposes.

14. Incorporation of Documents. The following documents are incorporated and made a part hereof by reference:

Exhibit A: Site Plan

Exhibit B: Insurance Requirements and Instructions for submitting Insurance

The order of precedence in resolving conflicting language, if any, in the documents shall be: 1) This MOU exclusive of attachments; 2) Exhibit A; 3) Exhibit B.

[SIGNATURE PAGE TO FOLLOW]

This MOU shall supersede any prior oral or written understanding or communications between the PARTIES and constitutes the entire agreement of the PARTIES with respect to the subject matter hereof. This MOU may not be amended or modified, except in a writing signed by both parties hereto.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT as of the day and year first above written.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its BOARD OF RECREATION AND PARK COMMISSIONERS

FRIENDS OF OAKRIDGE, a 501(c)(3) California non-profit corporation

By: *Sylvia Paterson*
President

By: *Joseph Hanis*

By: *Lailaya D. Dell*
Secretary

Title: *President*

Date: *9/31/14*

By: *David Kussner*

APPROVED AS TO FORM:

Title: *Secretary*

MICHAEL N. FEUER, City Attorney

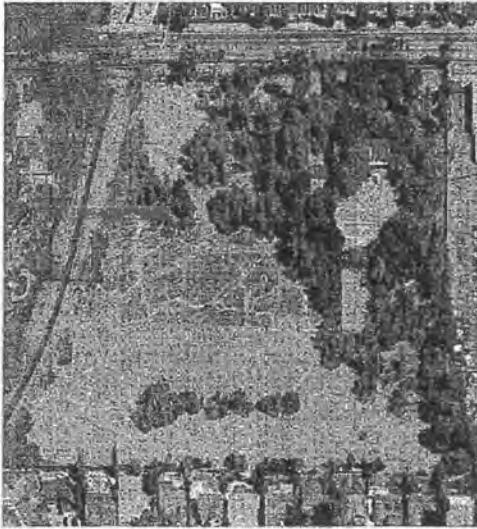
Date: *6/27/2014*

By: *[Signature]*
Deputy City Attorney

Date: *September 3, 2014*

**Exhibit A
Site Map**

Delineated below, the Oakridge Residence is located at 18650 Devonshire Street, Northridge, CA 91324, and includes a two-story Tudor home, pool, and tennis courts within approximately 10 acres of land.



18650 Devonshire St,
Northridge, CA



Exhibit B
Insurance Requirements and Instructions for Submitting Insurance

Form Gen. 146 (Rev. 3/09)

Required Insurance and Minimum Limits

Name: Friends of Oakridge

Date: 02/10/2014

Agreement/Reference: Oakridge Residence, Los Angeles Historical-Cultural Monument No. 484, located at 18850 Devonshire St. Northridge, CA 91324
 Evidence of coverages checked below, with the specified minimum limits, must be submitted and approved prior to occupancy/start of operations. Amounts shown are Combined Single Limits ("CSLs"). For Automobile Liability, split limits may be substituted for a CSL if the total per occurrence equals or exceeds the CSL amount.

	Limits
<input checked="" type="checkbox"/> Workers' Compensation - Workers' Compensation (WC) and Employer's Liability (EL)	WC <u>Statutory</u> EL <u>\$1,000,000</u>
<input type="checkbox"/> Waiver of Subrogation in favor of City <input type="checkbox"/> Longshore & Harbor Workers <input type="checkbox"/> Jones Act	
<input checked="" type="checkbox"/> General Liability	<u>\$1,000,000</u>
<input checked="" type="checkbox"/> Products/Completed Operations <input type="checkbox"/> Sexual Misconduct <input checked="" type="checkbox"/> Fire Legal Liability <input type="checkbox"/> _____	
<input type="checkbox"/> Automobile Liability (for any and all vehicles used for this contract, other than commuting to/from work)	
<input type="checkbox"/> Professional Liability (Errors and Omissions)	
Discovery Period <u>12 Months After Completion of Work or Date of Termination</u>	
<input type="checkbox"/> Property Insurance (to cover replacement cost of building - as determined by insurance company)	
<input type="checkbox"/> All Risk Coverage <input type="checkbox"/> Boiler and Machinery <input type="checkbox"/> Flood <input type="checkbox"/> Builder's Risk <input type="checkbox"/> Earthquake <input type="checkbox"/> _____	
<input type="checkbox"/> Pollution Liability	
<input type="checkbox"/> Surety Bonds - Performance and Payment (Labor and Materials) Bonds	100% of the contract price
<input type="checkbox"/> Crime Insurance	
Other: <u>1) In the absence of imposed auto liability requirements, all vehicles used during the course of this agreement must adhere to the financial responsibility laws of the State of California.</u> <u>2) If the Friends of Oakridge has no employees and decides to not cover herself/himself for workers' compensation, please complete the form entitled "Request for Waiver of Workers' Compensation Insurance Requirement" located at http://facty.org/cao/risk/InsuranceForms.htm</u>	

CITY OF LOS ANGELES

INSTRUCTIONS AND INFORMATION ON COMPLYING WITH CITY INSURANCE REQUIREMENTS

(Share this information with your insurance agent or broker.)

1. Agreement/Reference All evidence of insurance must identify the nature of your business with the CITY. Clearly show any assigned number of a bid, contract, lease, permit, etc. or give the project name and the job site or street address to ensure that your submission will be properly credited. Provide the **types of coverage and minimum dollar amounts** specified on the Required Insurance and Minimum Limits sheet (Form Gen. 146) included in your CITY documents.

2. When to submit Normally, no work may begin until a CITY insurance certificate approval number ("CA number") has been obtained, so insurance documents should be submitted as early as practicable. For **As-needed Contracts**, insurance need not be submitted until a specific job has been awarded. **Design Professionals** coverage for new construction work may be submitted simultaneously with final plans and drawings, but before construction commences.

3. Acceptable Evidence and Approval Electronic submission is the preferred method of submitting your documents. **Track4LA™** is the CITY's online insurance compliance system and is designed to make the experience of submitting and retrieving insurance information quick and easy. The system is designed to be used primarily by insurance brokers and agents as they submit client insurance certificates directly to the City. It uses the standard insurance industry form known as the **ACORD 25 Certificate of Liability Insurance** in electronic format – the CITY is a licensed redistributor of ACORD forms. **Track4LA™** advantages include standardized, universally accepted forms, paperless approval transactions (24 hours, 7 days per week), and security checks and balances. The easiest and quickest way to obtain approval of your insurance is to have your insurance broker or agent access **Track4LA™** at <http://track4la.lacity.org> and follow the instructions to register and submit the appropriate proof of insurance on your behalf.

Insurance industry certificates other than the ACORD 25 that have been approved by the State of California, may be accepted, however ***submissions other than through Track4LA™ will significantly delay the insurance approval process as documents will have to be manually processed.*** All Certificates must provide a thirty (30) days' cancellation notice provision (ten (10) days for non-payment of premium) AND an Additional Insured Endorsement naming the CITY an additional insured completed by your insurance company or its designee. If the policy includes an automatic or blanket additional insured endorsement, the Certificate must state the CITY is an automatic or blanket additional insured. An endorsement naming the CITY an Additional Named Insured and Loss Payee as Its Interests May Appear is required on property policies. All evidence of insurance must be authorized by a person with authority to bind coverage, whether that is

the authorized agent/broker or insurance underwriter. Completed **Insurance Industry Certificates other than ACORD 25 Certificates** are sent electronically to CAO.insurance.bonds@lacity.org.

Additional Insured Endorsements DO NOT apply to the following:

- Indication of compliance with statute, such as Workers' Compensation Law.
- Professional Liability insurance.

Verification of approved insurance and bonds may be obtained by checking **Track4LA™**, the CITY's online insurance compliance system, at <http://track4la.lacity.org>.

4. **Renewal** When an existing policy is renewed, have your insurance broker or agent submit a new Acord 25 Certificate or edit the existing Acord 25 Certificate through **Track4LA™** at <http://track4la.lacity.org>.

5. **Alternative Programs/Self-Insurance** Risk financing mechanisms such as Risk Retention Groups, Risk Purchasing Groups, off-shore carriers, captive insurance programs and self-insurance programs are subject to separate approval after the CITY has reviewed the relevant audited financial statements. To initiate a review of your program, you should complete the Applicant's Declaration of Self Insurance form (<http://cao.lacity.org/risk/InsuranceForms.htm>) to the Office of the City Administrative Officer, Risk Management for consideration.

6. **General Liability** insurance covering your operations (and products, where applicable) is required whenever the CITY is at risk of third-party claims which may arise out of your work or your presence or special event on City premises. **Sexual Misconduct** coverage is a required coverage when the work performed involves minors. **Fire Legal Liability** is required for persons occupying a portion of CITY premises. (Information on two CITY insurance programs, the SPARTA program, an optional source of low-cost insurance which meets the most minimum requirements, and the Special Events Liability Insurance Program, which provides liability coverage for short-term special events on CITY premises or streets, is available at (www.2sparta.com), or by calling (800) 420-0555.

7. **Automobile Liability** insurance is required only when vehicles are used in performing the work of your Contract or when they are driven off-road on CITY premises; it is not required for simple commuting unless CITY is paying mileage. However, compliance with California law requiring auto liability insurance is a contractual requirement.

8. **Errors and Omissions** coverage will be specified on a project-by-project basis if you are working as a licensed or other professional. The length of the claims discovery period required will vary with the circumstances of the individual job.

9. **Workers' Compensation and Employer's Liability** insurance are not required for single-person contractors. However, under state law these coverages (or a copy of the

state's Consent To Self Insure) must be provided if you have any employees at any time during the period of this contract. Contractors with no employees must complete a Request for Waiver of Workers' Compensation Insurance Requirement (<http://cao.lacity.org/risk/InsuranceForms.htm>). A **Waiver of Subrogation** on the coverage is required only for jobs where your employees are working on CITY premises under hazardous conditions, e.g., uneven terrain, scaffolding, caustic chemicals, toxic materials, power tools, etc. The Waiver of Subrogation waives the insurer's right to recover (from the CITY) any workers' compensation paid to an injured employee of the contractor.

10. **Property Insurance** is required for persons having exclusive use of premises or equipment owned or controlled by the CITY. **Builder's Risk/Course of Construction** is required during construction projects and should include building materials in transit and stored at the project site.

11. **Surety** coverage may be required to guarantee performance of work and payment to vendors and suppliers. A **Crime Policy** may be required to handle CITY funds or securities, and under certain other conditions. **Specialty coverages** may be needed for certain operations. For assistance in obtaining the CITY required bid, performance and payment surety bonds, please see the City of Los Angeles Bond Assistance Program website address at <http://cao.lacity.org/risk/BondAssistanceProgram.pdf> or call (213) 258-3000 for more information.

REPORT OF GENERAL MANAGER

NO. 15-177

DATE August 12, 2015

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PORTER RANCH – APPROVAL OF CONCEPTUAL PLAN FOR PORTER RANCH SESNON PROPERTY PROJECT; AUTHORIZATION TO ISSUE A RIGHT-OF-ENTRY PERMIT

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Neil Williams for

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the conceptual plan for the Porter Ranch Sesnon Property, as described in the Summary of this Report and shown on Attachment A; and,
2. Authorize Department of Recreation and Parks' (RAP) staff to issue a Right-Of-Entry (ROE) permit to the Porter Ranch Development Company (PRDC) to develop the site and to maintain the site until the project is complete and accepted by the RAP, contingent on the following conditions:
 - A. Any additional required environmental assessments or documentation, if needed, will have been completed and satisfied;
 - B. Issuance of any necessary grading and building permits or approvals;
 - C. Department review, comment, and concurrence on any preliminary site preparation work proposed to be performed at the site, including but not limited to, any grading or site preparation work.

SUMMARY:

The RAP acquired the Porter Ranch Sesnon Property in 1993 as a part of a multi-parcel property exchange with Porter Ranch Development Company (PRDC) (Report No. 483-87, Report

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NO. 15-177

No. 232-93, and City Council File (CF) No. 93-2395). In that transaction, RAP transferred five (5) parcels, 30.19 acres in total, to PRDC in exchange for two (2) parcels, one (1) of which was the Porter Ranch Sesnon Property, totaling 64.35 acres. At the time the land exchange was approved by the RAP, it was noted; that “A preliminary plan for the property suggested that the development of a graded 25-acre outdoor sports facility, complete with sports field, paved game courts, patron parking, etc. When a more definitive plan is available, and prior to any work by the PRDC, the plan will be submitted to the Board for approval.” (Report No. 232-93).

The Porter Ranch Sesnon Property is approximately 50.11 acres. The majority of the Porter Ranch Sesnon Property remains in an unimproved natural condition. Some portions of the property have been graded and contain engineered open space slopes improved with concrete drainage benches and down drains.

The PRDC has recently prepared an updated concept plan and rendering for the development of Porter Ranch Sesnon Property (Attachment A). The proposed project scope, as identified on the concept plan, includes: two (2) pickleball courts, one (1) full basketball court, two (2) bocce ball courts, one (1) volleyball court, a game table and picnic areas, multiple parking lots, a pavilion, event space and seating areas, a restroom, picnic shelters, open turf and lawn area, trails, multipurpose paths, children’s play area, splash pad, and outdoor fitness amenities.

Porter Ranch Specific Plan and Development Agreement

Pursuant to the Porter Ranch Land Use/Transportation Specific Plan (Specific Plan) and the associated agreement between the City of Los Angeles and the PRDC relative to the development of the various improvements listed in the Specific Plan (Development Agreement), the PRDC is required to fully develop the Porter Ranch Sesnon Property. The guidelines and procedures relative to the approval of the development of the Porter Ranch Sesnon Property, and for its construction, are detailed in the Specific Plan and the Development Agreement.

The Specific Plan was first adopted by the City in 1990 (Ordinance No. 166,068) and has been amended several times since. The Specific Plan is a general plan implementation document and, as such, establishes a link between implementing policies of the City’s general plan and the individual development proposals in a defined area. The Specific Plan established a comprehensive set of development regulations for the area and formed the basis for a Development Agreement that was later adopted by the City Council.

The Development Agreement between the City and PRDC was entered into on February 18, 1992 (Ordinance No. 167,523) and has since been amended three times. The First Amended and Restated Development Agreement (Ordinance No. 173,873) was entered into on May 29, 2001; the Second Amended and Restated Development Agreement (Ordinance No. 180,084) was

REPORT OF GENERAL MANAGER

PG. 3 NO. 15-177

adopted on July 25, 2008; and the third Amended and Restated Development Agreement (Ordinance No. 183,579) was adopted on May 20, 2015.

Pursuant to Section 9.G of the Specific Plan, PRDC is required to “fully develop, in accordance with a plan approved by the Los Angeles City Board of Recreation and Parks Commissioners,” the Porter Ranch Sesnon Property. However, PRDC is “not required to expend for improvement to the park more than the amount that PRDC would otherwise be required to pay as fees under the Quimby Act for recordation of residential subdivisions within the Specific Plan area”. Additionally, “prior to the development of this park, the Department of Recreation and Parks shall transmit a copy of its proposed plan to the Porter Ranch Design Review Board for its review” and “The Porter Ranch Design Review Board shall review any development plan for the park facilities and shall transmit its recommendations to the Councilmember with a copy to the Board of Recreation and Parks Commissioners”.

