

REPORT OF GENERAL MANAGER

NO. 05-214

DATE August 9, 2005

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET FIELD OF DREAMS SOCCER COMPLEX IN SAN PEDRO - EXTENSION OF AGREEMENT WITH AMERICAN YOUTH SOCCER ORGANIZATION AND APPLICATION OF IMPROVEMENT COSTS TO OFFSET USE FEES

J. Combs \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
S. Huntley \_\_\_\_\_  
B. Jensen \_\_\_\_\_

J. Kolb \_\_\_\_\_  
F. Mok \_\_\_\_\_  
\*K. Regan [Signature]  
M. Shull \_\_\_\_\_

Robert H Jensen (SR)  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the entryway improvements to be provided and paid for by American Youth Soccer Organization (AYSO), Region 6 at the Gaffey Street Field of Dreams Soccer Complex in San Pedro for an amount of \$53,130.00, in accordance with Agreement C-103760 between the City of Los Angeles and AYSO; and
2. Exercise the option to extend the Agreement for the use of the Field of Dreams by AYSO for two additional terms from August 1, 2005 until July 31, 2011, in accordance with Agreement C-103760; and
3. Apply the cost of improvements, \$53,130.00, toward AYSO's permit fees.

SUMMARY:

On September 4, 2002, Recreation and Parks entered into an Agreement with AYSO for the nonexclusive use of the Field of Dreams Soccer Complex located in San Pedro. The Agreement included options to extend for three years each, for total of nine (9) years.

Section 7.10 of the Agreement between the City and AYSO allows AYSO to make Department-approved capital improvements to the Field of Dreams. AYSO has proposed improvements to the entryway of the Field of Dreams for safety reasons. Due to insufficient parking facilities at the field,

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a majority of users of the fields must park on the street and enter the facility by foot. Since there are no sidewalks into the fields, pedestrians, including young children, must walk in the entryway road where they are mixed with the vehicular traffic. Also, since no sidewalks are in place, field users walk down an earthen slope to enter the facility. In AYSO's view, the existing entryway design is unacceptable, and the City concurs that modifications are warranted promptly.

AYSO has provided the Department with a proposed design and costs for improvements to the entryway. These improvements include fencing to prevent users from walking down the slope into the facility, new sidewalks into the facility to separate pedestrians and vehicles, and a separate gate for pedestrians (see Attachment 1). The cost for the improvements is \$53,130.00 (see Attachment 2), and AYSO will fund and construct the improvements. Department staff has reviewed and approved AYSO's proposed entryway improvements design, and the improvements have also been presented to the San Pedro Neighborhood Council with a favorable response.

In accordance with Section 7.10 of AYSO's Agreement with the City, upon approval of the proposed improvements, the Department will apply the cost of improvements toward AYSO's permit fee. As the time it would take for permit fees to accrue to the amount of \$53,130.00 is nearly four years, it is appropriate that the contract be extended to encompass a period of at least this duration. In addition, AYSO has paid \$15,000.00 for the first year of the extension. This is a reasonable cost estimate for use of the fields for one year. The actual amount will be determined at the beginning of each year based on the proposed uses for that year. Any excess money will be credited to the next year, and any deficit will be paid by AYSO. As extensions are for a three year duration, granting two three-year extensions of the contract, for a total of six years, is appropriate. As required in Section 4.2, AYSO requested an extension of the Agreement on September 10, 2004, and paid \$15,000.00 for the first year (2005-2006) of the extension. Approval of the entryway improvements combined with the fee paid by AYSO in September 2004, total \$68,130.00 and will extend AYSO's use of the facilities for two additional three-year terms (six years) beginning August 1, 2005 and ending July 31, 2011.

