

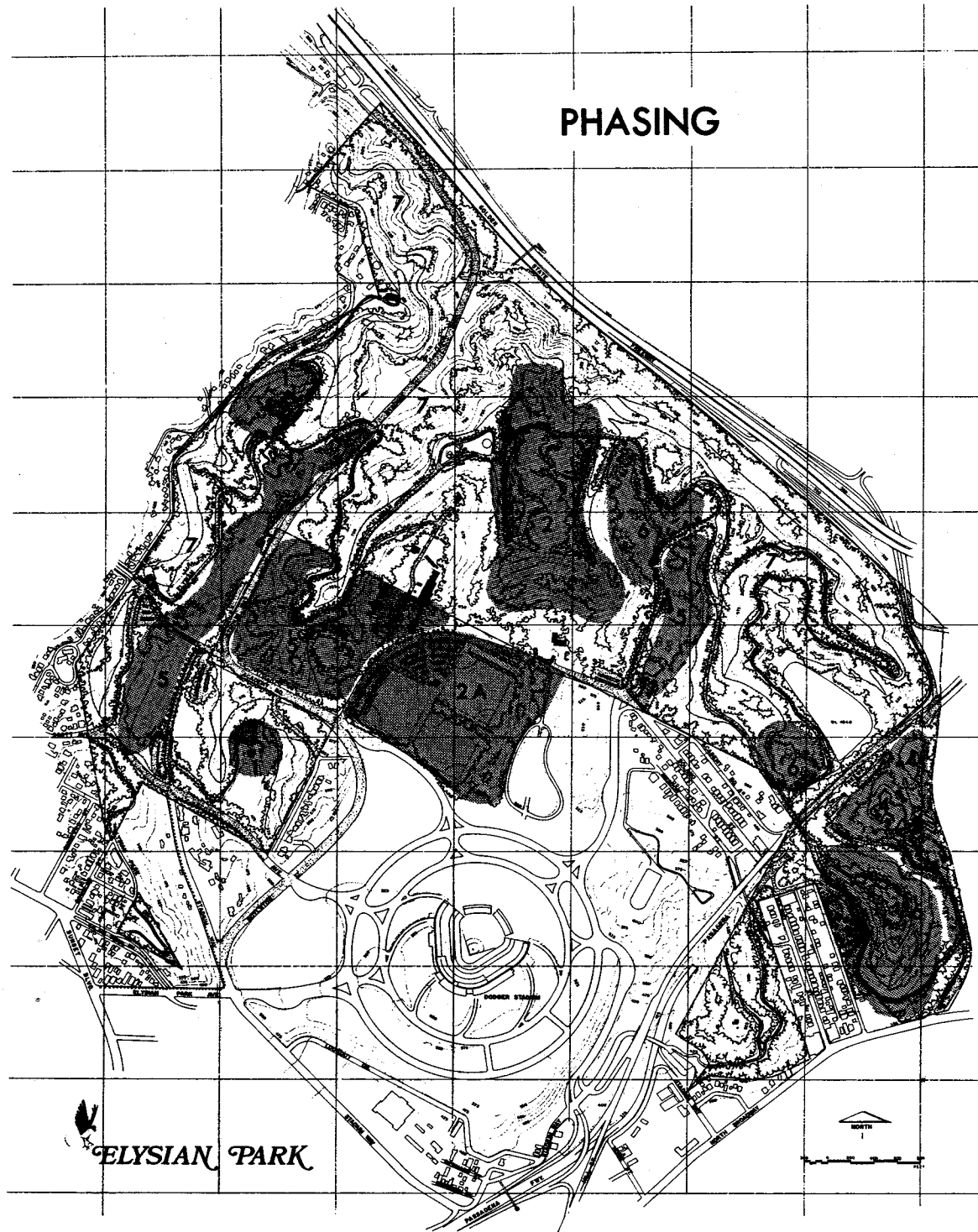


PHASING & COSTS

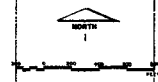
PHASING LEGEND

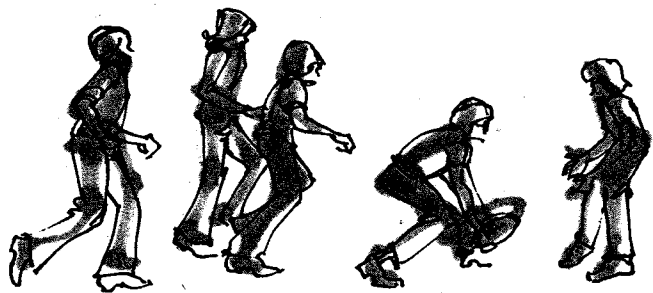
By number
or as described
in cost analysis.