Pursuant to Section V.B.2.B of the Development Agreement, “upon completion of all residential dwelling units in Subareas D and E of the Single-Family Area, Porter Ranch will fully develop, in accordance with a plan approved by the City Board of Recreation and Parks Commissioners, the Porter Ranch Sesnon Property. Additionally, Section V.B.2.B notes that “although the cost for such development and improvement shall constitute credit for any required Quimby Fees the dedication of the Porter Ranch Sesnon Property shall not be used as a set-off against the requirement of Section 17.12 of the Los Angeles Municipal Code for dedication of real property for park and recreational purposes, or for payment of a fee in lieu thereof”.

A map identifying Subareas D and E of the Single-Family Area of the Specific Plan is attached to this report (Attachment B).

Park Development Funding

As previously noted, the PRDC is required to fully develop the Porter Ranch Sesnon Property; however it is not required to expend more than PRDC would have otherwise been required to pay in Quimby fees for the various Tentative Tract Maps located within the Specific Plan Area. These Specific Plan and Development Agreement requirements relative to the development of the Porter Ranch Sesnon Property supersede the City’s Quimby requirements as detailed in Section 17.12 of the Los Angeles Municipal Code.

Tentative Tract Nos. 50505, 50506, 50507, 50508, 50509, 50510, 50511, 50512, 53177, 53783, 54153, and 54154 are all located within the Specific Plan area and would, absent Section 9.G of the Specific Plan and Section V.B.2.B of the Development Agreement, have been required to pay the City approximately \$10.5 million in Quimby Fees.

REPORT OF GENERAL MANAGER

PG. 4

NO. 15-177

It is important to note that the final amount required to be expended by PRDC on the development of the Porter Ranch Sesnon Property will be determined once PRDC has determined the final number of dwelling units that have, or will be, developed on each Tract Map in the Specific Plan area; the City Planning Department has calculated the amount of Quimby Fees that are, or will be, required to be paid for each Tract Map; and, all of the Final Tract maps within the Specific Plan Area have been cleared by City staff for final recordation.

RAP staff will continue to work with the City Planning Department staff and PRDC to identify and finalize the amount of funding that PRDC is required to expend on the development of the Porter Ranch Sesnon Property

Public Outreach

In the spring of this year, the Office of Council District Twelve, in conjunction with Toll Brothers, the owners of PRDC, conducted preliminary outreach to the community to discuss the design and general programming for the development of the Porter Ranch Sesnon Property.

Meetings were held with key stakeholders in the community and Council District Twelve sought feedback from the community through several forums which included an open community meeting and a presentation to the Porter Ranch Neighborhood Council on May 6, 2015. Council District Twelve also shared information and hosted inspirational images (Attachment C) of proposed park features on their website and via their weekly newsletter that goes out to approximately 40,000 people.

Council District Twelve also encouraged community members to submit Park Feedback forms (Attachment D) at each of these community meetings as through their online communications. A total of 120 people turned in a feedback form with 86% of responses coming from the communities of Porter Ranch, Chatsworth, Granada Hills, and Northridge. Council District Twelve indicated that overall comments were supportive of the proposed park and appreciative of the opportunity to provide input and that, in general, respondents liked the unique recreational opportunities and family friendly nature of this proposal and liked the walking paths, the natural ridgeline, and the images of the play areas.

Council District Twelve is supportive of the current conceptual design of the park, and believes that it is in line with the desires and recreational needs of the community.

Proposed Park Development Schedule

PRDC anticipates that it would, upon approval of this Report, start preliminary grading work on the Porter Ranch Sesnon Property in August 2015 and complete grading work by August 2016. PRDC is proposing to perform this preliminary grading work in conjunction with grading work

REPORT OF GENERAL MANAGER

PG. 5 NO. 15-177

that they are undertaking for Vesting Tentative Tract 50509, which is located immediately adjacent to southern boundary of the Porter Ranch Sesnon Property. Concurrent with this preliminary grading work, RAP staff would coordinate with PRDC and Council District Twelve to complete the design of the park project and to prepare detailed final plans and specifications for the development of the park for the Board's review and approval.

PRDC has indicated that it is targeting an August 2016 start date for construction of the park with a goal to complete construction of the park by August 2017.

REPORT OF GENERAL MANAGER

PG. 6 NO. 15-177

ENVIRONMENTAL IMPACT STATEMENT:

RAP staff determined that no additional environmental review is required for the Project pursuant to the California: Public Resources Code Section 21166 and the California Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that there have been no changes to the Project or changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project which cause new significant environmental effects or a substantial increase in the severity of the previously identified significant effects, since the Advisory Agency decision on May 9, 2013 approving modifications to the subject Vesting Tentative Tract (VTT-50509-M2).

FISCAL IMPACT STATEMENT:

The development of the Project is anticipated to be funded by the Porter Ranch Development Company or funding sources other than the Department's General Fund.

The annual maintenance costs and operational costs of the park, once complete, are estimated at approximately \$280,000. This cost estimate includes staff, materials and supplies. Maintenance and operation funds for the new park would be requested as part of the annual City budget process.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.



PLAN VIEW
Scale: 1" = 100'



LOCATION MAP
Scale: 1/8"

LEGEND

- 1. Porter Ranch Park- See Enlargement
- 2. Protected Existing Oak Trees
- 3. DG Trail
- 4. Slope Planning
- 5. Park Signage
- 6. Proposed trail

Toll Brothers
America's Luxury Home Builder



DATE: 01/20/24
DRAWN: D. HARRIS

PORTER RANCH

COMMUNITY DEVELOPMENT

PORTER RANCH

LEGEND

1. Park Signage
2. Overlook
3. Pickleball Court (2)
4. Full Court Basketball
5. Bocce ball court (2)
6. Sand volleyball court
7. Game Table & Picnic Area
8. Parallel Parking (64 spaces)
9. Parking Lot (100 spaces)
10. Drop-off Plaza
11. Picnic area
12. Pavilion w/ Green Room
13. Promenade & Event space
14. Terraced seating
15. Restroom facility
16. Group picnic shelter
17. Open turf play & event space (+ 1 Acre)
18. Trail
19. Children's playground
20. Children's splash pad
21. Fitness amenity "Stair Climber"
22. 10' wide multi-purpose pathway (2,750')
23. Trail connection to additional open space



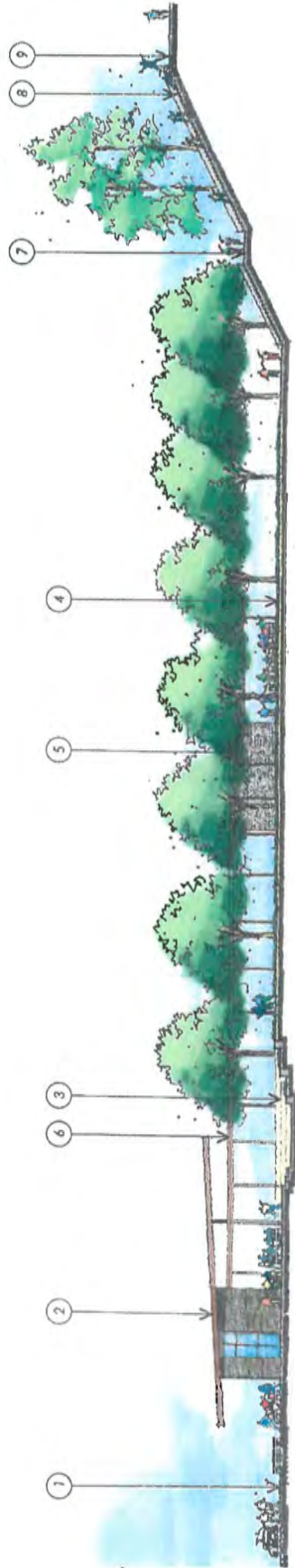
PLAN VIEW
Scale: 1" = 50.0'

Toll Brothers
America's Luxury Shoe Retailer

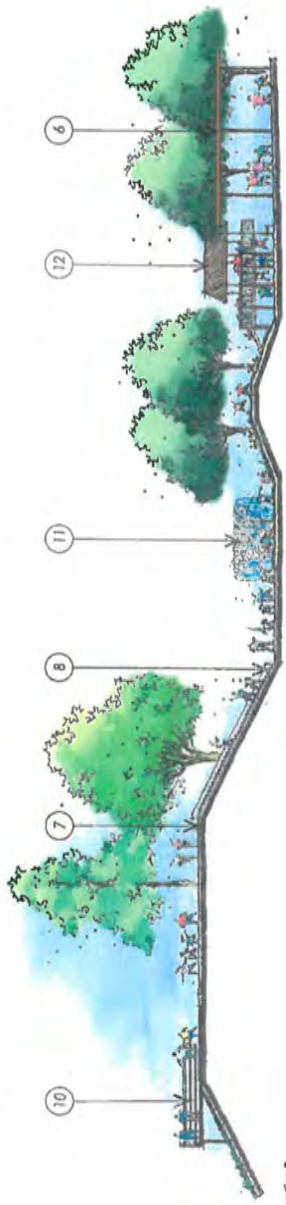
PORTER RANCH

LOS ANGELES, CALIFORNIA

12/20/2010



Section / Elevation A
Scale: 1"=10'-0"



Section / Elevation B
Scale: 1"=10'-0"



Section / Elevation C
Scale: 1"=10'-0"

LEGEND

- 1. Drop-off Plaza
- 2. Pavilion w/ Green Room
- 3. Terraced seating
- 4. Open turf play & event space
- 5. Restroom facility
- 6. Promenade & Event space
- 7. 10' wide multi-purpose pathway
- 8. Fitness amenity "Stair Climber"
- 9. Connection to trail
- 10. Overlook
- 11. Children's splash pad
- 12. Children's playground
- 13. Group picnic shelter
- 14. Retaining wall



LEGEND

- 1. Overlook
- 2. Picnic Area
- 3. Pavilion w/ Green Room
- 4. Promenade & Event space
- 5. Terraced seating
- 6. Restroom facility
- 7. Group picnic shelter
- 8. Open turf play & event space (+1 Acre)
- 9. Trail
- 10. Children's playground
- 11. Children's splash pad
- 12. Fitness amenity "Stair Climber"
- 13. 10' wide multi-purpose pathway (2,750')
- 14. Game Table & Picnic Area
- 15. 12' Wide Concrete path



Toll Brothers
Atlanta's Luxury Home Builder

PORTER RANCH

LOS ANGELES, CALIFORNIA





Toll Brothers
America's Luxury Home Builder

Porter Ranch Park Pavilion

Kalban Architects



Toll Brothers
America's Luxury Home Builder®

Porter Ranch Park Pavilion

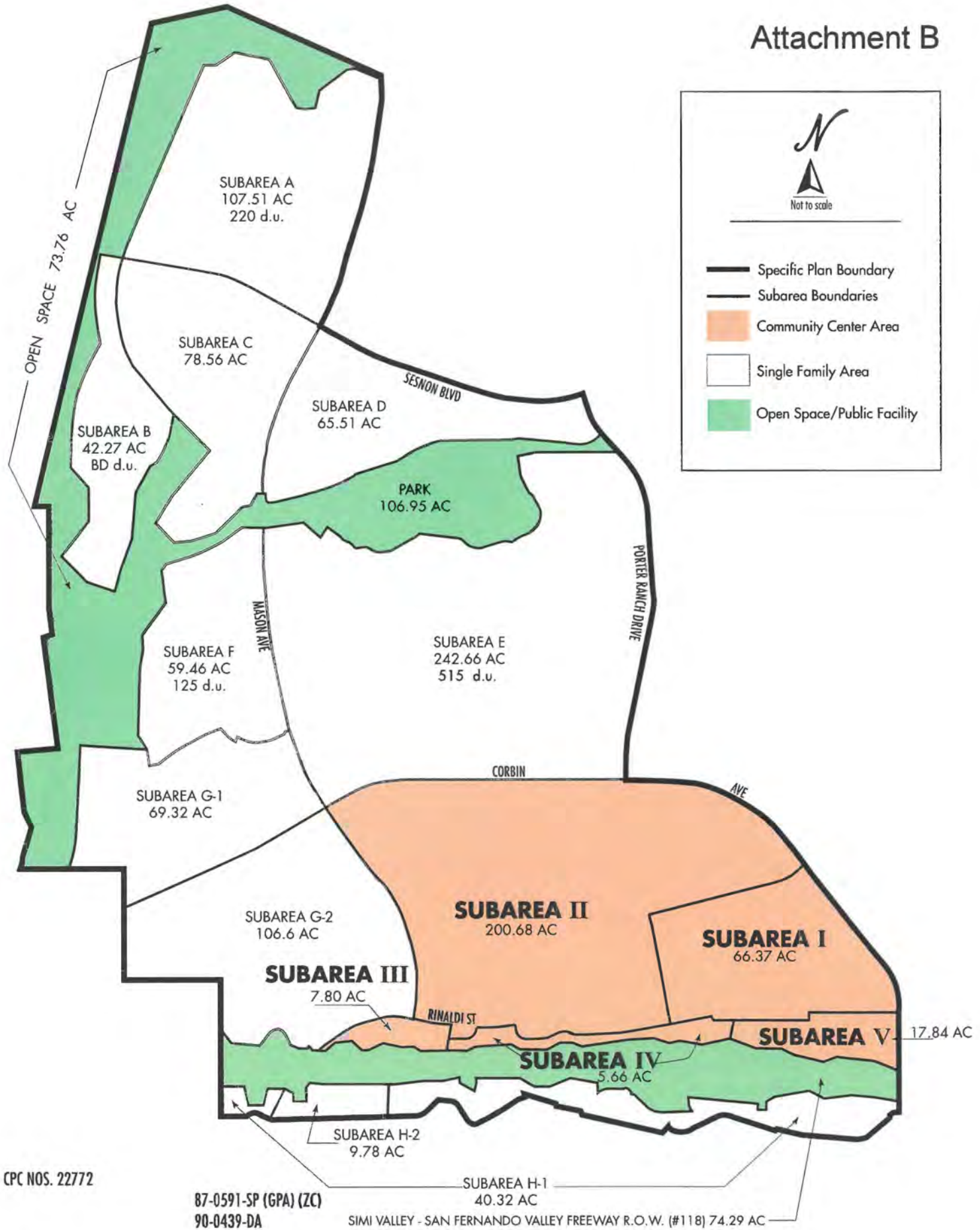
Kalban Architects

Attachment B



Not to scale

-  Specific Plan Boundary
-  Subarea Boundaries
-  Community Center Area
-  Single Family Area
-  Open Space/Public Facility



