

APPROVED

ROE 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-022

DATE January 18, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LARISSA PARKWAY – RETAINING WALL RENOVATION (PRJ21685)
PROJECT – COMMITMENT OF ADDITIONAL PARK FEES – MODIFICATION OF
SCOPE OF WORK

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for* C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the revised scope of work and the total budget of the Larissa Parkway – Retaining Wall Renovation (PRJ21685) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed below, a maximum of Five Hundred Forty-Eight Thousand, Six Hundred Thirty-Five Dollars and Eighty-Two Cents (\$548,635.82) in Park Fees, for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002860
Park Fees	302/89/89718H	QP003409

3. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such construction contracts as set forth in this Report; and,
4. Authorize RAP Staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Larissa Parkway is located at 3305 West Larissa Drive in the Silver Lake community of the City. On July 14, 1922, Larissa Parkway was acquired for park purposes through a filing of subdivision maps. Due to the size of the park, and the facilities and plan features it provides, Larissa Parkway

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meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan. The park is currently unimproved and not open for public use, as the lot faces Sunset Boulevard with a grade difference of 42 feet from the top to the bottom of the lot. Its primary feature is a gunite concrete retaining wall use.

In April 2023, a site observation was conducted revealing an eroded void beneath the gunite wall. RAP then requested assistance from the Bureau of Engineering, Geotechnical Division to survey the gunite wall and design a demolition plan. The City then brought on a contractor and the Project is currently in construction.

At this time, the Los Angeles Department of Water and Power (LADWP) pole carrying overhead utility and AT&T telephone lines remains present; RAP is still coordinating with LADWP to remove the existing power pole.

PROJECT SCOPE

On April 6, 2023, the Board of Recreation and Park Commissioners (Board) approved the following original scope of work for the Project (Report No. 23-075):

- Clearing and grubbing of vegetation
- Demolition of upheaved concrete at existing wall
- Construction of new concrete wall and sealing of cracks and gaps

After the demolition of the upheaved concrete at the existing wall, the exposed wall is currently sloughing, requiring remedial action to prevent further erosion. To address these issues, RAP Staff has determined that it is necessary to modify the existing scope of work that has been previously approved by the Board. This modification would include two (2) additional phases.

Phase 2 includes slope mitigation maintenance with erosion control throughout the winter season.

Phase 3 includes the design of a permanent solution. RAP Staff will return to the Board for consideration and approval of the Final Plans at a later date.

PROJECT FUNDING

Previously, the Board approved the commitment of Seven Hundred Fifty-One Thousand, Three Hundred Sixty-Four Dollars and Eighteen Cents (\$751,364.18) in Park Fees for the Project (Report No. 23-075).

Upon approval of this Report, Five Hundred Forty-Eight Thousand, Six Hundred Thirty-Five Dollars and Eighty-Two Cents (\$548,635.82) in additional Park Fees can be committed to the proposed Project. The total amount of funding available for the Project is One Million, Three Hundred Thousand Dollars (\$1,300,000.00).

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These Park Fees were collected within two (2) miles of Larissa Parkway, which is the standard distance for the commitment of Park Fees for neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$116,695.86	9%
Park Fees	302/89/89718H	\$1,183,304.14	91%
Total		\$1,300,000.00	100%

TREES AND SHADE

This proposed Project includes the removal of approximately two (2) China flame trees and one (1) Moreton Bay fig tree within the park, which are not “protected” trees under the Los Angeles Municipal Code. RAP will replace the removed trees with sixty (60) new 15-gallon tree plantings, the type, size, and location to be determined by RAP’s Forestry Division. The new trees are not being planted at this site to avoid root intrusion and upheaval of the new proposed wall.

ENVIRONMENTAL IMPACT STATEMENT

Phase 2 of the proposed Project consists of rehabilitation of deteriorated or damaged structures, which was included in the California Environmental Quality Act (CEQA) determination approved by the Board of Recreation and Parks Commissioners (Board) on April 6, 2023 (Report No. 23-075).

Phase 3 of the proposed Project – which involves the design of a permanent solution – has not yet been defined.

Based on these considerations, RAP Staff recommend that the Board take no additional CEQA action. Staff will come back to the Board with a CEQA determination when the permanent solution final plans are submitted.

FISCAL IMPACT STATEMENT

The approval of this commitment of Park Fees for the Project will have no fiscal impact on RAP’s General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or funding sources other than RAP’s General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

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STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: All parks are safe and welcoming

Result: The renovation of the retaining wall at Larissa Parkway will increase safety.

This Report was prepared by Cammie Neo, Planning, Maintenance and Construction Branch, reviewed by Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.