PHASING



ELYSIAN PARK





WATER SYSTEM PROGRAM
(Including irrigation, fire protection
and restrooms)

GENERAL DESCRIPTION

The water system program has been previously prepared by the Department of Recreation and Parks. It is separated into a 5-year program which can be integrated with the Site and Structural Program so that parts of both programs complement each other. Because of the nature of the Site and Structural programs, no construction will conflict with the Water System Program, even though the Site and Structural Program has seven (7) phases. The Water System Program will supply the sprinkler systems, fire hydrants, restrooms, and a second water tank (if future water demands require it).

PHASE I

This phase of the Water System Program will include all of the major main lines, the fire hydrants, and provide new service to all existing sprinkler systems. It could accompany Phase I of the Site and Structural Program, which includes the renovation of existing facilities and construction of the new lodge, without conflict.

\$ 541,580.00

PHASE II

This phase will provide the first of the new systems for existing lawn areas which are to remain. The sprinkler systems for the Phase II Bishop Plateau in the Site and Structural Program and Phase II-A which is the proposed little league area and will include some elements of the hillside rotary systems.

\$ 583,000.00

PHASE III

This phase will provide the second increment of the hillside rotary system and continue with lawn and shrub sprinkler systems. Phases III and IV of the Site and Structural Program, which include general road improvements and the swimming lake will coordinate with this phase.

\$ 1,013,100.00

WATER SYSTEM PROGRAM (continued)

RECAP

PHASE IV

This phase will complete all of the major hillside rotary systems and the lawn and intermediate areas to be developed in Phases V, VI, and VII in the Site and Structural Program, which includes renovation of old buildings and improvements in Chavez Ravine (V), the formal picnic area on Buena Vista Hill and the amphitheater in Solano Canyon (VI), and general refurbishment of areas throughout the park (VII).

\$ 1,039,400.00

PHASE V

This phase will complete all sprinkler systems in the park and especially those remaining miscellaneous areas in Phase VII of the Site and Structural Program, all of the new restrooms and a new water tank if required.

\$ 881,000.00

PHASE I	541,580.00
PHASE II	583,000.00
PHASE III	1,013,100.00
PHASE IV	1,039,400.00
PHASE V	<u>881,000.00</u>
	\$ 4,058,080.00

SITE AND STRUCTURAL PROGRAM

PHASE I

This phase accomplishes much of the patching, fix-up work of the older facilities, particularly the old lodge building. It also includes the construction of the new lodge and its adjacent stream.

A. DEMOLITION AND CLEAN-UP

1. Clean up all raw cuts with backhoe, skip loader and hand work along all roads 10,000.00
 2. Remove all timber wind falls from paths and trails 5,000.00
 3. Remove existing barrier posts in Chavez Ravine and Solano Canyon 3,000.00
 4. Remove, shred and return to soil all dead or undesirable shrubbery and trees in all areas of park 10,000.00
- 28,000.00

B. EARTHWORK

1. Excavation for building pad for new lodge building 5,000.00
 2. Excavation of new stream bed 2,000.00
- 7,000.00

C. SITE WORK

1. Boulder work 40,000.00
 2. Waterfall construction 10,000.00
 3. A.C. parking lot 6,000.00
- 56,000.00

D. ARCHITECTURAL

1. New lodge building
 - a. Building 122,000.00
 - b. Concrete patios 8,000.00
 - c. Wood decks 11,000.00
 2. Refurbish old lodge buildings 30,000.00
 3. Refurbish old restroom buildings (2) 20,000.00
 4. Picnic shelters (3) 15,000.00
- 206,000.00

E. SPECIAL CONSTRUCTION

1. Wood bridges 11,000.00
 2. Wood barricades 2,000.00
- 13,000.00

F. MECHANICAL

- Recirculation equipment for stream-waterfall 15,000.00

PHASE I (continued)

G. FURNITURE

1. Picnic tables (40)	10,000.00
2. Barbecues (20)	2,000.00
3. Flagpole	1,000.00
4. Trash receptacles (25)	3,000.00
5. Interior furnishings	5,000.00
	<u>21,000.00</u>

H. PLAY AREA 4,000.00

I. PLANTING 16,000.00

J. GRAPHICS 3,000.00

K. 90-DAY MAINTENANCE 2,000.00

15% MISC. COSTS 56,000.00

PHASE I TOTAL 427,000.00

PHASE II

This phase accomplishes the regrading and replanting of Bishop Plateau and the picnic area adjacent to Elysian Park Drive above Chavez Ravine. This includes the construction of picnic shelters, restroom buildings, look-out gazebo, several parking areas and two children's play areas.