CPC NOS. 22772

PORTER RANCH SPECIFIC PLAN - SUBAREA BOUNDARIES

June 12, 2000

mc:ValleyGraphics:Chitworth_PrtRanch:010.02.27.2003



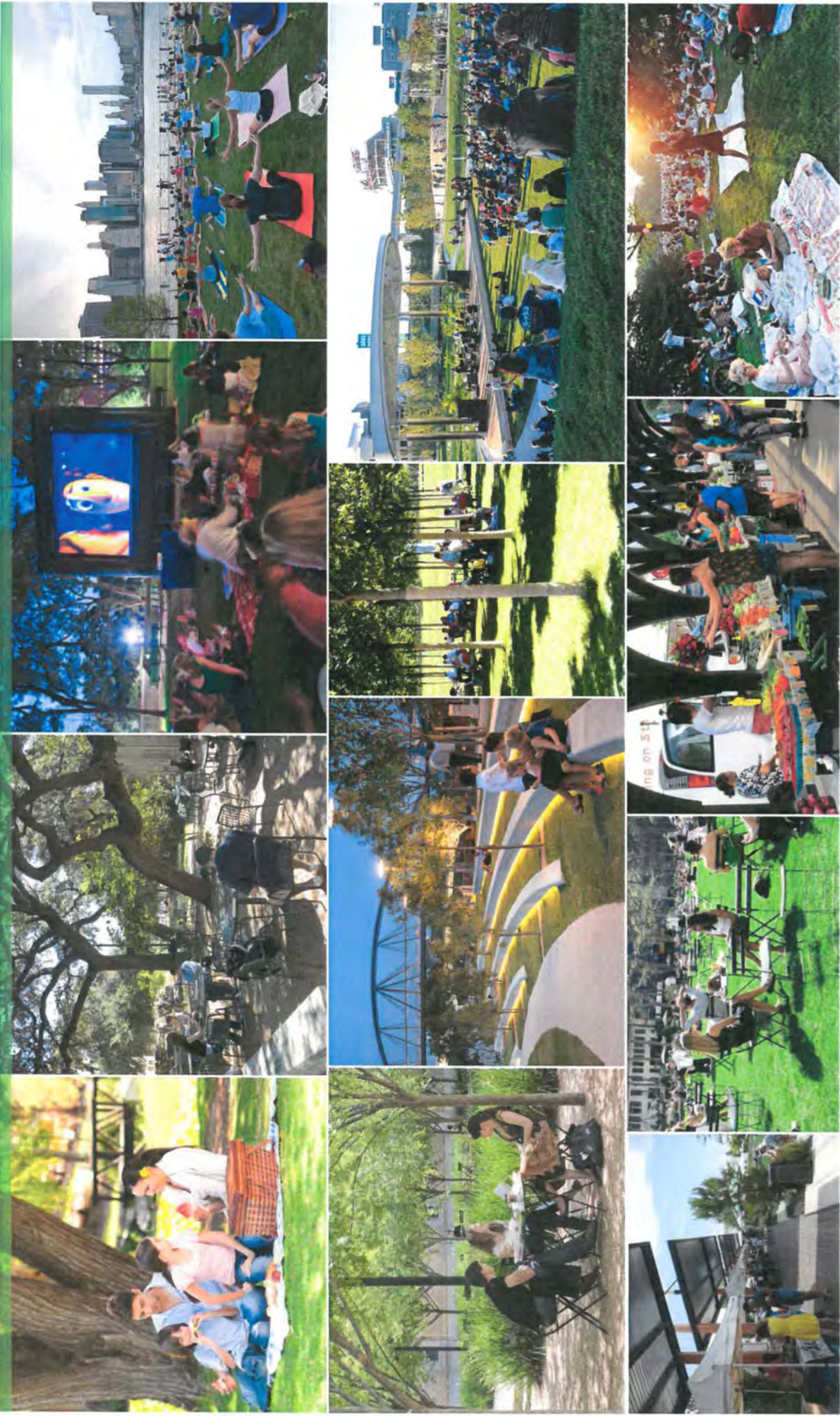
SPLASH ZONE



PLAY ZONE



PAVILION & EVENT LAWN





GAME ZONE



TRAILS & OVERLOOKS



PORTER RANCH LOS ANGELES, CA

C2Collaborative

Porter Ranch Park Feedback Form

March 26, 2015

Please select all answers that apply to the following questions

Which of the following design concepts are you most looking forward to?

	(least)					(most)
Splash Zone	n/a	1	2	3	4	5
Play Zone	n/a	1	2	3	4	5
Game Zone	n/a	1	2	3	4	5
Pavilion & Event Lawn	n/a	1	2	3	4	5
Trails	n/a	1	2	3	4	5
Scenic Overlooks	n/a	1	2	3	4	5

What types of play equipment would you like to see at this park most?

	(least)					(most like to see)
Early Childhood Play Equipment (<i>ages 5 and under</i>)	n/a	1	2	3	4	5
School-Age Play Equipment (<i>ages 5 - 12</i>)	n/a	1	2	3	4	5
Climbing Equipment	n/a	1	2	3	4	5
Swings	n/a	1	2	3	4	5
Other: _____						

What types of recreation would you like to see in the Game Zone at this park?

	(least)					(most like to see)
Basketball Courts	n/a	1	2	3	4	5
Bocce Ball/Lawn Bowling	n/a	1	2	3	4	5
Chess/Checkers Tables	n/a	1	2	3	4	5
Tennis/Pickleball Courts	n/a	1	2	3	4	5
Volleyball Courts	n/a	1	2	3	4	5
Other: _____						

What types of events would you like to attend at the new park?

	(least likely)					(most likely)
Movie Nights	n/a	1	2	3	4	5
Shakspaeat/Live Theater	n/a	1	2	3	4	5
Farmers Markets	n/a	1	2	3	4	5
Family friendly concerts	n/a	1	2	3	4	5
Arts & Craft Fairs	n/a	1	2	3	4	5
Other: _____						

Please share with us any additional comments you may have about the park design:

REPORT OF GENERAL MANAGER

NO. 15-178

DATE: August 12, 2015

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – VERMONT GAGE PARK (PRJ20675) PROJECT – APPROVAL OF FINAL PLANS

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Neil Williams for

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board approve the final plans for the Vermont Gage Park Project (PRJ20675), substantially in the form on file in the Board Office.

SUMMARY:

The Vermont Gage Park Project (Project) proposes to acquire and develop an approximately 15,973 square foot (0.37 acre) vacant lot located at the northeast corner of the intersection of Vermont Avenue and Gage Avenue in the South Los Angeles area of the City. An estimated 10,981 residents live within one-half (1/2) mile walking distance of the proposed new park. Of those 10,981 residents, an estimated 1,676 residents currently do not have access to any improved green spaces or neighborhood parks within one-half (1/2) mile walking distance of their homes.

On June 18, 2015, the Board of Recreation and Park Commissioners (Board) approved the conceptual plan for the Vermont Gage Park Project and authorized the acceptance and conveyance of the donation of an approximately 15,973 square foot (0.37 acre) vacant property parcel located at 960 West 62nd Place, near the corner of South Vermont Avenue, 62nd Place, and West Gage Avenue (Report No. 15-133).

RAP staff has completed and prepared the final plans for the Project. The general scope of work is for the development of new outdoor park and recreational improvements. The plan for development of the park site includes playground areas with resilient surfacing, a walking path, fencing and landscaping, and typical park amenities including benches, trash receptacles, and lighting. The final design for the park is illustrated on Attachment A.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-178

RAP has secured a total of \$1,743,850 in funding (\$1,000,000 from Proposition K and \$743,850 from Proposition 1C Housing Related Park Program) for the Project. Staff anticipates that the secured funding is sufficient to meet the current scope of the Project. The project will be constructed by RAP contractors and/or vendors.

Staff has determined that the subject Project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) and was determined to be exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3) of the City CEQA Guidelines and Section 15325 of the State CEQA Guidelines (Report No. 15-133).

Staff finds that the Project has not substantially changed from what was previously evaluated and that would not require any additional mitigation, nor have the environmental conditions at the site substantially changed. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of the final plans for the project will not have any impact on the General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the Department's General Fund.

The annual maintenance cost of the park is estimated at \$25,000. Maintenance funds for the new park will be requested as part of the annual City budget process. This budget includes part time staff, materials and supplies and would provide year round maintenance seven days a week.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Division.

WHIMSICAL CASTLE STRUCTURE

(Ages 5-12)

- Wizard Climber
- Drawbridge
- Dwarf Troll Climber
- Rickety Climber
- Slidewinder
- Roller Slide
- Interactive Panels
- Music Elements



Scale: 1" = 10'-0"



Inclusive Playground @ Vermont & Gage

TREE CANOPY SWINGS (3 Bay)

- High Back
- Bucket
- Belt



THEMATIC ENTRYELEMENTS

- Dragon Footprints in Concrete
- Proposed Boulder Rock Seatwall at Shade Tree



AMENITIES

- Castle Theme Fencing
- Concrete Rock & Bench Seating
- Shade Canopies



DRAGON'S LARE / CUSTOM GFRC (Ages 2-5)

- Dragon Head with Swiggly Stick
- Dragon Tail Balance Beam
- Dragon Climber/Slide
- Egg Cluster Seats
- Shade Canopies with Pod Seating



REPORT OF GENERAL MANAGER

NO. 15-179

DATE: August 12, 2015

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GREENWOOD SQUARE PARK PROJECT – APPROVAL OF FINAL PLANS

<i>for</i> *R. Barajas <u>CSD</u>	K. Regan _____
H. Fujita _____	N. Williams _____
V. Israel _____	

Paul Williams for

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board approve the final plans for the Greenwood Square Park Project, Attachment A and find that no further environmental review is required under the California Environmental Quality Act (CEQA).

SUMMARY:

The Greenwood Square Park Project proposes to acquire a fully developed, approximately 14,428 square foot (0.33 acre), park located at the northwest corner of Hazeltine Avenue and Sherman Way in the Van Nuys area of the City. An estimated 8,118 residents live within one-half (1/2) mile walking distance of the proposed Greenwood Square Park. Of those 8,118 residents, an estimated 6,321 residents currently do not have access to any improved green spaces or neighborhood parks within a one-half (1/2) mile walking distance of their homes.

On September 3, 2014, the Board of Recreation and Park Commissioners (Board) approved the conceptual plan for the Greenwood Square Park Project and authorized staff to initiate preliminary acquisition activities to acquire of a portion of Los Angeles County Assessor's Parcel Number (APN) 2217-030-030 for a new public park from the developer of the 132 unit Greenwood Square residential development project (CPC-2012-3243-ZC-BL-ZV-ZAA-SPR and VTT-72050) Greenwood Square is located at 14111-14135 West Sherman Way and 7235-7301 North Hazeltine Avenue in Van Nuys (Report No. 14-231).

As detailed in Report No. 14-231, the developer of the Greenwood Square Project is proposing to convey a fully developed park to the City in order satisfy the project's requirements under Los Angeles Municipal Code (LAMC) Section 17.12 (Park and Recreation Site Acquisition and

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-179

Development Provisions), LAMC Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for a Multiple Residential Use in Any Multiple Residential or Commercial Zone), and the conditions of Ordinance No. 182670.

The developer of the Greenwood Square Project has completed and prepared the final plans for the proposed new public park. The general scope of work is for the development of new outdoor park and recreational improvements. The plan for development of the park site includes ten parking spots, a playground, walking path, landscaping, and various park amenities including benches, trash cans, and a drinking fountain. All proposed park improvements and amenities are designed to meet RAP policies and standards. The final design for the park is illustrated on Attachment A.

Staff determined that under the California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the Advisory Agency decision on March 28, 2013, approving the subject Vesting Tentative Tract (VTT-72050), there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Greenwood Square Park Project.

FISCAL IMPACT STATEMENT:

The approval of the final plans for the project will not have any impact on the General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the Department's General Fund.

The annual maintenance cost of the park is estimated at \$25,000. Maintenance funds for the new park will be requested as part of the annual City budget process. This budget includes part time staff, materials and supplies and would provide maintenance seven days a week, year round.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Division.

DATE: 02/23/13
SCALE: 1"=10'-0"
SHEET: 13 OF 14
DRAWN BY: J. W. / M. W.
CHECKED BY: J. W. / M. W.
PROJECT: GREENWOOD SQUARE TRACT 72050



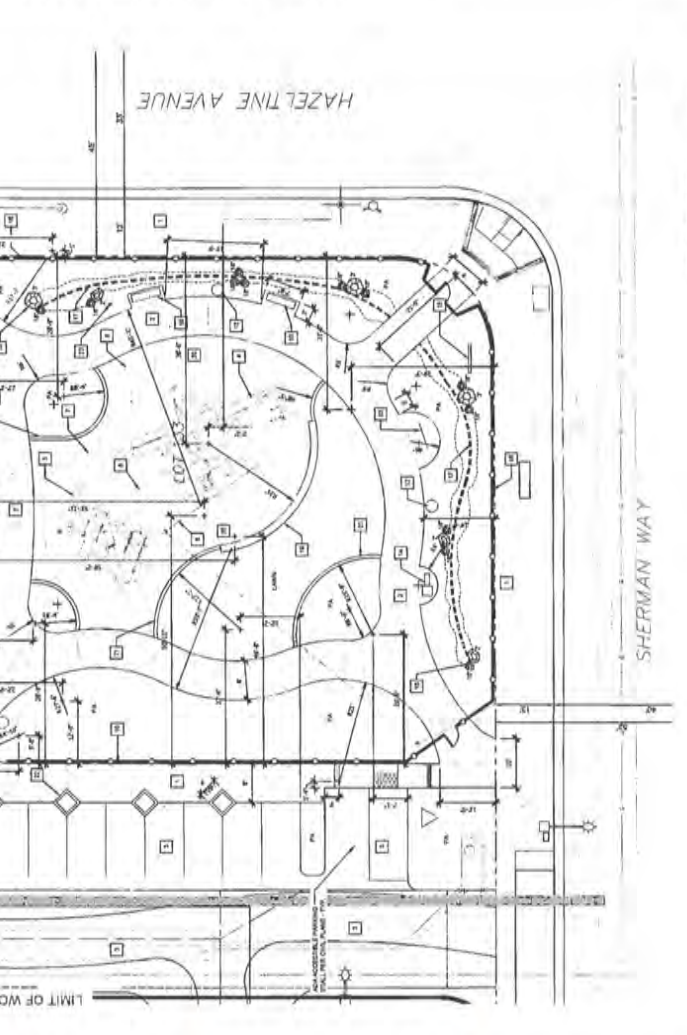
REVISIONS	DATE

KB HOME SOUTHERN CALIFORNIA DIVISION
GREENWOOD SQUARE - TRACT 72050
PARK SITE
CONSTRUCTION PLAN

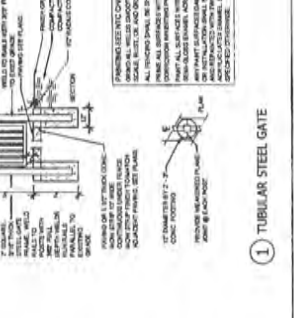
W.B. WILSON & ASSOCIATES, INC.
 11000 WILSON AVENUE, SUITE 100
 WESTMINSTER, CALIFORNIA 92683
 TEL: 714/731-1100 FAX: 714/731-1101
 WWW.WILSON-CA.COM

CONSTRUCTION LEGEND

NO.	DESCRIPTION
1	CONCRETE FINISH KEY
2	CONCRETE FINISH KEY - 1/2" THICK
3	CONCRETE FINISH KEY - 1/4" THICK
4	CONCRETE FINISH KEY - 1/8" THICK
5	CONCRETE FINISH KEY - 1/16" THICK
6	CONCRETE FINISH KEY - 1/32" THICK
7	CONCRETE FINISH KEY - 1/64" THICK
8	CONCRETE FINISH KEY - 1/128" THICK
9	CONCRETE FINISH KEY - 1/256" THICK
10	CONCRETE FINISH KEY - 1/512" THICK
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811 Know what's below. Call 811 before you dig.
 BEFORE EXCAVATING, CALL 811 TO LOCATE ALL UTILITIES. CALL 811 AT LEAST TWO WORKING DAYS BEFORE EXCAVATION. CALL 811 AT LEAST TWO WORKING DAYS BEFORE EXCAVATION. CALL 811 AT LEAST TWO WORKING DAYS BEFORE EXCAVATION. CALL 811 AT LEAST TWO WORKING DAYS BEFORE EXCAVATION.



