

REPORT OF GENERAL MANAGER

NO. 05-15

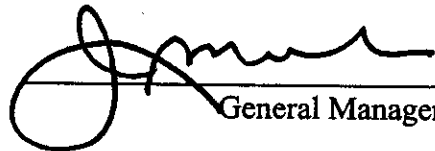
DATE January 19, 2005

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RUNYON CANYON PARK (W.O. #PRJ1807A) – RECISSION OF PREVIOUS BOARD ACTION AUTHORIZING IMPROVEMENT WORK TO BE COMPLETED BY CITY VENDOR AND AUTHORIZATION TO CONSTRUCT NEW METAL GATES AND FENCES AT THE MULHOLLAND ENTRANCE USING AN EXISTING CITY VENDOR

* K. Chan	<u>CM A KC</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	G. Stigile	_____

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Rescind approval of Board Report No. 02-329, approved by the Board at its meeting of September 20, 2002, which recommended approval for construction of facility improvements by a City Vendor at Runyon Canyon Park and encumbering funds in the amount of \$190,000.00 for this purpose from Fund 205, Account H900;
2. Authorize the construction of new metal fences and gates at the Mulholland entrance of Runyon Canyon Park by Bobco Metals Company, an approved City vendor, Contract No. 57523, Vendor ID No. 14434;
3. Authorize the Chief Accounting Employee to encumber funds in the amount of \$90,801.35 from Fund 205, Account WH03 under the awarding authority of this Board Report.
4. Authorize the Chief Accounting Employee to establish two Interdepartmental Order (IDO) to the Department of Water and Power from Fund 205, Account WH03, in the amount of \$10,000.00 for water and electric meters installation at the Mulholland entrance of Runyon Canyon Park, as described in the body of this report;
5. Authorize the expenditure of up to \$19,198.65 for contingency expenses from Fund 205, Account WH03; and
6. Direct staff to request Bureau of Engineering to prepare a new study and design concept for a parking lot at the Fuller Entrance of Runyon Canyon Park, for subsequent Board consideration.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 05-15

### SUMMARY:

The funding for the Runyon Canyon Park improvement project (W.O. #PRJ1807A) is provided by the Prop A-I Per Parcel Discretionary Grant (Grant No. 58F6-94-0204) in the amount \$1,000,000.00, of which \$116,186.00 has been expended for the design and engineering of the original project scope that included a new visitor center with reception area, ranger's office, interpretive displays and restrooms, a caretaker's residence and a parking lot.

Recognizing that the community needs have changed since the original project scope was formulated in 1998, the Department of Recreation and Parks, in conjunction with Councilmember Tom LaBonge's office, organized several community meetings, and established the following new project scope which will improve security and meet the current and future needs of the community, which will also sustain and enhance the daily operations and maintenance of the park:

1. Install new 8-foot high metal security fence and gates at the Mulholland entrance, approximately 850' in total length, to prevent unwanted nighttime activities, and help Park Rangers secure the park and enforce park hours. The proposed fence project requires the removal of old fence and gates and includes five new access gates as part of the fence design, complete with a new access system with remote and keypad controls. There are two private homes that use the Mulholland entrance of Runyon Canyon Park for access, and the existing Mulholland entrance gate to be replaced was originally installed by one of the homeowners. The Department of Recreation and Parks staff has obtained concurrence from the two homeowners on the demolition of the existing gate and installation of the proposed new fence and gates.
2. Install new electric meter and service at the Mulholland entrance to provide power to the new entrance gate's access system which includes motor, remote control, keypad, and intercom.
3. Install new water meter and service at the Mulholland entrance to enable park maintenance staff to hose down the dirt parking lot to reduce airborne dust. Currently a large truck equipped with a water tank is used to periodically water down the dirt parking lot, which is labor and resource intensive. With the installation of the water meter and service, this water truck will no longer be required for dust suppression.
4. A new parking area at the Fuller entrance will provide approximately 85 parking spaces, paved in permeable gravel or decomposed granite and featuring security lighting and landscaping. This work may also include widening a section of the existing access road and pedestrian sidewalks leading to the new parking area from the Fuller entrance gate. The parking area is necessary to reduce street parking problems and related problems in the neighborhood area caused by the lack of off-street parking for park visitors. The parking area is also necessary in order to comply with the Section 6 "Off-Leash Dog Park Design Guidelines and Policies" adopted by the Recreation and Park Board of Commissioners.