PHASE II (continued)

A. EARTHWORK

1. Major earth moving of Bishop Plateau	63,000.00
2. Grading for miscellaneous construction (gazebo, picnic shelters, etc.)	2,000.00
3. Grading for parking lots	11,000.00
4. Grading for access roads to parking lots	3,000.00
5. Hiking trails (north of Pasadena Freeway)	15,000.00
	<u>94,000.00</u>

B. SITE WORK

1. A.C. paving	41,000.00
2. Storm drains	39,000.00
3. Play areas	5,000.00
4. Barricades	11,000.00
	<u>96,000.00</u>

C. ARCHITECTURAL

1. Picnic shelters (12)	59,000.00
2. Look-out gazebo	30,000.00
	<u>89,000.00</u>

PHASE II (continued)

D. FURNITURE

1. Picnic tables (112)	17,000.00
2. Barbecues (66)	7,000.00
3. Trash receptacles (50)	5,000.00
	<u>29,000.00</u>

E. GRAPHICS 6,000.00

F. PLANTING 236,000.00

G. 90-DAY MAINTENANCE 9,000.00
559,000.00

15% MISC. COSTS 84,000.00

PHASE II TOTAL 643,000.00

PHASE II-A

This sub-phase accomplishes the establishment of a third little league size baseball diamond with accompanying parking and plantings.

A. EARTHWORK

1. Rough grading	2,000.00
2. Fine grading	1,000.00
3. Infield fill	4,000.00
4. Grading for parking lots	2,000.00
	<u>9,000.00</u>

PHASE II-A (continued)

B. SITE WORK

1. A.C. paving	75,000.00
2. 6' Perimeter fence	13,000.00
3. 4' Interior fence	5,000.00
	<u>93,000.00</u>

C. ARCHITECTURAL

1. Club house 84,000.00

D. FURNITURE

1. Trash receptacles (25)	2,000.00
2. Flagpole	1,000.00
	<u>3,000.00</u>

E. PLANTING

1. Turf	18,000.00
2. Miscellaneous planting	63,000.00
	<u>81,000.00</u>

F. 90-DAY MAINTENANCE

15% MISC. COSTS 3,000.00
273,000.00
41,000.00

PHASE II-A TOTAL

314,000.00

PHASE III

This phase would accomplish all new road paving, resurfacing and widening of existing roads and related work.

A. DEMOLITION

- | | |
|--|------------------|
| 1. Stadium Way from Academy Road to Scott Avenue (A.C. rubble and base material) | 14,000.00 |
| 2. Removal of Solano Canyon Drive from Park Road to Elysian Park Drive | 7,000.00 |
| | <u>21,000.00</u> |

B. EARTHWORK

- | | |
|---|------------------|
| 1. Regrading of demolished road beds | 1,000.00 |
| 2. Grading required for widening existing road-beds | 5,000.00 |
| 3. Grade for new road beds | 8,000.00 |
| 4. Grade for parking areas adjacent to roads | 4,000.00 |
| | <u>18,000.00</u> |

C. SITE WORK

- | | |
|---|-------------------|
| 1. New roads (A.C.) | 13,000.00 |
| 2. Widening existing roads | 20,000.00 |
| 3. 1" Resurfacing of certain existing roads | 115,000.00 |
| 4. Barricades | 93,000.00 |
| 5. Storm drains | 36,000.00 |
| | <u>277,000.00</u> |

PHASE III (continued)

D. ARCHITECTURAL

- | | |
|-----------------------|------------|
| 1. Tram shelters (11) | 184,000.00 |
|-----------------------|------------|

E. SPECIAL CONSTRUCTION

- | | |
|------------------------------------|-----------|
| Pedestrian overpass (Academy Road) | 50,000.00 |
|------------------------------------|-----------|

F. ELECTRICAL

This allowance is a maximum figure to provide minimum road lighting and security lighting as well as adequate service for connection to such new facilities as the new lodge, swimming lake, etc. Actual hook-up and electrical systems for these facilities are provided within the allowance figure for the individual facilities.