REPORT OF GENERAL MANAGER

NO. 15-180

DATE August 12, 2015

C.D. 4, 5, 8, 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: QUIMBY FEES – VARIOUS REFUNDS

for *R. Barajas CSP K. Regan _____
H. Fujita _____ N. Williams _____
V. Israel _____

Neil Williams for

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the following Quimby refund claims, subject to the approval of the Mayor and Council:
 - A. The Claridge, LLC for a refund of Quimby fees in the amount of \$156,170;
 - B. 1400 Fuller, LLC for a refund of Quimby fees in the amount of \$127,785;
 - C. Hugh Finkle Enterprises, Inc for a refund of Quimby fees in the amount of \$19,782;
 - D. 11 Federal West, LTD for a refund of Quimby fees in the amount of \$141,999;
 - E. Enterprise Home Ownership Partners for a refund of Quimby fees in the amount of \$62,468;
2. Direct the Board Secretary to transmit this report to the Mayor in accordance with Executive Directive No. 3;
3. Direct the Chief Accounting Employee to, upon receipt of the necessary approvals, identify the appropriate fund and account from which to issue the refunds (Fund No. 302 Department No. 88. revenue source and/or sub-revenue); and,

REPORT OF GENERAL MANAGER

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4. Authorize the Department's Chief Accounting Employee to make any technical corrections or clarifications necessary in order to effectuate the intent of this Report.

SUMMARY:

The Department of Recreation and Parks (Department) is in receipt of several requests for refund of park acquisition and development fees paid to the Department pursuant to Los Angeles Municipal Code (LAMC) Section 17.12.

LAMC Section 17.12 requires that no final subdivision map shall be approved or recorded unless land within the subdivision has been dedicated to the City for park or recreational purposes. As an alternative to land dedication, LAMC Section 17.12 allows for a fee in-lieu (Quimby fee) to be paid within one year after Council approves the final map.

LAMC Section 17.07 (N) instructs the Department to process and approve refunds of Quimby fees, upon written request of the project subdivider, if the final subdivision map is not recorded. However, LAMC Section 17.07 (N) does not establish any procedures relative to how a Quimby fee refund request is to be reviewed, processed, and approved by Department, nor does it describe what documentation the refund claimant would need to provide to Department in order to guarantee that the final subdivision map will not be recorded. Additionally, LAMC Section 17.07 does not require that the refund request be filed on any specific form nor does it require that the refund be filed by a certain date.

The City's general refund provisions and procedures are found in LAMC Sections 22.12 and 22.13. LAMC Sections 22.12(a) and 22.13(a) authorize the head of the Department to approve refunds of tax, license fee, permit fee, or application fee without the prior approval of the City Council, if such refund does not exceed a certain monetary limit. That monetary limit is subject to adjustment at the beginning of each fiscal year and the amount of the adjustment is calculated by the City Controller. The current limit of Department head refund authority is \$46,464. All refunds request over that limit are subject to the prior approval of the City Council

Refund Claims

Department staff is recommending the approval of the following claims for refund of Quimby fees paid to Department pursuant to Los Angeles Municipal Code (LAMC) Section 17.12.

- A refund claim filed on November 7, 2013 by representatives of The Claridge, LLC for a refund of Quimby fees in the amount of \$156,170. The Claridge, LLC paid RAP \$156,170 in Quimby fees, on May 15, 2007, for a residential development project located at 670 S. Kelton Avenue, in Council District No. 5, that the claimant has indicated will not record a final subdivision map (VTT-65057).

REPORT OF GENERAL MANAGER

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- A refund claim (Claim No. 118755) filed on December 18, 2013 by representatives of 1400 Fuller, LLC for a refund of Quimby fees in the amount of \$127,785. 1400 Fuller, LLC paid RAP \$127,785 in Quimby fees, on May 19, 2006, for a residential development project located at 1400 N. Fuller Avenue in Council District No. 4, that the claimant has indicated will not record a final subdivision map (VTT-64280).
- A refund claim (Claim No. 121144) filed on July 17, 2014 by representatives of Hugh Finkle Enterprises, Inc. for a refund of Quimby fees in the amount of \$19,782. Hugh Finkle Enterprises, Inc. paid RAP \$19,782 in Quimby fees, on April 28, 2005, for a residential development project located at 10612 W. Landale Street, in Council District No. 4, that the claimant has indicated will not record a final subdivision map (TT-62035).
- A refund claim filed on August 1, 2014 by representatives of 11 Federal West, LTD for a refund of Quimby fees in the amount of \$147,246. 11 Federal West, LTD paid RAP \$147,246 in Quimby fees, on May 15, 2007, for a residential development project located at 417, 419, and 429 S. Barrington Avenue, in Council District No. 11, that the claimant has indicated will not record a final subdivision map (VTT-67011). 11 Federal West, LTD was previously issued a refund (Claim No. Q00042), on March 26, 2009, for overpayment of Quimby fees in the amount of \$5,247.
- A refund claim (Claim No. 123169) filed on February 5, 2015 by representatives of Enterprise Home Ownership Partners for a refund of Quimby fees in the amount of \$62,468. Enterprise Home Ownership Partners paid RAP \$62,468 in Quimby fees, on May 2, 2007, for a residential development project located at 3517 West Hyde Park Boulevard, in Council District No. 8, that the claimant has indicated will not record a final subdivision map (VTT-64557).

The total amount of the above refund claims is \$508,204.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that this action is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3) because it is by definition the creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment pursuant (Section 15378, as cited). Therefore, no CEQA documentation is required.

REPORT OF GENERAL MANAGER

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FISCAL IMPACT STATEMENT:

The approval of this Report will have a negative fiscal impact on the Department.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-181

DATE August 12, 2015

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTWOOD GARDENS PARK – OUTDOOR PARK IMPROVEMENTS (PRJ20637) PROJECT – ALLOCATION OF QUIMBY FEES AND APPROVAL OF FINAL PLANS

<i>for</i> *R. Barajas <u>CSO</u>	K. Regan _____
H. Fujita _____	N. Williams _____
V. Israel _____	

Neal Williams for

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications, substantially in the form on file in the Board Office, for the construction of the Westwood Gardens Park – Outdoor Park Improvements (PRJ20637) project;
2. Authorize the Department’s Chief Accounting Employee to transfer \$100,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Westwood Gardens Park Account No. 89460K-W1;
3. Approve the allocation of \$100,000.00 in Quimby Fees from Westwood Gardens Park Account No. 89460K-W1 for the Westwood Gardens Park – Outdoor Park Improvements (PRJ20637) project; and,
4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

On June 20, 2012, the Board approved the allocation of \$450,094 in Quimby Fees for the Westwood Gardens Park – Outdoor Park Improvement (PRJ20637) project (Report No. 12-191). This is a 0.29 acre pocket park located at 1246 Glendon Avenue in the community of Westwood. Currently, the park is unstaffed and the hours of operation are from sunrise to sunset.

REPORT OF GENERAL MANAGER

PG. 2 NO. 15-181

The Department of Recreation and Parks (RAP) staff held a series of community meetings through 2014 and 2015. Stakeholders include the Westwood Neighborhood Council and Westwood Community Council. The proposed park design documents prepared by RAP staff represents a consensus reached among stakeholders that accommodates the community's needs and desires. The resulting design features include one (1) playground (for ages two (2) to five (5) years) with shade structure, outdoor fitness equipment, new game tables, new security lighting and camera, and various standard park amenities such as benches and drought tolerant plant material.

The design as presented will go out to bid using the RAP's current list of on-call New Park Facility construction contract. Construction is expected to be completed six (6) months from the notice to proceed date.

RAP staff has determined that supplemental funding will be necessary for the completion of the project. Upon approval of this Report, \$100,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 can be transferred to Westwood Gardens Park Account No. 89460K-W1 and allocated to the Westwood Gardens Park – Outdoor Park Improvements (PRJ20637) project. Funds are available from the following fund and account numbers:

<u>FUNDING SOURCE</u>	<u>ACCOUNT NO.</u>
Quimby Fees	89460K-W1

RAP staff has determined that the subject project is a continuation of an existing project that is exempted from CEQA [Class 1(1) and Class 11(3)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

Council District 5 and staff support this park enhancement project at Westwood Gardens Park.

FISCAL IMPACT STATEMENT:

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees and will have no impact on the Department's General Fund.

Once this project is completed the RAP staff will be requesting \$16,050.00 for yearly maintenance of this facility. This budget is to include part-time staff, materials, and supplies. This will provide four hours of maintenance per day, seven days a week, year round. Should

REPORT OF GENERAL MANAGER

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the required funding not be granted this facility will be included in the existing Pacific Region routes, which would result in a reduction of core maintenance functions at existing routed facilities.

This Report was prepared by Chris Atencio, Landscape Architectural Associate II, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER



NO. 15-182

DATE August 12, 2015

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WHITSETT FIELDS PARK - SYNTHETIC TURF IMPROVEMENTS (PRJ20757) (W.O. #E170150F) PROJECT - FINAL PLANS AND CALL FOR BIDS

 R. Barajas		K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications, substantially in the form on file in the Board Office, for the Whitsett Fields Park - Synthetic Turf Improvements (PRJ20757) (W.O. #E170150F) project; and,
2. Approve the date for receipt of bids to be advertised as Tuesday, September 29, 2015 at 3:00 p.m. in the Board Office.

SUMMARY:

The Whitsett Fields Park Synthetic - Turf Improvements (PRJ20757) (W.O. #E170150F) project is located at 6900 Whitsett Avenue, North Hollywood, California 91605. A preliminary master plan to renovate and reconfigure the existing soccer fields at the Whitsett Fields Park was developed, which would result in a total of eight (8) fields at the park.

The project submitted for approval herein consists of renovating one (1) existing large (full-size) soccer field and two (2) existing small soccer fields into synthetic turf fields, installing empty conduits for future lighting, and expanding the existing parking lot at the Whitsett Fields Park. New bleachers, shade structures for the bleachers, fencing, landscaping, irrigation, and walkways servicing the renovated soccer fields are also part of the project scope. The remaining fields shown on the master plan for the park will be constructed separately through a separate bid process as soon as sufficient funding is identified.

REPORT OF GENERAL MANAGER

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On April 15, 2015, the Board of Recreation and Park Commissioners (Board) had approved final plans for the project. (Report No. 15-076) Subsequently, these plans were used to bid the project through the Department of Recreation and Parks (RAP) list of on-call park facility construction contracts.

The City Engineer's Class A estimate for the project is \$2,120,000.00. Two (2) bids were received for the project in the amounts of \$3,184,430.07 and \$4,300,000.00. With the lowest bid over \$1,000,000 above the City Engineer's estimate, the Department is recommending to re-bid the project through the open public bid process.

Due to the nature of public competitive bidding, Two (2) Deductive Bid Alternates are included. This will provide the Department with the flexibility to deduct portions of the scope of work to meet the approved funding and allow the successful award of the project for construction.

The Two (2) Deductive Bid Alternates are a lump sum bid price for each of the installation of the two (2) small synthetic soccer fields to be subtracted from the Base Bid of the project at the discretion of the Board at the time of award.

This project is a Proposition K – L.A. for Kids Program 8th Competitive Cycle funded project. Proposition K is funding the renovation of one full-size synthetic soccer field. The remainder of the project is funded by Quimby, Federal Community Development Block Grant (CDBG) funds and Proposition A. The Department of Public Works, Bureau of Engineering (BOE), Architectural Division, prepared the plans and specifications as well as obtained all the necessary permit approvals for the project.

Funding for this project is available from the following funds and accounts.

FUNDING SOURCE	FUND/DEPT./ACCT. NO.
Proposition K	43K/10/KM36 PRJ
Proposition A-II	205/89/89L4C2
Quimby	302/89/89460K-VA
CDBG (39 th Program Year)	424/22/22K564
CDBG (41 st Program Year)	424/43/43M554

This project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA), and was determined to be categorically exempt from the provisions of CEQA pursuant to Article III, Section 1c(6) and Section 1k(3) of the City CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on June 20, 2013. It was also determined that this project and the

REPORT OF GENERAL MANAGER

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environmental conditions of the site have not substantially changed since the previous evaluation. Therefore, no additional CEQA documentation is required.

The bid package has been approved by the City Attorney's Office.

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, operations and maintenance costs, which are anticipated to be less for synthetic fields, will be reevaluated and included in future budget requests prior to the reopening of this portion of the park.

This report was prepared by Rebecca Abano, Project Manager, Recreation and Cultural Facilities Division, Department of Public Work, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Division, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

NO. 15-183

DATE August 12, 2015

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLYWOOD RECREATION CENTER - POOL & POOL BUILDING (PRJ1402B) (W.O. #E170344F) – ACCEPTANCE OF STOP PAYMENT NOTICE ON CONSTRUCTION CONTRACT NO. 3454

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Neil Williams for

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board direct staff to withhold the amounts claimed in the following Stop Payment Notice, plus an additional sum equal to 25% thereof, to defray any costs of litigation in the event of court action, if said amount of said funds are available, and to notify contractors, sureties, and other interested parties that the amount of said claims plus 25% will be withheld.

STOP PAYMENT NOTICE:

The Department is in receipt of a legal notice to withhold construction funds, pursuant to California Civil Code Sections 8044, 8520, 8530, and 9350, on the following contract:

<u>Contract 3454</u>	CD 13		
Hollywood Recreation Center – Pool and Pool Building (PRJ1402B) (W.O. #E170344F)	General Contractor:	Morillo Construction, Inc.	
Project Status: 100% Complete	Claimant:	Ironclad General Engineering, Inc.	
Project Impact: none	Amount:	\$27,530.05	

FISCAL IMPACT STATEMENT:

Acceptance of Stop Payment Notices has no impact on the Department’s General Fund.

This Report was prepared by Paul Liles, Clerk Typist.

REPORT OF GENERAL MANAGER

NO. 15-184

DATE August 12, 2015

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DEARBORN PARK – IRRIGATION AND FIELD IMPROVEMENTS PROJECT
(W.O. #E170332F) – CONTRACT NO. 3490 – FINAL ACCEPTANCE AND
RELEASE OF RETENTION

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Val Israel for

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3490, as outlined in the Summary of this Report;
2. Authorize the Department’s Chief Accounting Employee to release retention monies held thirty-five (35) calendar days after acceptance by the board under Contract No. 3490, for the work performed on the Dearborn Park – Irrigation and Fields Improvements Project (PRJ20830) (W.O.# E170332F) project, after deducting for remaining stop notices and/or penalties, if any, as outlined in the Summary of this Report;
3. Authorize the Board Secretary to furnish Landshapes with a Statement of Completion, indicating a release of retention monies withheld to date under Contract No. 3490, after deducting remaining stop notices and/or penalties, if any.