REPORT OF GENERAL MANAGER

PG. 3

NO. 05-15

The new project scope, outlined as items 1 through 4 above, will replace the scope described in the original Prop A-I Project Agreement. In addition, the new project scope was approved by the L.A. for Kids Steering Committee on October 7, 2004, and was later adopted by the City Council (Council File No. 04-2440). The County of Los Angeles has also issued and executed the Project Agreement Amendment for the Prop A-I Grant. The Project Agreement Amendment also extended the term of the Grant through December 31, 2007 to allow for completion of all Grant activities.

At its meeting on October 7, 2004, the L.A. for Kids Steering Committee authorized the Department, subject to the approval of the City Council, to request the County to amend the Prop A-I grant agreement for Runyon Canyon Park to include the proposed improvement work at the Mulholland entrance. The Steering Committee also recommended that the Bureau of Engineering proceed with the construction of the proposed fence, gate, related electrical work and new utility meters at the Mulholland entrance, upon County's approval and execution of the Prop A-I grant agreement. In addition, a Council Motion (Council File Index 04-2440) was adopted by City Council on December 8, 2004 to approve the action taken by the L.A. for Kids Steering Committee. At the same time the County has also approved and executed Amendment No. 3 to Project Agreement for the Runyon Canyon Prop A-I grant.

The Bureau of Engineering, working in conjunction with the Council Office, the Department of Recreation and Parks, the Department of Water and Power, and the Department of General Services, has developed the following cost estimates for the proposed improvements. City vendor Bobco Metals Co. has submitted a proposal to fabricate and install the new metal fence and gates, with new remote control and keypad access systems, to be authorized via the Contract Purchase Order (CPO) process. An Inter-Departmental Order (IDO) will be issued to the Department of Water and Power for the installation of new electric and water meters.

City vendor, Bobco Metals (install fence with 5 gates and electrical work).....	\$ 90,801.35
Department of Water and Power (install new water and electric meters) .....	\$ 20,000.00
Contingency .....	\$ <u>19,198.65</u>
Estimated total construction cost .....	\$ 130,000.00

Sufficient funds are available for construction and provided by the Prop A-I funding, Fund 205, Account WH03.

The proposed new metal fence and gates at the Mulholland entrance have been agreed upon by the community, and were recommended by the Runyon Canyon Park Advisory Board and the Hollywood Hills West Neighborhood Council.

Staff has estimated that one third of the total construction cost of \$90,801.35 for the fence and gates, or \$30,267.12, is allocated for labor cost. On November 6, 1996, the Board determined that the youth employment shall be a minimum of 15% of the labor cost on projects funded by the

REPORT OF GENERAL MANAGER

PG. 4

NO. 05-15

youth employment shall be a minimum of 15% of the labor cost on projects funded by the Proposition A. Therefore, \$4,540.07 is the minimum amount that the City vendor must dedicate and expend for Youth Employment Plan requirements on this project. It is anticipated that the City vendor will adhere to the requirements.

Staff has determined that the proposed work outlined as items 1 through 3 above is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as the work scope consists of construction of new utility extensions and accessory (appurtenant) structures including fences and other minor structures. Under State CEQA Guidelines 15303(d) and 15311, and City CEQA Guidelines Article III, Section 1, Class 3 (5) and Class 11 (3, 6), new construction or conversion of small structures, and construction or replacement of minor structures appurtenant to existing facilities, are exempt from CEQA.

At its meeting on October 7, 2004, the L.A. for Kids Steering Committee recommended that the Bureau of Engineering proceed with preliminary studies on the feasibility of a new parking area at the Fuller entrance of Runyon Canyon Park, including a conceptual design, cost estimate, and initial studies for the necessary environmental clearance. The Bureau of Engineering will periodically report back to the Board and the Steering Committee on its progress. . The Bureau of Engineering will initiate a feasibility study, including a schematic design and a cost estimate, and prepare an appropriate environmental clearance for the proposed parking area, landscaping, and access road improvements at the Fuller entrance. The Bureau of Engineering will periodically report back to the L.A. for Kids Steering Committee and the Board on its progress.

If the proposed parking area is approved, the remaining funds from the project funding will be utilized for construction.

The Bureau of Engineering will coordinate with the environmental management staff of the Department of Recreation and Parks to conduct any required environmental review for CEQA compliance for the proposed parking area. After the completion of the appropriate environmental clearance, the Fuller parking area project will be submitted to the Steering Committee for consideration and possible approval.

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Prepared by Paul Tseng, Project Manager, Bureau of Engineering, Architectural Division.