

REPORT OF GENERAL MANAGER

APPROVED

NO. 07-49

DATE February 21, 2007

FEB 21 2007

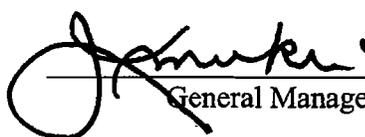
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**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN PARK MERRY-GO-ROUND – EXPENDITURE OF FUNDS FROM THE CONCESSION IMPROVEMENT ACCOUNT FOR GROUND ENHANCEMENT, SECURITY FENCE, AND ELECTRICAL WORK

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|------------------|----------------------|
| R. Adams _____ | J. Kolb _____ |
| J. Combs _____ | * F. Mok <u>F.M.</u> |
| H. Fujita _____ | K. Regan _____ |
| S. Huntley _____ | M. Shull _____ |



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve expenditures not to exceed \$20,000 from the Concession Improvement Account (Fund 302, Dept. 89, Account 070K-LM), for enhancement to the grounds adjoining the Lincoln Park Merry-Go-Round through ground leveling, asphalt design and placement, ADA ramp, and construction of a water diverting stem wall;
2. Approve expenditures not to exceed \$60,000 from the Concession Improvement Account (Fund 302, Dept. 89, Account 070K-LM), for construction of a wrought iron perimeter fence around the Lincoln Park Merry-Go-Round to protect the carousel and City-owned enclosure from vandalism and graffiti; and,
3. Approve expenditures not to exceed \$6,600, from the Concession Improvement Account (Fund 302, Dept. 89, Account 070K-LM), for completion of electrical work including hookup of an existing circuit panel, conduit routing, and the installation of outlets, and junction boxes for ceiling lights and outdoor security lights.

SUMMARY:

At a meeting of the Board at Lincoln Park Recreation Center in November of 2002, a member of the public commented on the former Lincoln Park Merry-Go-Round and how the reinstatement of a merry-go-round would be a welcome improvement to the park. The original Lincoln Park Merry-Go-Round structure was designed by Oliver and Ross Davis in 1914, and was designated as City of Los Angeles Cultural-Historic Monument No. 153; however, the carousel building was completely

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destroyed by an arson fire on August 25, 1976.

In July of 2001, the Department received an unsolicited proposal from a current City amusement ride concessionaire to operate a merry-go-round (32' foot diameter, featuring 20 jumper horses and two chariots) in Lincoln Park. Staff reviewed a written proposal with Councilmember Ed Reyes and his staff, who are fully in support of returning a merry-go-round to the community. The gist of the proposal was that the prospective concessionaire, at his own expense, would refurbish and install an antique merry-go-round which he owns, as well as provide startup and operational costs, while the Department would consider allocation of funds from the Concession Improvement Account to help pay for site preparation.

To date, erection of the merry-go-round's enclosure is complete, atop a new cement slab with electrical and communication lines available through the slab. The enclosure includes steel roll-up security doors, a hollow metal access door, and low wrought iron safety fencing.

Commitments from stakeholders, to date, include the following: The Department has expended \$60,000 and \$45,000 from the Concession Improvement Account (Department 89, Fund 302, Account 070K-00) referenced in Board Report Nos. 04-33 and 06-235, respectively. The Concessionaire has spent above his pledged \$35,000 on refurbishment and related costs for the merry-go-round he owns. Concessionaire has also purchased a new ticket machine and security system for this concession and accepts the responsibility to initiate the telephone service and security system service along with the associated monthly charges. Councilmember Reyes has supported a \$50,000 Community Development Block Grant allocation for this project.

On November 17, 2006, Department staff including the Building Maintenance District Supervisor, and Senior Park Maintenance Supervisor, held a meeting at the site with the carousel operator, and Commercial Paving who erected the building. A consensus was reached advocating ground enhancement via ground re-grading, installation of asphalt including an ADA access ramp, and a short stem wall on one side to divert water. In addition to making the facility more accessible to those with physical challenges, ground enhancement will help keep the premises tidy since the asphalt will replace grass and loose dirt which currently abut the enclosure. Ground enhancement also includes creation of a water diversion channel into the ground. Together with re-grading and stem wall, these measures will help prevent water damage to the carousel and City-owned enclosure caused by rain and routine maintenance hose-down, and thus protect the investments of the City and merry-go-round owner and avoid interruption of service to the public. The vendor on contract with the City, Commercial Paving, has provided an estimate for ground enhancement not to exceed \$20,000.

To date, the structure has been subject to vandalism in the form of graffiti. There is growing concern from the Concessionaire about the safety of his carousel which has just undergone a thorough

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restoration and is currently worth approximately \$175,000. Lincoln Park has a history of graffiti, vandalism, and arson. For these reasons, a fence is needed to protect the City-owned structure and the Concessionaire's carousel. The fence would be constructed from wrought iron and also serve, with the addition of benches, as a gathering area for parents to watch and enjoy their children on the carousel. The vendor on contract with the City, Bobco Metals, has provided an estimate of \$55,000 to install the fence. It is recommended that an additional \$5,000 be approved for contingency purposes.

Councilmember Reyes, is eager to see the project completed and available to the public and is advocating the placement of a mural around the enclosure to convey the contents of the new structure or history of Lincoln Park and to reduce the occurrence of graffiti. As such, his office has pledged additional funding for construction of the mural and is coordinating efforts with the Department of Cultural Affairs. The barrier fence will also help protect the mural which is often a deliberate target of "taggers". Tagged murals are meticulously cleaned of graffiti, rather than quickly covered over as on a typical blank wall. As a result, tagging on a mural would remain for a longer period of time. Also, the chemicals used to remove graffiti often become harmful to the mural if used extensively.

To avoid any further delay in the project, licensed subcontracted electricians will be used to complete the necessary electrical work. Remaining work includes wiring an existing circuit panel, running conduit and wire, and installing outlets and junction boxes for ceiling lights and outdoor security lights. The estimated cost for this work is \$6,600.

As indicated in Board Report No. 04-33 staff determined that the subject project consists of a minor structure that is accessory to the existing park facilities, and therefore is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1 Class 11(6) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

This expenditure will not impact the Department's General Fund as the Concession Improvement Account is funded by concession revenues. Sufficient funds are available in Fund 302, Department 89, Account 070K for this expenditure. Additionally, the Department's General fund will receive additional revenues through expanded services to the local community provided by the operation of this merry-go-round.

Report was prepared by Stanley Woo, Administrative Resources – Concessions Unit.