SUMMARY:

On June 11, 2014, the Board awarded Contract No. 3490 (Board Report No. 14-131) in the amount of \$211,700.00, to Landshapes for the Dearborn Park – Irrigation and Fields Improvements Project (PRJ20830) (W.O.# E170332F) project. The project which is located at 17141 Nordhoff Street,

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-184

Northridge, California 91325. (Report No. 14-078) This project is funded by Proposition K LA for Kids Funds and Quimby Funds. Plans and Specifications for this project were prepared by Department of Public Works, Bureau of Engineering's (BOE), Architectural Division.

The scope was to replace an existing irrigation system, which is located in approximately three (3) acres of the nine (9) acre park. The replacement system included the installation of a new standard two (2) wire smart irrigation controller, the installation of approximately 2,700 linear feet of non-pressurized piping, 310 linear feet of new piping and other related installations. Per the request from Department of Recreation and Parks (Department) staff, the scope of work includes the installation of nine (9) new picnic tables and concrete pads, seven (7) of which are regular picnic tables, and the other two (2) are in compliance with the Americans with Disabilities Act (ADA).

Construction is 100% complete. On May 4, 2015, the Department took beneficial occupancy of the facility.

There were seven (7) Change Orders issued, totaling \$105,609.00 or 50% of the original awarded amount. The total contract amount, including approved change orders, is \$317,309.00 (Attachment 1). Department staff requested Change Order No.4 in the amount of \$19,890.00 and Change Order No. 5 in the amount of \$70,350.00 for a total amount of \$90,240.00, as approved by the Board on February 4, 2015 (Report No. 15-030) Change Orders Nos. 4 and 5 constitute 85% of the total amount of change order issued for this project. These Change Orders were necessitated when the Department requested compliance with the new Tree Protection Zone (TPZ) requirements, which went into effect at the time the project was awarded. Furthermore, the Department's Maintenance staff also requested some additional changes to the project subsequent to completion of design. A more detailed explanation is given in the attached approved change order Board Report No. 15-030 (Attachment 2).

Department staff has consulted with the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project and, to date, there are no outstanding wage violations, and Landshapes is in compliance.

REPORT OF GENERAL MANAGER

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FISCAL IMPACT STATEMENT:

The construction project was funded by Proposition K – LA for Kids Funds and Quimby funds. There is no fiscal impact to the Department Funds at this time. The approved construction budget is as follows:

<u>Fund Source</u>	<u>Account No</u>	<u>Final Amount</u>	<u>Original Contract</u>	<u>Contingency</u>
Proposition K Year 17	43K/10/10K866	\$235,259.00	\$200,000.00	\$35,259.00
Quimby	302/89/460K-DC	\$11,700.00	\$11,700.00	
Proposition K Year 16	43K/10/10J866	\$70,350.00		\$70,350.00
Total		\$317,309.00	\$211,700.00	

This Report was prepared by Ray Araujo, Recreational and Cultural Facilities Program, Department of Public Works, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE, Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

APPROVED

REPORT OF GENERAL MANAGER

NO. 15-030

DATE February 04, 2015

FEB 04 2015
BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DEARBORN PARK - IRRIGATION AND FIELD IMPROVEMENTS (PRJ20830) (W.O. #E170332F) PROJECT - AUTHORITY TO NEGOTIATE CHANGE ORDERS AND TO INCREASE THE BUDGET CONTINGENCY TO CONTRACT NO. 3490

for	R. Adams	<u> </u>	V. Israel	<u> </u>
	R. Barajas	<u>CSP</u>	K. Regan	<u> </u>
	H. Fujita	<u> </u>	N. Williams	<u> </u>

[Signature]
General Manager

Approved as amended Disapproved Withdrawn

RECOMMENDATIONS:

That the Board:

1. Authorize the City Engineer to negotiate and issue a change order for Dearborn Park Irrigation and Field Improvements (PRJ20830) (W.O. #E170332F) project, in an amount not-to-exceed \$70,350.00, for the cost for upgrades necessary to meet the Department's new Tree Protection Zone (TPZ) requirements;
2. Authorize the City Engineer to negotiate and issue a change order, in an amount not-to-exceed \$19,890.00, for changes to the scope of work, to provide alternative equipment for the irrigation system reflecting a change in the Department's irrigation standards, inasmuch as the previously specified irrigation controllers and valves are no longer being supported by the Department, such change effective after the date of award of the project; and,
3. Authorize the City Engineer to increase construction contingency by \$85,405.00, for a total contingency of \$117,160.00, and for a new not-to-exceed total construction budget of \$328,860.00, available from the following fund and account numbers.

REPORT OF GENERAL MANAGER

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NO. 15-030

<u>FUNDING SOURCE</u>	<u>DEPT./FUND/ ACCT NO.</u>	<u>AVAILABLE AMOUNT</u>
Proposition K - Year 15	43K/10/10H866	\$ 49,925.00
Proposition K – Year 16	43K/10/10J866	\$150,000.00
Proposition K – Year 17	43K/10/10K866	\$295,102.05

SUMMARY:

On June 11, 2014, the Board awarded Contract No. 3490 (Report No. 14-131), in the amount of \$211,700.00, to Landshapes, Inc., for the Dearborn Park – Irrigation and Field Improvements (PRJ20830) (W.O. #E170332F) project, located at 17141 Nordhoff Street, Northridge, California 91325. A construction contingency amount of \$31,755.00, or 15% of the original contract amount, was allocated for the project, for a total approved construction budget of \$243,455.00.

The project scope included the replacement of an existing irrigation system, which covers approximately one-third of the nine-acre park. The replacement system included the installation of a new standard two-wire smart irrigation controller, the installation of approximately 2,700 linear feet of non-pressurized piping, 310 linear feet of new pressurized piping, and other related installations. At the request of the Department of Recreation and Parks (Department) staff, the scope of work also included field improvements, consisting of the installation of concrete pads and nine (9) new picnic tables, seven (7) of which were to be regular picnic tables, and two (2) of which were to be in compliance with the American with Disabilities Act (ADA).

The project is currently at ^{90%}~~60%~~ complete in construction. A total of four (4) change orders have already been issued to date, for a total amount of \$25,110.00. The contract Plans provided for the use of the Department's prior approved Tree Protection Zone (TPZ) requirements, in effect at the time the project was awarded.

Since the bid due date, the Department has revised the TPZ requirements, and requested that this project comply with the new TPZ requirements. The Department has advised the Bureau of Engineering that all projects, regardless of their stage of design or construction, must comply with the new TPZ requirements. The revised TPZ requirements include: additional hand trenching within an expanded TPZ and temporary chain link fencing (versus the previous requirement of a much less expensive low height plastic hazard fencing barrier) to protect all trees within the work area. The new TPZ requirement is based on a boundary determined by the tree trunk diameter, unlike the previous method, which was based on the tree's canopy (drip line) boundary. This has resulted in an increase, in most cases, of the area under a TPZ. Consequently, this has brought about a change in conditions for the contractor, and has resulted in a change order request from the contractor in an amount not-to-exceed \$70,350.00.

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PG. 3

NO. 15-030

On September 29, 2014, the Department of Public Works, Bureau of Engineering was given verbal direction by Department staff, with concurrence from Superintendent Cathie Santo Domingo, to comply with the new TPZ requirements, so as not to delay the project, while taking the necessary actions to obtain Board approval after the fact.

The Department's Maintenance staff has also requested some additional changes to the project subsequent to completion of design. These requested changes include: using a different brand of sprinklers, valves, and controllers, because that the specified parts were no longer going to be supported by the Department's new irrigation supply contracts and vendors. The estimated cost for this change order request is an amount not-to-exceed \$19,890.00.

On August 8, 2014, Department of Public Works, the Bureau of Engineering was directed by Department staff (Superintendent, Cathie Santo Domingo) to have the Contractor incorporate the changes to the irrigation components as requested, while taking the necessary actions to obtain Board approval after the fact, so as not to incur significant delay costs for the project.

The change order authorization requests of \$70,350.00 and \$19,890.00 and the previously approved change order sum of \$25,110.00, will result in a revised change order total of \$100,460.00 or approximately 47.5% of the original contract award amount of \$211,700.00.

The first change order requested in this report exceeds 10% of the base contract amount, which surpasses the authority limit of the General Manager for any one individual change order; and the projected cumulative change orders of \$100,460.00 will exceed 25% of the base contract amount, which surpasses the change order approval authority of the General Manager. Therefore, based on the additional scope and protective measures requested by the Department, the Bureau of Engineering requests the Board's approval to negotiate and issue these change order requests.

Summary of Change Orders as of December 2014

<u>Category</u>	<u>Total No. of Change Orders</u>	<u>Amount</u>	<u>Percent (%)</u>
Fully Executed Change Orders		\$ 25,110.00	4.8%
Change Orders per this Board Report	2	\$ 90,240.00	42.6%
Total		\$100,460.00	47.5%

The project was originally awarded for a base contract amount of \$211,700.00. The original award board report (Report No. 14-131) also provided for a 15% contingency, or \$31,755.00. Based on the issuance of four (4) change orders to date, in the amount of \$10,220.00, there is not enough in contingency funds to cover the costs of the two (2) change order requests in this

REPORT OF GENERAL MANAGER

PG. 4

NO. 15-030

report. This Report requests to increase the contract amount from \$211,700.00 to a not to-exceed amount of \$328,860, including an increase in the contingency from the current \$31,755.00 to a total of \$117,160.00, an increase of \$85,405.00. This will provide adequate contingency to cover the cost of the two (2) change orders proposed herein, as well as leave adequate contingency remaining for the completion of the project, should additional issues arise. These funds are available within the already allocated Proposition K funding amount for this project.

Requested Contingency and Budget Authorization				
	Original	Original	Requested	New Authorized
Original Contract	Contingency	Authorized	Change in	Budget
		Budget	Contingency	
\$211,700.00	\$31,755.00	\$243,455.00	\$85,405.00	\$328,860.00

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund at this time. Funds are available within the overall approved budget for the subject project.

This report was prepared by Ray Araujo, Project Manager, Recreation and Cultural Facilities Program, Department of Public Works, Bureau of Engineering (BOE) and was reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo-Domingo, Superintendent, Planning and Development Branch, Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

NO. 15-185

DATE: August 12, 2015

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CITY PARK IRRIGATION IMPROVEMENT PROGRAM – ALLOCATION OF DEPARTMENT OF WATER AND POWER IRRIGATION IMPROVEMENT PROGRAM FUNDS

for *R. Barajas USD K. Regan _____
 H. Fujita _____ N. Williams _____
 V. Israel _____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to transfer \$2,997,075 for FY 2013-2014 and \$2,998,958.00 for Fiscal Year (FY) 2014-2015 from “Recreation and Parks Grant” Fund No. 205 Department No. 88 and Account No. 88LD27 to the accounts indicated below:

	Project Name (FY 2013-2014)	Project Account	Amount
1.	Elysian Park Irrigation Phase 1	205/88/88LD27	\$2,262,531.08
2.	DWP LACC Youth Irrigation	205/88/88LD28	\$ 167,127.20
3.	DWP RAP Youth Irrigation		
	a. Dorothy and Benjamin Smith Park	205/88/88LD29	\$ 230,149.40

	Project Name (FY 2013-2014)	Project Account	Amount
4.	DWP RAP Youth Irrigation		
	a. Carthay Circle Park	205/88/88LD30	\$ 112,267.32
5.	DWP GRIFFITH Youth Irrigation	205/88/88LD31	\$56,250.00
6.	DWP METRO Youth Irrigation	205/88/88LD32	\$56,250.00
7.	DWP PACIFIC Youth Irrigation	205/88/88LD33	\$56,250.00
8.	DWP VALLEY Youth Irrigation	205/88/88LD34	\$56,250.00
	Total		\$2,997,075.00

REPORT OF GENERAL MANAGER

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Project Name (FY 2014-2015)	Project Account	Amount
1. Hansen Dam	TBD	\$1,042,772.00
2. South Park Recreation Center	TBD	\$1,040,781.00
3. Valley Glen Community Park	TBD	\$ 915,405.00
	Total	\$2,998,958.00

2. Authorized the Department's Chief Accounting Employee to establish new project accounts for future LADWP Program approved projects derived from related interdepartmental funding transfers from the LADWP, respectively, pursuant to the terms and conditions of the Memorandum of Understanding (MOU);
3. Authorize the General Manager, or his designee, to make technical corrections, as necessary, to those transactions included in this report to implement Recreation and Park's intentions.

SUMMARY:

On June 20, 2007, the Board, through Board Report No. 07-137, approved a Memorandum of Understanding (MOU) between the Department of Recreation and Parks (Department) and the Los Angeles Department of Water and Power (LADWP) for the purpose of developing and promoting water conservation by maximizing landscape water use efficiency at Department parks through actions that included the repair and/or replacement of existing irrigation distribution systems and the installation of weather-sensitive irrigation control equipment that irrigates on the basis of actual site characteristics and local weather conditions. Pursuant to the MOU, LADWP would provide up to \$3,000,000 per year to the Department and the Department would complete the necessary work at the park sites. Approval of this MOU essentially established the City Park Irrigation Program (Program).

This initial Program continued for five (5) years. A total of \$11,000,000 was made available to the Department which successfully implemented water savings projects at eighteen (18) park facilities, saving over 400 acre-feet (AF) of water per year with an estimated utility bill cost savings of \$200,000 per year. This program ended in 2011.

Due to the tremendous success of the initial Program, it was decided to continue the Program. On August 14, 2013, the Board, through Report No. 13-212, approved a second MOU between the Department and DWP. Similar to the previous MOU, LADWP committed to providing the Department up to \$3,000,000 per year for five (5) years.

The Department has received approximately \$6,000,000 for FY 2013-2014 and FY 2014-2015 and will need to allocate these funds to various project accounts so that the associated projects can be completed.

REPORT OF GENERAL MANAGER

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Therefore, staff is recommending the reallocation of portions of the funds currently allocated to be divided into the following individual PRJ account numbers:

Project Name (FY 2013-2014)	Project Account	Amount
1. Elysian Park Irrigation Phase 1	205/88/88LD27	\$2,262,531.08
2. DWP LACC Youth Irrigation	205/88/88LD28	\$ 167,127.20
3. DWP RAP Youth Irrigation	205/88/88LD29	\$ 230,149.40
Dorothy and Benjamin Smith Park		
4. DWP RAP Youth Irrigation	205/88/88LD30	\$ 112,267.32
Carthay Circle Park		
5. DWP GRIFFITH Youth Irrigation	205/88/88LD31	\$ 56,250.00
6. DWP METRO Youth Irrigation	205/88/88LD32	\$ 56,250.00
7. DWP PACIFIC Youth Irrigation	205/88/88LD33	\$ 56,250.00
8. DWP VALLEY Youth Irrigation	205/88/88LD34	\$ 56,250.00
	Total	\$2,997,075.00

Project Name (FY 2014-2015)	Project Account	Amount
1. Hansen Dam		\$1,042,772.00
2. South Park Recreation Center		\$1,040,781.00
3. Valley Glen Community Park		\$ 915,405.00
	Total	\$2,998,958.00

FISCAL IMPACT STATEMENT:

The estimated costs for the design, development, and construction of the related irrigation park improvements are anticipated to be funded by Program Funds and will have no impact on the Department's General Fund.