Staff recommends approval of the improvements and application of the cost toward the AYSO fees under the Agreement. AYSO has been a model partner in the operation of the Field of Dreams. They have made excellent use of the facilities to the benefit of the youth of San Pedro and fulfilled all requirements and the spirit of the Agreement. They have promptly paid their annual fees now totaling over \$55,000.00. They have also been respectful of the facilities and worked cooperatively with the Department in regard to protection of the field conditions and use by others. AYSO is nondiscriminatory in their registration and turns no child away for economic reasons. AYSO has implemented their "Kids Zone" program at the field and is a supporter of the Character Counts program. AYSO has also supported the Department's Raise the Bar program by emphasizing use of the facility by females. Nearly 50% of AYSO's participants are girls, and over 2,000 AYSO girls between the ages of four and one-half years and 19 years utilize the facility each year.

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Department Environmental staff has determined that the physical improvements anticipated as a result of this approval will consist of the construction of small structures that are accessory to the existing Field of Dreams facility and are; therefore, exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Article III, Section 1, Class 3(6) and Class 11(3) of the Los Angeles City CEQA Guidelines. In addition, the proposed amendment to extend the term the operating agreement is also exempt from CEQA in accordance with Article III, Section 1, and Class 1 (14) of the guidelines.

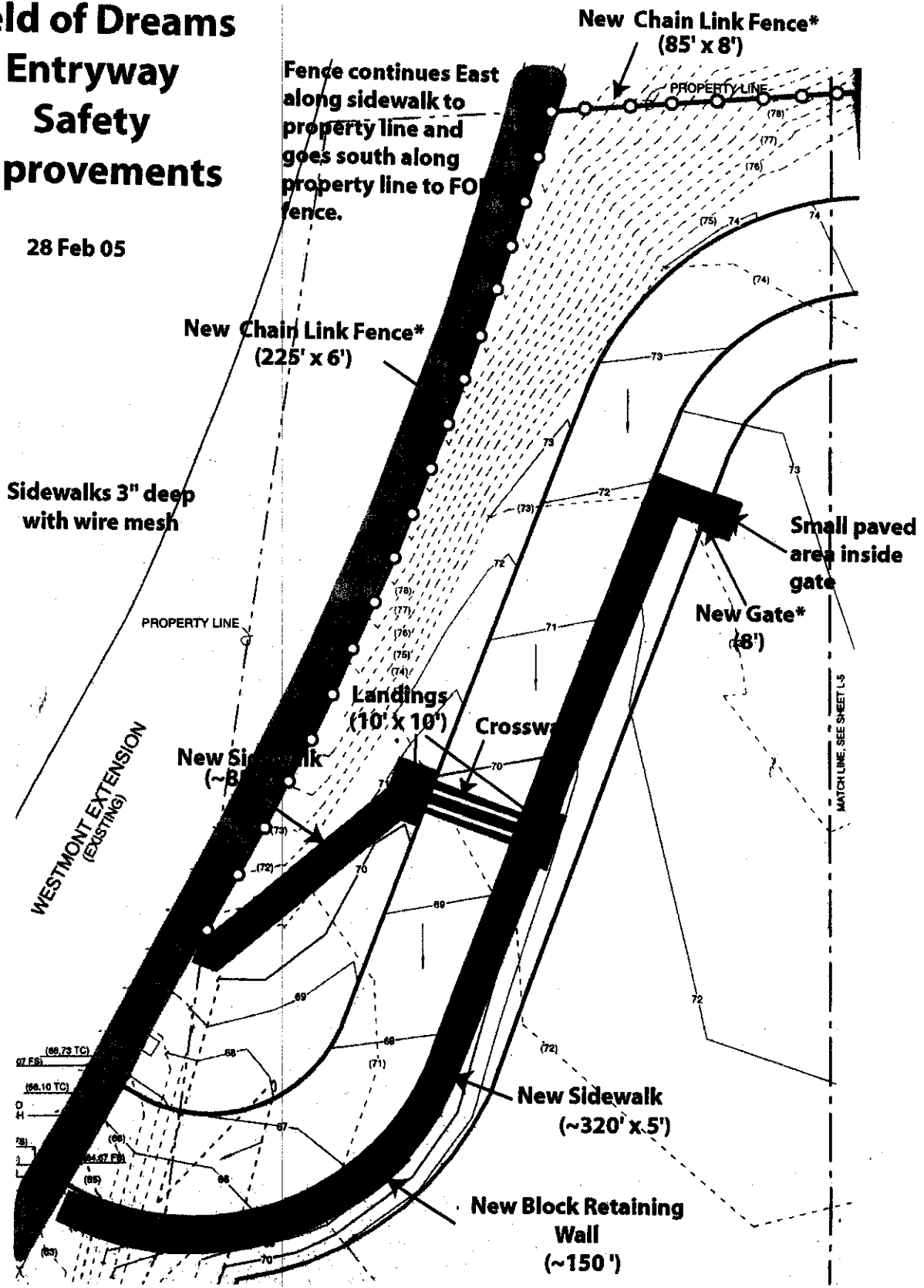
FISCAL IMPACT STATEMENT:

AYSO will pay for the capital improvements in lieu of paying their annual permit fee to the City. This trade-off will allow AYSO to expeditiously and more economically construct the improvements as requested by the City.

This report was prepared by Ron Berkowitz, Superintendent, Pacific Region.

# Field of Dreams Entryway Safety Improvements

28 Feb 05



\*All fencing will be painted black to match existing fencing.



**AMERICAN YOUTH SOCCER ORGANIZATION**  
 a nonprofit corporation dedicated to youth soccer  
**everyone plays<sup>®</sup>**

Date: March 10, 2005

To: Ron Berkowitz,  
 Los Angeles Department of Recreation and Parks

From: Ralph Appy  
 Board Member, San Pedro AYSO (Region 6)

**Subject: Cost - Field of Dreams Entryway Improvements**

Provided below is our cost of \$53,130.00 and construction details for the Entryway Improvements for the Field of Dreams. These estimates are good for a period of 60 days. AYSO would like R&P to approve each phase of the work as work develops, with daily meetings. Following construction, AYSO will provide contractor's invoice and proof of payment by AYSO. AYSO's general contractor on this job will be Facilitex.

**Work:**

Provide labor, materials, equipment disposal service and supervision for the improvements as shown on the attached drawings and including:

1. Sidewalk with retaining wall and two (2) landings along southwest side of entry driveway to new gate in fence.
2. Sidewalk and two (2) landings from Westmont sidewalk to crosswalk on entry driveway.
3. Chain link fencing along property line with warehouse and down (West) Westmont to new sidewalk to entry driveway.
4. Install gate between two existing posts at field connection to match existing fencing.
5. Modify/repair watering system as required by construction.

**Estimated Schedule:**

AYSO anticipates that the project will be completed in about 16 working days from the start of work. AYSO's contractor will provide R&P with a date-specific time table of construction within 5 working days of receiving written consent to start work (Notice to Proceed) and approval of all work to be completed. The general schedule requirements are as follows:

Grading and move trees:	two (2) days
Form concrete	two (2) days
Build wall	two (2) days
Place concrete & put up fencing	two (2) days
Set up forms & clean up	two (2) days
Place signs & mark cross walks	one (1) day
<u>Inspection days*</u>	<u>four (5) days</u>
Total	sixteen (16) days

\*This allows one day between each class of work to meet with R&P on next item of work.

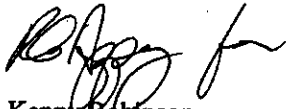


**Cost**

Concrete	\$17,000.00
Grading	\$3,500.00
Water/Misc.	\$2,500.00
Wall	\$8,500.00
Fencing	\$8,700.00
<u>Supervision</u>	<u>\$6,000.00</u>
Subtotal	\$46,200.00
<u>Overhead (@15%)</u>	<u>\$6,930.00</u>
<b>Total</b>	<b>\$53,130.00</b>

If you have any questions, please contact Ralph Appy at 310-732-3497.

Sincerely,



Kenny Robinson  
Regional Commissioner