- | | |
|------------------------|-------------------|
| | <u>100,000.00</u> |
| | 650,000.00 |
| 15% MISC. COSTS | <u>98,000.00</u> |
| <u>PHASE III TOTAL</u> | 748,000.00 |

PHASE IV

This phase accomplishes the swimming lake and related facilities complete.

A. DEMOLITION

Existing buildings 1,000.00

B. EARTHWORK

1. Lake excavation	21,000.00
2. Grade for parking lot	2,000.00
3. Fine grade entire site	20,000.00
4. Beach fill (sand)	4,000.00
5. Soil-cement fill for lake	70,000.00
6. Island	2,000.00
	<u>119,000.00</u>

C. SITE WORK

1. Lake seal (polyethylene sheeting)	5,000.00
2. A.C. parking	21,000.00
3. A.C. walks	4,000.00
4. Concrete walls	7,000.00
5. Concrete paving	4,000.00
6. Wood deck	4,000.00
7. Wood bridge	2,000.00
8. Wood ramps	1,000.00
9. Concrete steppers	1,000.00
10. Piling steppers	1,000.00
11. Concrete steps	1,000.00
12. Storm drains	35,000.00
13. 6' Chain link fencing	11,000.00
	<u>97,000.00</u>

PHASE IV (continued)

D. ARCHITECTURAL

1. Bath house	63,000.00
2. Club house	28,000.00
Eyebrow	6,000.00
3. Concession stand	54,000.00
Eyebrow	2,000.00
	<u>153,000.00</u>

E. MISCELLANEOUS SPECIAL ITEMS

1. Slide (35')	1,000.00
2. Diving board	1,000.00
3. Lifeguard stand	1,000.00
4. Floating safety rope	1,000.00
5. Showers (3)	1,000.00
6. Bollards (3)	1,000.00
	<u>6,000.00</u>

F. MECHANICAL

1. Pool filtering and re-circulation	100,000.00
2. Drain lines for bath house, showers, concession, etc.	1,000.00
	<u>101,000.00</u>

G. ELECTRICAL

Security lights (11 units)	3,000.00
Building lights are included under architectural.	

PHASE IV (continued)

H. <u>PLANTING</u>	86,000.00
I. <u>90-DAY MAINTENANCE</u>	<u>3,000.00</u>
	569,000.00
15% MISC. COSTS	<u>85,000.00</u>
<u>PHASE IV TOTAL</u>	654,000.00

PHASE V

This phase will accomplish the refurbishment of the planting in Solano Canyon, the removal of the existing restroom building and the construction of the new ones in the canyon, the refurbishment of the Park Department service building and yard, the refurbishment of the park headquarters building, the landscape and construction development of the acquired area of Chavez Ravine (west of the little league area) and the development of the portion of Chavez Ravine between Stadium Way and Elysian Park Road not completed under Phase I.

A. DEMOLITION AND CLEAN UP

Solano Canyon and Chavez Ravine restroom buildings (2)	1,000.00
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PHASE V (continued)

B. MINOR EARTHWORK

1. Grading for 6 new restroom building pads	1,000.00
2. Excavation for lake	9,000.00
3. Excavation stream and waterfalls	1,000.00
4. Excavation for a covered concrete-lined sump for tapping underground water for pumping into lake and stream system	3,000.00
5. Minor grading to create picnic sites, play areas and etc.	<u>1,000.00</u>
	15,000.00

C. SITE WORK

1. Resurface 2 tennis courts	8,000.00
2. Lake seal (polyethylene sheeting)	4,000.00
3. Soil-cement fill for lake	52,000.00
4. A.C. paving for park department service yard	3,000.00
5. General fix-up around the existing park headquarters building	8,000.00
6. Boulder work in stream bed	20,000.00
7. Shavings for play areas	1,000.00
8. Allotment for play areas	<u>8,000.00</u>
	104,000.00

PHASE V (continued)

D. ARCHITECTURAL

1. Picnic shelters (3)	15,000.00
2. Refurbish park head- quarters building	43,000.00
3. Refurbish park de- partment service yard buildings	45,000.00
	<u>103,000.00</u>

E. FURNITURE

1. Picnic tables (120)	30,000.00
2. Barbecues (60)	7,000.00
3. Trash receptacles (30)	3,000.00
4. Interior furniture for park headquarters building	5,000.00
	<u>45,000.00</u>

F. MECHANICAL

1. Pumping and recircula- tion system for new stream	15,000.00
2. Pumping and recircula- tion system for sub- terranean water re- covery.	15,000.00
	<u>30,000.00</u>

PHASE V (continued)

G. <u>GRAPHICS</u>	8,000.00
H. <u>PLANTING</u>	334,000.00
I. <u>90-DAY MAINTENANCE</u>	15,000.00
	<u>655,000.00</u>
15% MISC. COSTS	<u>98,000.00</u>
<u>PHASE V TOTAL</u>	753,000.00

PHASE VI

This phase accomplishes the complete develop-
ment of the formal picnic area adjacent to
Buena Vista hill, the Buena Vista hill area
itself, and the amphitheater area in Solano
Canyon.