This Report prepared by Cid Macaraeg, Sr. Management Analyst II, Tom Gibson , Landscape Architect and Dana Valdez, Community Program Director, of the Planning, Construction and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-186

DATE August 12, 2015

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK/CENTRAL SERVICE YARD – AMENDMENT TO THE LEASE AGREEMENT WITH THE CITY OF GLENDALE TO PERFORM GROUNDWATER ENVIRONMENTAL REMEDIATION – RESCISSION OF PREVIOUS BOARD ACTION – REVISED AMENDMENT

*R. Barajas <u>SD</u>	K. Regan _____
H. Fujita _____	N. Williams _____
V. Israel _____	



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Rescind approval of Recommendation No. 1 from Report No. 15-008, approved by the Board of Recreation and Park Commissioners (Board) at its meeting held on January 21, 2015, which granted approval of a proposed amendment to the lease agreement with the City of Glendale to perform groundwater environmental remediation on a portion of the Department’s Griffith Park/Central Service Yard;
2. Approve a proposed revised amendment to the lease agreement, substantially in the form on file in the Board Office, with the City of Glendale to perform groundwater environmental remediation on a portion of the Department of Recreations and Parks’ (Department) Griffith Park/Central Service Yard to extend the term of the agreement for a period of ten (10) years under terms and conditions described in the Summary of this Report, subject to the approval of the Mayor and the City Council, and the City Attorney as to form; and,
3. In accordance with Executive Directive No.3, direct the Board Secretary to forward the proposed amendment to the Mayor and, concurrently, to the City Attorney for review as to form, and request that the City Attorney expedite the processing of the amendment through City Council; and,
4. Upon receipt of the necessary approvals, authorize the Board President and Secretary to execute the amendment.

REPORT OF GENERAL MANAGER

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SUMMARY:

In 1989, the Environmental Protection Agency (EPA) identified elevated concentrations of Volatile Organic Compounds (VOC's) in the groundwater in and around the Glendale/Griffith Park area. Further investigation revealed two distinct plumes of contamination, which were called the Glendale North Plume and the Glendale South Plume. The EPA initiated studies to evaluate alternative methodologies for groundwater clean-up. In 1993, the EPA selected a cleanup remedy for these plumes of groundwater contamination. The proposed remedy consisted of groundwater extraction and treatment for the shallow aquifer system. As part of this process, the EPA identified specific sites at which they recommended placement of extraction and monitoring wells. One of these sites was the Department's Griffith Park/Central Service Yard.

On November 4, 1998, the Board, through Report No. 464-98, approved a fifteen (15) year lease agreement with the City of Glendale to allow for the remediation of toxic groundwater through the placement of two (2) subsurface extraction and monitoring wells and associated pipelines within the Department's Central Service Yard. The groundwater toxic remediation is being conducted by the City of Glendale, a municipal corporation, and the Glendale Respondent's Group, LLC, acting on behalf of the City of Glendale. This lease agreement contained an option to extend the term by another ten (10) years.

At the written request of the City of Glendale, dated April 13, 2014, the Board, through Report No.15-008, approved a proposed amendment to the lease agreement with the City of Glendale that extended the term by an additional ten (10) years. This approval was made on January 21, 2015.

Following the Board's approval of Report No. 15-008, the Office of the City Administrative Officer (CAO), reviewed the proposed amendment for the Mayor's Office, and recommended that the proposed amendment include language for the continuation of rent adjustments every five (5) years beginning at the sixteenth (16th) year of the lease or the first (1st) year of the renewal term. Subsequently, the Arts, Parks and River Committee, chaired by Councilmember Mitch O'Farrell of Council District 13 whose Council District includes Griffith Park/Central Service Yard, recommended that the amendment include language to give the City the ability to terminate the agreement with written notification. It should be noted that there are discussions to create a master plan for the redevelopment of the park property from its current use as a maintenance yard to a public park adjacent to the Los Angeles River. Should these plans come to fruition, the proposed revision would give the City leverage over the City of Glendale relocating the existing wells to a more design friendly location on the same park property.

REPORT OF GENERAL MANAGER

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Department staff concur with the two recommendations received and are presenting the revised Lease Amendment with these provisions included for the Board's consideration. Thus staff requests that the Board rescind approval of Recommendation No. 1 from Report No. 15-008 and further approve the revised proposed lease amendment presented by this Report.

FISCAL IMPACT STATEMENT:

There will be no additional fiscal impacts to the Department's General Fund as a result of this amendment to the lease with the City of Glendale. It should be noted that the Department will continue to realize savings as the City of Glendale will be responsible for the operation and maintenance costs of the area for the 25-year term of the lease. Currently, the Department receives \$11,520 in rent annually or \$115,200 during the ten (10) year renewal period. With the proposed revised amendment, the Department may receive an additional \$1,059.84 annually or \$10,598.40 for the term of the renewal period.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-187

DATE August 12, 2015

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MACARTHUR PARK - 7TH AND ALVARADO ENTRY (PRJ20879)
(W.O. # E1907857) PROJECT – FINAL PLANS; EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u>CSP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the MacArthur Park – 7th and Alvarado Entry (PRJ20879) (W.O. # E1907857) project; and,
2. Find that the actions taken herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

MacArthur Park is located at 2230 West 6th Street in the Westlake area of the City. This 29.87 acre property includes a children’s play area, synthetic meadow, band shell, lake, walking paths, and picnic areas. Approximately 41,695 City residents live within a one-half (1/2) mile walking distance of MacArthur Park. Due to the facilities, features, programs, and services it provides, MacArthur Park meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

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Working with Council District 1, Department of Recreation and Parks (RAP) requested the Department of Public Works, Bureau of Engineering (BOE) to develop and prepare a master plan for the park and the Department of Public Works, Bureau of Sanitation (BOS) to evaluate the water quality and provide recommendations for improvements at the park lake.

The proposed design for the MacArthur Park entry focuses on enhancement of the park corner at 7th Street and Alvarado Street. The design proposes a new plaza at this prominent and busy intersection, echoing the design language of the Wilshire Boulevard entries. An arched seat wall defines the new Plaza area and is anchored by two large pillars. These fifteen (15) foot high pillars are internally lit, and identify the Park and the area, with signage of "MacArthur Park" on one pillar and "Westlake" on the other. These pillars frame an entry path into the park from the corner plaza. This entry path is emphasized with new landscaping, paving, park seating, and lighting. The path terminates at the lake edge with new steps and terraced seating that overlook the lake and park.

Conceptually, design has taken into account the layers of historical context as well as the community desire for cultural expression of today's local demographic. This design solution creates a new element that enhances the function of the 7th Street and Alvarado Street entry, while being sensitive to the existing historical context of the park site.

The final design has incorporated comments from community meetings and is supported by Council District 1. The Cultural Affairs Department and Cultural Heritage Commission reviewed the plans and have provided final approval.

With the award of \$2,000,000 Proposition 1C Housing-Related Parks (HRP) Program Funds for this park and given the limited time in which to deliver the grant project, the improvements to the entry at 7th Street and Alvarado Street were accelerated ahead of the master plan in order to meet the grant deadline of June 30, 2016.

The proposed project has been designed by BOE, Architectural Division, and the project is proposed to be constructed using the RAP's on-call Park Facilities construction contracts.

The HRP Program, funded through the passage of Proposition 1C, is designed to reward local governments for developing new residential housing affordable to low-income households. An application for funds was approved by Report No. 13-313 and Council File (CF) No. 14-0996. RAP was awarded \$8,221,950.00, available for the 2013 Program Year. The HRP Program funds may be used for the creation or rehabilitation of park and recreational facilities including, but not limited to, the acquisition of land, sport play fields, play areas, non-motorized recreation trails, play structures, outdoor recreation, and landscaping.

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RAP staff has determined that approximately \$1,500,000 of the \$2,000,000 from the Proposition 1C HRP funds awarded to MacArthur Park will be used for to the MacArthur Park – 7th and Alvarado Entry (PRJ20879) project.

Staff has determined that the proposed MacArthur Park – 7th and Alvarado Entry project (PRJ20879) project will consist of exterior alterations of an existing park facility involving remodeling or minor construction of accessory park related features where there be negligible or no expansion of use, and in accordance with Secretary of Interior Standards for the treatment of historic MacArthur Park. Therefore, the project is categorically exempt without exception from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1(a), Class 1(1) and Section 1(k), Class 11(6) of the City CEQA Guidelines, and Section 15331 of the State CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk within five (5) days of project approval.

FISCAL IMPACT STATEMENT:

The use of the Proposition 1C HRP Program funds will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Proposition 1C HRP Program funds or funding sources other than the Department's General Fund.

This Report was prepared by Cathie M. Santo Domingo, P.E., Superintendent, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-188

DATE August 12, 2015

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MACARTHUR PARK LAKE – WATER QUALITY IMPROVEMENT (PRJ20879) PROJECT – FINAL PLANS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the MacArthur Park Lake – Water Quality Improvement (PRJ20879) Project; and,
2. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

MacArthur Park is located at 2230 West 6th Street in the Westlake area of the City. This 29.87 acre property includes a children’s play area, synthetic meadow, band shell, lake, walking paths, and picnic areas. Approximately 41,695 City residents live within a one half mile walking distance of MacArthur Park. Due to the facilities, features, programs, and services it provides, MacArthur Park meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

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Working with Council District 1, Department of Recreation and Parks (RAP) requested the Department of Public Works, Bureau of Engineering (BOE) and the Department of Public Works, Bureau of Sanitation (BOS) to develop and prepare a master plan for the park and to evaluate the water quality and provide recommendations for improvements at the park lake, respectively.

BOS, Watershed Protection Division, proposed to evaluate the water quality of the lake by collecting water samples over a one (1) year period. This time frame would allow for data to be available through the four (4) seasons allowing for the variable temperatures experienced by the lake. BOS started the sampling effort in March 2015.

At this time, BOS recommends the first phase of the water quality improvement and water conservation efforts. The scope of work for this phase is the installation of new irrigation pumps and treatment system including the fabrication and installation of a structural metal frame over the wet well adjacent to the fountain pump to support new irrigation pumps; installation of two (2) new irrigation pumps on the metal frame; installation of new pressure media filters and connection to the discharge manifold of the new pumps; installation of new pressure Ultra Violet (UV) disinfection system and connection to the effluent line of media filters; extension of treated water line from UV system to outside the pump house; and construction of new irrigation mainline and connections to existing irrigation system.

The proposed project is to be implemented by BOS, Watershed Protection Division, and constructed using the RAP's on-call Park Facilities Construction contracts.

The Housing Related Parks (HRP) Program, funded through the passage of Proposition 1C, is designed to reward local governments for developing new residential housing affordable to low-income households. An application for funds was approved by Report No. 13-313 and Council File No. 14-0996. RAP was awarded RAP \$8,221,950.00 available for the 2013 Program Year. The HRP Program funds may be used for the creation or rehabilitation of park and recreational facilities including, but not limited to, the acquisition of land, sport play fields, play areas, non-motorized recreation trails, play structures, outdoor recreation, and landscaping.

RAP staff recommends that \$500,000 of the \$2,000,000 from the Proposition 1C HRP Program funds awarded to MacArthur Park be allocated to the MacArthur Park Lake – Water Quality Improvement (PRJ20879) project

Staff has determined that the proposed MacArthur Park Water Quality Improvement (PRJ20879) project will consist of the addition of required environmental protection devices in conjunction with existing structures, facilities or mechanical equipment at MacArthur Park Lake where there will be negligible or no expansion of use, and in accordance with the Secretary of Interior Standards for the treatment of historic MacArthur Park.. Therefore, the project is categorically

REPORT OF GENERAL MANAGER

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exempt without exception from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1(a), Class 1(6) and Section 1(c), Class 3(6) of the City CEQA Guidelines, and Section 15331 of the State CEQA Guidelines. A Notice of Exception will be filed with the Los Angeles County Clerk within five (5) days of project approval.

FISCAL IMPACT STATEMENT:

The use of the Proposition 1C HRP Program funds will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Proposition 1C Housing Funds or funding sources other than the Department's General Fund.

This report was prepared by Cathie M. Santo Domingo, P.E., Superintendent, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-189

DATE: August 12, 2015

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK –CONCEPTUAL PLAN TO EXPAND THE HEART OF LOS ANGELES PROGRAM

for *R. Barajas CSD K. Regan _____
 H. Fujita _____ N. Williams _____
 V. Israel _____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the conceptual plan to expand the Heart of Los Angeles (HOLA) Program at Lafayette Park as described in the Summary of this Report and Exhibit A; and,
2. Direct staff to work with representatives of HOLA in determining public support for the proposal, including but not limited to, holding at least two (2) community meetings, fulfilling California Environmental Quality Act (CEQA) requirements, and obtaining other governmental reviews, as necessary;

SUMMARY:

Lafayette Park is a 9.72 acre park located at 625 South Lafayette Park Place in Westlake. The facility contains an auditorium, basketball courts, a children’s play area, community room, picnic tables, a lighted soccer field and several lighted tennis courts. It offers aerobics, day care, pre-school programs, and summer camps, among other things.

On September 19, 2007, the Board, through Report No. 07-217, approved a Gift Agreement with HOLA, a California non-profit corporation, for the use of up to \$722,070 in funds donated by HOLA for the expansion of the existing modern multi-story recreation building being built at the park at the time. Also, approved was a Memorandum of Agreement (MOU) with HOLA for the enhancement of recreational youth programs at the facility.

REPORT OF GENERAL MANAGER

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The partnership with HOLA has been excellent and HOLA continues to provide top-notch services to the community. Recently, it has come to the attention of HOLA that the needs of the community exceed their ability to provide through the current site they occupy.

In order to meet this need, HOLA has proposed to build a new 33,250 square foot arts and recreation center on an underutilized portion of the park next to the existing recreation center. The proposed building would be modular, built from single use shipping containers that have been converted by a local manufacturer to custom designed club rooms, activity rooms, walkways, offices, partner's room, common areas, and bathrooms.

The center is to be designed to minimize the physical impact on the park, both in terms of its configuration and its aesthetics. It is to be visually compatible with the existing recreation center, and its exterior facades will be softened through the use of rooftop green spaces and patios, as well as other landscaping elements. The center's floor plan is made up of six (6) wings, which include music and academic enrichment rooms, practice rooms, meeting rooms and two (2) small ensemble rooms. However, the heart of the building will be its large ensemble room and performance space, a west facing two-story room that will open out onto the park for public performances of music, theater or other community events. The projected cost for this center is estimated to be \$7,200,000 (See Exhibit A).

At this time, HOLA is seeking approval of their conceptual plan. Obtaining this approval would facilitate their fund raising efforts.

On July 8, 2015, the proposed conceptual plan was presented to and approved by the Board's Facility Repair and Maintenance Task Force.

Operations staff concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

Approval of the proposed conceptual plan will not have an effect on the Department's General Fund. All work associated with the creation of the design plans and garnering public support will be HOLA's responsibility.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction and Maintenance Branch.



BERLINER
ARCHITECTS

HOLA
REAR VIEW

05/22/15

PROJECT DESCRIPTION

Heart of Los Angeles (HOLA) together with L.A. City Department of Recreation and Parks (RAP) serves over 2300 underserved youth with free high quality enrichment, arts, and athletics programs. In an area impacted by gangs and high poverty our partnership offers neighborhood children the opportunity to grow up in a safe and nurturing environment, empowering them to develop their potential, pursue their dreams, and ultimately renew their community. Unfortunately, the need for free programs is far greater than our current capacity. To address this urgent need HOLA is proposing to build a 33,250 sq. ft. Arts and Recreation Center in an underutilized portion of LaFayette Park adjacent to the Park's existing community center and gymnasium. The Center will allow HOLA both to move out of its current overcrowded facility and to expand its existing programming in the Park to approximately 2,000 youth. Additionally, the Center will provide space for more shared programming with RAP. The Center will be built using a highly innovative construction method using modified shipping containers as "building blocks" to create an extremely energy-- and cost--efficient structure. Its design will preserve green space by minimizing the building footprint, and will be aesthetically compatible with the Park's existing recreation center and gym. The current design's site, height and scale are designed to work in concert with the historic library in the park, preserving and not impinging on the library's architecture. HOLA anticipates that the new Center will be more than just a building; we hope it will become an even more vibrant beacon center of hope for the community.

Neighborhood Demographics

HOLA is located in the Westlake neighborhood of Los Angeles, bordered by Koreatown, Pico--Union, Echo Park, and Downtown. It is just 2.72 square miles but, with a population of almost 120,000, Westlake is one of the most densely populated neighborhoods in the city. The number of Westlake residents living in poverty is over 40%; median household income is less than \$27,000 annually. Approximately 25% of the neighborhood's families are headed by single parents. The median age of residents is 27 with nearly 30% of the population under the age of 19. Ethnic distribution is 73.4% Latino, 16.5% Asian, 4.5% white, 3.9% African American, and 1.7% Other. 61% of Westlake residents have less than a high school education and only 12% have college degrees. The community is plagued by poverty, crime, and intense and aggressive gang activity.

Need

HOLA's goal is to offer local children an alternative to joining the local gangs or engaging in juvenile crime; it annually provides enrichment, athletics, visual arts, and music training to over 2,300 local youth, ages 6--24, as well as adult classes in parenting, nutrition, and counseling services. Of these youth, 2,000 live within a two mile radius of the Park. HOLA's "campus" is spread among four buildings in and adjacent to LaFayette Park: the Park Community Center, the Bryson Building, the Wilshire Royale Apartment Building, and two floors of a commercial building (HOLA North).

Unfortunately, each year HOLA is forced to turn away hundreds of children whose parents are simply seeking a safe place for their children to spend their after school hours. There is simply not enough physical space to accept them, even as demand has grown. HOLA currently has over 350 children on its waiting lists. Moreover, HOLA's current space in HOLA North is insufficient leaving us with classes that are currently overcrowded.

Proposed Arts, Enrichment and Recreation Center

HOLA's solution is a new 33,250 sq. ft. Arts and Recreation Center which HOLA would use to house and expand its music program, providing over 450 young musicians with 15 hours of weekly music training, as well as academic support. The Center will also provide expanded space for Smart Start, HOLA's after school elementary enrichment program, youth counseling and intervention, and parent classes in health, education, and social services. In furtherance of our continuing public/private collaboration with RAP, the Center would be available for Park programming, such as adult education and senior recreational activities, during the school day¹.

¹ Construction of a public/private facility in the Park is not new ground for HOLA. In 2007, it partnered with the City to renovate and expand the then--rundown Lafayette Park Community Center. The Community Center reopened in 2011, providing HOLA with the space to increase the number of community members we serve by over 60%.

The Center would be located in the northeast corner of the Park, next to the existing Park Recreation Center. This area of the Park is underutilized by Park patrons – a portion of it is parking lot (existing parking would not be affected), and a portion is barren slope. The building would be modular, built from single use shipping containers which have been converted by a local manufacturer to custom– designed club rooms, activity rooms, walkways, offices, partners’ room, common areas, and even bathrooms. The products are certified by the DSA, which streamlines the permitting process, and come with self--contained HVAC and electrical systems and cool roof technology, greatly enhancing the building’s energy efficiency and reducing HOLA’s operating costs. After site preparation, the containers are delivered and installed at the site by the manufacturer, thus reducing the “construction time” from years to months. Best of all, the cost of the Center as proposed is a fraction of the cost of a conventional building. The projected budget, including site improvements, buildings, and associated soft costs, is \$7.2 million, or approximately \$232/sq. ft. compared to \$18 million or approximately \$600/sq. ft., for conventional construction of a comparable building.

The Center has been designed to minimize its physical impact on the Park, both in terms of its configuration and its aesthetics. It is visually compatible with the existing Recreation Building, and its exterior facades have been softened through the use of rooftop green spaces and patios, as well as other landscaping elements. The Center’s floor plan is made up of six wings, which include music and academic enrichment rooms, practice rooms, and meeting rooms, as well as two small ensemble rooms. However, the heart of the building will be its large ensemble room and performance space, a west facing two--story room that will open out onto the Park for public performances of music, theatre, or other community event.



BERLINER
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HOLA
ENTRY VIEW

05/22/15



1 SITE PLAN
SCALE: 1" = 60'-0"



BERLINER
ARCHITECTS

HOLA
SITE PLAN

05/22/15

About HOLA

Twenty--five years ago, HOLA's founder started an after school basketball game at a church building to keep at-risk kids safe and out of trouble on their way home from school through a dangerous and gang-- infested neighborhood. Since then, HOLA has expanded into a full--service after school program, offering local children and their families the opportunity and tools to break the cycle of poverty through myriad enrichment, arts, and sports programs.

HOLA's after school programming falls into four categories: Enrichment, Music, Visual and Performing Arts, and Athletics. The following table illustrates the days, times, and child and staff count for HOLA's programs by location during the current Spring quarter. Although usage and volume changes quarterly, the table presents typical usage and volume.

Bryson Building	Wilshire Royale	HOLA North	Park Building
Arts (Ceramics) M--F 3:30--6:30 Children:40/Staff:1 High School Aged Teens (PAT) M--F 3:30 -- 8:00 Children: 150/ Staff: 4 Scientific Arts M--F 3:30--6:30 Children: 95/Staff: 2	Arts (All other) M--F 3:30--6:30 Children; 200/Staff:8	YOLA at HOLA* M--F 3:00--7:30 Sat. 9:30--3:30 Children: 238/ Staff: 12 Music Studio and Jazz Thurs & Fri 5:00--7:00 Sat. 1:00--3:00 Children: 39/ Staff: 3 Elementary Aged Smart Start M--F 3:30--6:30 Children: 48/ Staff: 4	Athletics M--F 3:30 -- 8:30, Sa 9:00--5:00 Children: 500/Staff:5 Middle School Aged Teens Bridges M--F 3:30--6:30 Children: 48/ Staff: 5 High School Aged Teens (PAT) 2x's, M--F 6:00--8:00 Students: 50/Staff: 2 Young Adults (College Success), Quarterly Children: 80/Staff: 3

Program Color Code: **Enrichment**, **Athletic**, Visual Arts, **Music**

*Includes targeted academic tutoring and wrap--around services provided as part of the YOLA at HOLA programming.

1. Enrichment

- a. Smart Start Program (ages 7 - 11) – Each afternoon, almost 50 elementary--aged children receive tutoring support and focused homework help from caring staff and volunteers providing each child with the individualized attention he or she needs to thrive. Throughout the year, Smart Start staff will even work with school personnel and parents to create a valuable safety net for youth needing additional support. Smart Start staff also provides children with a wide variety of enrichment through hands-on, project based clubs, from

science to book clubs, creative-writing, technology, nutrition, and ceramics. Summer Smart Start enrichment opportunities include on campus day camps and sleepaway camps and a six-week program at the California Science Center that culminated with a one-week scholarship to one of the Center's HandOn Science Camps.

- b. Bridges Program (ages 12 - 14) – Bridges is a program that annually serves over 50 teens children after school. The program is designed to help them focus on achieving life goals through an emphasis on commitment to personal development, team building, self-expression, civic participation, and project based learning. HOLA provides these children with after-school enrichment activities and language arts tutoring, as well as music and dance instruction, sports leagues, college tours, digital media classes, photography, science clubs, and leadership training.
- c. Scientific Arts Program (ages 6--19) – HOLA provides 95 youth with after school enrichment opportunities in hands-on, project based science, technology, engineering and mathematics throughout the year. Activities include: engineering, robotics, computer repair, graphic design, circuit bending, 3D design and printing, and programming, and are incorporated into the Smart Start, Bridges, and PAT program platforms. HOLA also offers six week-long "summer seminars" to 22 middle school children in each of Robotics, Minecraft, and Projectiles.
- d. PAT (Preparing Achievers for Tomorrow) Program (ages 15 -19) – The PAT Teen Program serves 150 youth, preparing them for college and equipping them with the tools and resources necessary to develop workforce readiness skills. Beginning as freshmen, they engage in creative, structured and intensive after-school programs that include academic support, individual mentoring, life-preparedness workshops, recreational and enrichment classes, financial aid and college application workshops, and intensive college and SAT preparation courses. With the expansion of HOLA's partnership with Bard College, Master of Arts in Teaching (MAT) candidates dedicate several hours each week to individual and group tutoring and mentorship. In addition, every year HOLA staff takes high school students to visit dozens of colleges and universities throughout California and the country as the kickoff to the college application process. Over the past three years, all youth enrolled in PAT have graduated from high school, and 98% of these have gone on to college.

2. Music

- a. YOLA at HOLA (ages 6 – 19) – Since 2010, HOLA has partnered with the Los Angeles Philharmonic, becoming one of only three organizations through which the Philharmonic is implementing its Youth Orchestra of Los Angeles program. Under the terms of the partnership, the Philharmonic provides instruments and musical instruction to 238 HOLA youth using the "El Sistema" method, while HOLA provides program space, support staff, and targeted academic and other wrap-around services. Young musicians receive 15 hours a week in ensemble instruction, musicianship classes, and singing and solfege classes, as well as academic tutoring. The program

has multiple entry points and over the last year five new classes were added to further emphasize level-based learning and to allow for older, more advanced musicians to engage in a more challenging repertoire. These children have performed at venues such as the Walt Disney Concert Hall and opening night at the Hollywood Bowl; HOLA has also twice hosted the Simon Bolivar Symphony Orchestra of Venezuela, and their members have led sectionals and taught masters classes to our young musicians. The YOLA at HOLA program has been successful by every applicable metric and is an integral part of HOLA's mission.

- b. Music Studio and Jazz (ages 8 – 19) – In addition to the programs described above, 39 HOLA children also receive private lessons in percussion, strings, brass and woodwinds, while participating in small ensembles that emphasize peer-learning and intensive repertoires. HOLA's Jazz curriculum includes two levels of Jazz combos, improvisation lessons and classes in Listening and Jazz Theory. HOLA's program staff includes a Jazz Teaching Artist to oversee curriculum development, artistic vision for the program, and the implementation of HOLA's newly established Jazz Artist in Residence Program that provides HOLA alumni with the opportunity to gain teaching and arranging skills.

3. Visual and Performing Arts (ages 6 – 19)

Like its Science programming, HOLA's Visual and Performing Arts programs are primarily administered to HOLA youth through Smart Start, Bridges, and PAT, and serve 280 children, ages 6-19. Visual Arts classes include ceramics, photography, painting, sculpture, fashion design, illustration, printmaking, mixed media, screen printing, watercolor, graphic design, new media, and public art. Performing Arts classes include dance, improvisation, and theatrical production.

4. Athletics (ages 6--19)

HOLA's Athletics and Outdoor Activities programs promote personal development, health and fitness, commitment to athletic excellence, and sportsmanship. Activities not only provide physical exercise, but also serve as an opportunity to build teamwork skills and a positive outlet for the social stresses inherent in neighborhood life. In addition to offering free basketball and soccer leagues and clinics, HOLA provides elementary, middle, and high school youth extensive recreational opportunities in fitness and dance, nutrition/healthy cooking, and instruction in a variety of sports, including flag football, swimming, tennis, soccer, volleyball, and basketball. Through its unique partnership with LADRP, HOLA's children enjoy much needed green space and year round access to the sports facilities at LaFayette Park – a state of the art turf soccer field, outdoor basketball courts, and a full-sized gym. HOLA provides athletics programming to over 1000 participants per year.



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

BERLINER
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HOLA
FLOOR PLAN - LEVEL 01

05/22/15

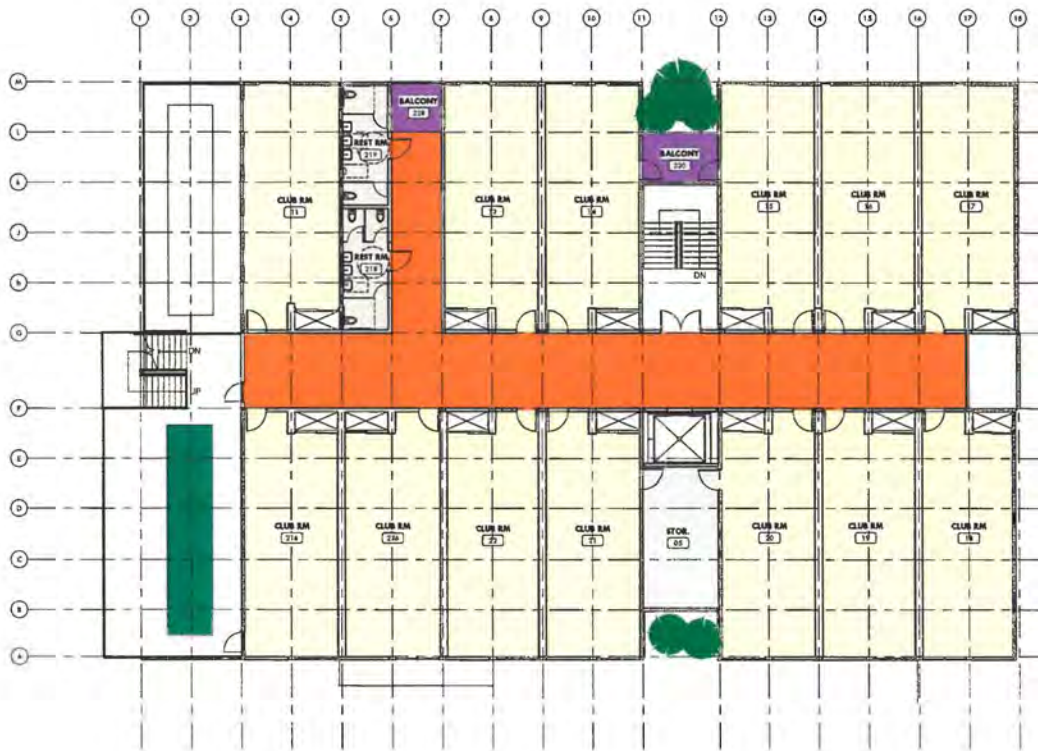


1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

BERLINER
ARCHITECTS

HOLA
FLOOR PLAN - LEVEL 02

05/22/15



1 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



REPORT OF GENERAL MANAGER

NO. 15-190

DATE August 12, 2015

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH PARK – NORTHWEST SYNTHETIC SOCCER FIELD (PRJ20812)(W.O #E1907808) PROJECT – FINAL PLANS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>fus</i> R. Barajas	<u>CSO</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the South Park – Northwest Synthetic Soccer Field (PRJ20812) (W.O. #E1907808) project; and,
2. Find that the actions taken herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

South Park Recreation Center is located at 375 East 51st Street in the South Los Angeles area of the City. This 18.25 acre park features a gymnasium, swimming pool, basketball and tennis courts, a ball diamond and multipurpose field, an outdoor amphitheater, outdoor fitness area, picnic tables, and children’s play areas. Approximately 21,527 City residents live within a one half mile walking distance of South Park Recreation Center. Due to the facilities, features, programs, and services it provides, South Park Recreation Center meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-190

Working with Council District 9, Department of Recreation and Parks (RAP) requested that the Department of Public Works, Bureau of Engineering (BOE) to develop and prepare a master plan for the park.