A. EARTHWORK

1. Amphitheater	5,000.00
2. Formal picnic area	64,000.00
3. Excavate for parking lot on Buena Vista hill	50,000.00
	<u>119,000.00</u>

PHASE VI (continued)

B. SITE WORK

1. Formal picnic area	
a. A.C. parking and internal road paving	6,000.00
b. Wood retaining walls	12,000.00
c. Wood stairs	13,000.00
d. 10' Fire circle	1,000.00
e. 8' Fire circle (2)	2,000.00
f. Benching at large fire circle	4,000.00
g. A.C. volleyball crt.	700.00
h. Custom play equipment	10,000.00
i. Sand area	100.00
j. Horseshoe pits (2)	1,000.00
k. Barricade	5,000.00
l. Fencing	4,000.00
	<u>58,800.00</u>
2. Amphitheater	
a. Wood bench-walls	18,000.00
b. Wood stairs	7,000.00
c. Log backdrop wall for stage 10' high	3,000.00
d. Wood stage	8,000.00
e. 8' Fire ring	1,000.00
f. Artificial boulder work	15,000.00
	<u>52,000.00</u>
3. Buena Vista Hill	
a. A.C. parking	3,000.00
b. Barricades	1,000.00
	<u>4,000.00</u>

4. Picnic Area above Reservoir
(North of Freeway) A.C.
parking lot

3,000.00
117,800.00

PHASE VI (continued)

C. ARCHITECTURAL

1. Hex. restroom at formal picnic area	35,000.00
2. Picnic shelter	
a. Standard shelter	24,000.00
b. 8-Hex. shelters	21,000.00
c. 1-Hex. shelter	11,000.00
	<u>91,000.00</u>

D. FURNITURE

1. Picnic tables (120)	30,000.00
2. Barbecues (60)	7,000.00
3. Trash receptacles (30)	3,000.00
4. Wood benches	1,000.00
	<u>41,000.00</u>

E. GRAPHICS

7,000.00

F. PLANTING

147,000.00

G. 90-DAY MAINTENANCE

5,000.00
527,800.00

15% MISC. COSTS

79,200.00

PHASE VI TOTAL

607,000.00

PHASE VII

This phase accomplishes the refurbishment of all areas of the park not covered by the previous phases, including the construction of new entry gates.

A. SITE WORK

- 1. 6' Chain link perimeter fence 24,000.00
- 2. Walls, pilasters, gates, etc., at 5 entrances 75,000.00

99,000.00

B. PLANTING

683,000.00

C. GRAPHICS

28,000.00

D. 90-DAY MAINTENANCE

53,000.00

863,000.00

15% MISC. COSTS

129,000.00

PHASE VII TOTAL

992,000.00

GENERAL NOTES

These figures represent today's ENR COST INDEX (May, 1971), and will have to be increased yearly to reflect anticipated cost increases.

No costs have been figured for the occupation of property now used by the Police Academy. This should be a separate study when the City decides upon the relocation and expansion of this facility.

RECAP

PHASE I	427,000.00
PHASE II	643,000.00
PHASE II-A	314,000.00
PHASE III	748,000.00
PHASE IV	654,000.00
PHASE V	753,000.00
PHASE VI	607,000.00
PHASE VII	<u>992,000.00</u>
	5,138,000.00

ELYSIAN PARK BIBLIOGRAPHY

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Walk through park with John Coogan, Park
Foreman and Irwin Williams, Greenhouse
and Nursery Division of the Parks and
Recreation Department.

Meetings with "Citizens Committee to
Save Elysian Park", 1672 Moreton Avenue,
Los Angeles, California and a day of
walking in the park.

Existing Plant Materials researched
by Harold J. Teague & Associates,
Landscape Architects, Glendale,
California

Aerial Survey by Aero Service Corp.,
of Hollywood, California

CREDITS

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