The scope of work for the master plan for the park includes the reorganization of the various park amenities including the following:

- 1) Northwest Synthetic Soccer Field
- 2) Northeast Park and Palm Walkway (East-West direction)
- 3) New Maintenance Yard
- 4) Southeast Park with Synthetic Meadow and Basketball Courts
- 5) Building Promenade (North-East direction)
- 6) West Parking Lot
- 7) Baseball Field Renovations

With the award of Proposition 1C Housing-Related Parks (HRP) Program funds for this park and given the limited time in which to deliver the grant project, the construction of the new synthetic soccer field at the northwest corner of the park was accelerated ahead of the master plan in order to meet the grant deadline of June 30, 2016.

The specific scope of work for this portion of the master plan is to remove the existing basketball courts and replace them with a new synthetic soccer field with new planting, irrigation, security lighting and infrastructure for future sports field light poles. The basketball courts will be replaced in a future phase of the park project. A competitive grant application for Proposition K funds has been submitted for the sports field lighting.

The proposed project is designed by BOE, Architectural Division, and is proposed to be constructed using the RAP's on-call Park Facilities Construction contracts.

The HRP Program, funded through the passage of Proposition 1C, is designed to reward local governments for developing new residential housing affordable to low-income households. An Applications for funds was approved by Report Nos. 11-227 and 13-313 and Council File Nos. 11-378 and 14-0996. RAP has been awarded \$1,594,850.00 available from the 2010 and 2013 Program Year, respectively. The HRP Program funds may be used for the creation or rehabilitation of park and recreational facilities including, but not limited to, the acquisition of land, sport play fields, play areas, non-motorized recreation trails, play structures, outdoor recreation, and landscaping.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-190

RAP's staff has determined that approximately \$446,032 from the Proposition 1C HRP program funds awarded to South Park will be used for the South Park – Northwest Synthetic Soccer Field project. This project is also funded with Community Development Block Grant (CDBG) funds in the approximate amount of \$128,758

Staff has determined that the subject Project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) and was determined to be exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(6) and Class 11(3) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk on October 24, 2014. Staff finds that the Project has not substantially changed from that previously evaluated that would not require any additional mitigation, nor have the environmental conditions at the site substantially changed. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The use of the Proposition 1C HRP Program funds will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Proposition 1C HRP Program funds or funding sources other than the Department's General Fund.

This Report was prepared by Cathie M. Santo Domingo, P.E., Superintendent, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-191

DATE August 12, 2015

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – GREEK THEATRE – ADDENDUM NO. 2 TO REQUEST FOR PROPOSALS FOR THE OPERATION AND MAINTENANCE OF THE GREEK THEATRE FOOD AND BEVERAGE CONCESSION (CON-F15-002)

R. Barajas _____
H. Fujita _____
*V. Israel ✓ _____

K. Regan _____
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the draft Addendum No. 2 to Request for Proposals for the Operation and Maintenance of the Greek Theatre Food and Beverage Concession (CON-F15-002); and
2. Authorize the General Manager or designee to make any necessary technical changes consistent with the intent of these actions to administer this request for proposals.

SUMMARY:

The Greek Theatre is located at 2700 North Vermont Avenue in Griffith Park and was officially dedicated in 1929. Since that time, it has provided entertainment and cultural events to the general public and residents of Los Angeles.

On April 15, 2015, the Board of Recreation and Park Commissioners (Board) approved General Manager's Report No. 15-082 authorizing the Department of Recreation and Parks (RAP) to proceed with implementation of an open venue model at the Greek Theatre. On May 4, 2015, a special meeting of the Commission Task Force on Concessions (Task Force) was held to discuss two (2) draft Request for Proposals (RFP), one for Oversight of the Greek Theatre's Open Venue Model and the other for the Operation and Maintenance of the Greek Theatre Food and Beverage Concession.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-191

On May 20, 2015, the Board approved General Manager's Report No. 15-111 authorizing RAP staff to release the two (2) RFPs. On June 26, 2015, the Request for Proposals for the Operation and Maintenance of the Greek Theatre Food and Beverage Concession (CON-F15-002) (Food and Beverage RFP) was released. The Food and Beverage RFP was advertised in the Los Angeles Daily Journal and posted to the Los Angeles Business Assistance Virtual Network (BAVN).

DISCUSSION

On July 14, 2015, a mandatory pre-proposal conference and mandatory site walk were held as required by the Food and Beverage RFP. During the site walk of the Greek Theatre, several potential proposers expressed concerns with the available kitchen equipment. Addendum No. 1 was issued on July 29, 2015 in part to extend the proposal due date to Tuesday, August 25, 2015 to provide time for the Board to consider Addendum No. 2, to extend the deadline for questions to August 11, 2015 and to add a contracting requirement, Iran Contracting Act of 2010.

Addendum No. 2 (Exhibit A) addresses the concerns regarding equipment by providing an equipment credit of up to Two Hundred Thousand Dollars (\$200,000.00) for the successful proposer to purchase or lease major equipment for the operation. The successful proposer must obtain RAP's pre-approval for the purchases or leases. If the equipment is purchased, RAP retains ownership of the equipment. The equipment credit will be reduced from the successful proposer's monthly revenue sharing payments to RAP in the first year of operation. There shall be no equipment credit for either of the two (2) extension options, if they are exercised by RAP and the Board. The equipment credit will encourage proposers to respond to the RFP.

FISCAL IMPACT STATEMENT

Approval of Addendum No. 2 would provide an equipment credit of up to Two Hundred Thousand Dollars (\$200,000.00) to the successful proposer. This credit would reduce the food and beverage revenue minimum of One Million Three Hundred Thousand Dollars (\$1,300,000.00) in the first year of the agreement. There are no equipment credits for any of the two (2) extension options.

This Report was prepared by Agnes Ko, Senior Management Analyst II, Partnership and Revenue Branch, Concessions Unit.

**BOARD OF RECREATION AND
PARK COMMISSIONERS**

SYLVIA PATSAOURAS
PRESIDENT

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ARMANDO X. BENCOMO
COMMISSION EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

August xx, 2015

**DEPARTMENT OF
RECREATION AND PARKS**

Attn: Partnerships Division/Concessions Unit
PO Box 86610
LOS ANGELES, CA 90086-0610

FAX (213) 202-4311

MICHAEL A. SHULL
GENERAL MANAGER

**REQUEST FOR PROPOSALS
FOR THE OPERATION AND MAINTENANCE OF THE GREEK THEATRE
FOOD AND BEVERAGE CONCESSION
(RFP #CON-F15-002)**

ADDENDUM NO. 2

The Request for Proposals for the Operation and Maintenance of the Greek Theatre Food and Beverage Concession (RFP) has been modified as follows:

1. Section IV. Proposal Items, A. Business Plan-Refer to II. Objective of the Request for Proposals:

Delete the third paragraph on page 4, which reads:

Proposers must provide all concession related equipment, including but not limited to kitchen equipment, mobile food and beverage carts, point of sale systems, credit/debit card machines, and must maintain all equipment in good working condition throughout the term of the Agreement. A list of major equipment must be included in the proposal response.

Replace with the following new third paragraph:

Proposers must provide all concession related equipment necessary to provide the quality services required in the RFP. All equipment and smallwares remaining at the venue after the current operator vacates the venue become Department property. If any of the major equipment such as stoves, ovens, fryers are removed from the premises by the current operator, the successful proposer will be responsible for the purchase or lease of all equipment required for the operation. The Department will provide an equipment credit, up to Two Hundred Thousand Dollars (\$200,000.00), for certain major equipment replacement. The equipment credit will be reduced from the successful proposer's monthly revenue sharing payments to the Department in the first year of operation. The successful proposer must submit a minimum of three (3) bids for the equipment and must obtain the Department's pre-approval prior to the



purchase or lease of the equipment. The newly purchased equipment for which the successful proposer is receiving the equipment credit shall become Department property. Under no circumstances shall the equipment credit exceed Two Hundred Thousand Dollars (\$200,000.00). The successful proposer will be required to purchase all smallwares, such as small counter top equipment, including, but not limited to, the point of sale registers.

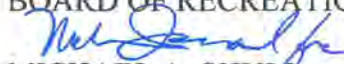
There shall be no equipment credit for either of the two (2) extension options, if they are exercised by the Department and the Board.

All other information within Section IV. Proposal Items remains the same.

FOR INFORMATION ONLY

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

August 12, 2015

TO: BOARD OF RECREATION AND PARK COMMISSIONERS
FROM: 
MICHAEL A. SHULL
General Manager
SUBJECT: JIM GILLIAM CHILD CARE CENTER - CALIFORNIA DEPARTMENT OF
EDUCATION 2015-2016 GENERAL CHILD CARE AND DEVELOPMENT
AND CALIFORNIA STATE PRESCHOOL PROGRAMS – UPDATE ON
GRANT AMOUNT AWARDED

The Department of Recreation and Parks (RAP) has been receiving Federal funding to provide child care services at the Jim Gilliam Child Care Center, dispersed through the California Department of Education (CDE), since 1986. Each year, CDE allows RAP to apply for continuation of this funding. At its meeting of November 5, 2014, the Board of Recreation and Park Commissioners authorized the submission of a 2015-2016 Child Development Program continued funding application for the General Child Care Program (CCTR), which subsidizes child care for 2-3 year old children, and the California State Preschool Program (CSPP), which funds child care services for pre-kindergarten enrollees, at the Jim Gilliam Child Care Center (Report No. 14-273). As has been the case in all prior years, staff estimated the likely amount of continued funded for 2015-16 based on prior years' awards. However, annual funding can be variable due to availability of Federal funds, prioritization of programs, and other factors.

In Report No. 14-273, staff estimated continued funding of \$7,000.00 under the CCTR program and \$170,000.00 under the CSPP program. However, in June 2015, RAP received notification from CDE that the continued funding to Jim Gilliam Child Care Center would consist of \$5,893.00 under CCTR and \$262,372.00 under CSPP Program, representing greater emphasis on helping pre-kindergarten children. The grant award notices with these revised amounts have been presented to City Council and the Mayor for approval.

The changes to the grant amounts will allow RAP to provide child care services to more pre-kindergarten children from families with incomes at or below the 75% State median income level, and fewer 2-3 year children, in accordance with CDE priorities. Enrollment will be managed to conform to the amounts granted by CDE.

This Report was prepared by Vicki Israel, Assistant General Manager, Partnership and Revenue Branch.

FOR INFORMATION ONLY

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

August 12, 2015

TO: BOARD OF RECREATION AND PARKS COMMISSIONERS
FROM: *Michael Williams for*
MICHAEL A SHULL, General Manager
SUBJECT: SUNSET GORDON PROJECT/SUNSET GORDON PARK

Background

The Sunset Gordon Project (Project) is a mixed-use residential and commercial project located on an approximately 1.7 acre site at 5929-5945 Sunset Boulevard and 1512-1540 North Gordon Street in Hollywood. The Project includes 299 dwelling units, approximately 13,500 square feet of restaurant and retail space, approximately 40,000 square feet of office space, a parking structure that has parking levels both above and below grade, and a public park. The public park is located on the north side of the Project, along the Project's Gordon Street frontage and above a below grade portion of the project's parking structure, and is located at street level.

On July 16, 2012, the developer of the project, 5929 Sunset (Hollywood), LLC (Developer), paid the required Quimby Fees for the 305 dwelling units entitled to be developed as a part of the Project. The total Quimby fee payment received by Department of Recreation and Parks (Department) for this project was \$1,253,855.

On June 11, 2014, the Board of Recreation and Park Commissioners (Board) authorized the Department to initiate preliminary acquisition of an approximately 21,177 square foot perpetual easement over all or portion of Assessor's Parcel Numbers (APN) 5545-009-05, 5545-009-06, and 5545-009-07, generally located 1522-1534 Gordon Street, Los Angeles, California 90028, for public park purposes, and directed staff to return to the Board with a Purchase and Sale Agreement, escrow instructions and related documents, and a Covenant for Maintenance Obligations (Maintenance Covenant), for the Board's final approval to purchase the easement and the park improvements installed upon it (Board Report No. 14-098). Additionally, the Board requested that Department staff provide a bi-yearly, informational report to the Board on how the park is being used by the community and how it is being integrated in the community.

Pursuant to California Public Resources Code Section 21151(c), Doug Haines filed an appeal of the Board's June 11, 2014 action on behalf of the La Mirada Avenue Neighborhood Association. No action has yet been taken by the City in response to this appeal (Council File: 14-0899).

In October 2014, in response to a lawsuit filed in May 2012, by the La Mirada Avenue Neighborhood Association, challenging the City's approval of the Project, the Los Angeles Superior Court ruled that the City had improperly issued construction permits for the Project. The judge's ruling effectively invalidated the construction permits for the project. The Developer appealed the judge's ruling, however, the City did not appeal the ruling. The Developer's appeal has not yet been heard before the Courts of Appeal.

Current Status

Due to the Superior Court's decision, the Project, and the proposed public park, are currently unpermitted and cannot be legally occupied. Until the legal status of the proposed park is resolved, Department staff cannot move forward and complete preliminary acquisition activities for the proposed acquisition of the perpetual easement for the park.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

GENERAL MANAGER'S REPORTS:

<u>ORIGINALLY PLACED ON BOARD AGENDA</u>	<u>PLACED ON MATTERS PENDING</u>	<u>DEEMED WITHDRAWN</u>
--	--	-----------------------------

None

BIDS TO BE RECEIVED:

None

PROPOSALS TO BE RECEIVED:

8/11/15 Operation and Maintenance of the Greek Theatre Food and Beverage Concession

9/8/15 Echo Park Boathouse Café Concession

9/29/15 Operation and Maintenance of the Pershing Square Café Concession

QUALIFICATIONS TO BE RECEIVED:

None