

SPECIAL AGENDA

BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES

Wednesday, June 6, 2012 at 9:35 a.m.
Or as soon thereafter as the Commission
recesses its Meeting noticed for 9:30 a.m.

EXPO Center
Community Hall Room
3980 S. Bill Robertson Lane (Formerly Menlo Avenue)
Los Angeles, CA 90037

(Parking located in "Lot 1", at the corner of Martin Luther King
Boulevard and Bill Robertson Lane)

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S
REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE
ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS
WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A
CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL
REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED
PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. EACH SPEAKER WILL BE
GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC
PRESENTATION.

1. GENERAL MANAGER'S REPORTS:

- 12-173 Palms Recreation Center - Soccer Field (PRJ20212) (W.O. #E170116F) Project - Review of Bids and Award of Contract
- 12-174 Los Angeles Riverfront Park - Phase II (W.O. #E170406F) Project - Review of Bids and Award of Contract
- 12-175 Sepulveda Basin Sports Complex - Phase I (PRJ1400S) (W.O. #E170217F) Project - Acceptance of Stop Notice on Construction Contract No. 3317
- 12-176 Daniels Field Sports Center - Construct New Press Box and Renovate Restrooms (PRJ20534) (W.O. #E170104F) Project - Memorandum of Understanding Between the Department of Recreation and Parks, the Department of Public Works, the Bureau of Engineering and the Department of General Services, Construction Forces
- 12-177 29th Street and San Pedro Street Pocket Park (PRJ20648) Project - Lots 277, 278, and 279 - Preliminary Authorization to Proceed with the Acquisition of Parcels for Development of a Pocket Park
- 12-178 29th Street and San Pedro Street Pocket Park (PRJ20648) Project - Portion of Lot 279 Northwest Corner - Preliminary Authorization to Proceed with the Acquisition of a Parcel for Development of a Pocket Park

June 6, 2012

- 12-179 San Pedro Plaza Park Project - Approval of 1022 Determination for Stainless Steel Railing Installation
- 12-180 Southeast Valley Roller and Skateboard Rink - Phase I (Skateboard Rink/Skatepark) (W.O. #E170125F) Project - Hearing on Bid Protest Filed by Spohn Ranch, Inc., against the Lowest Bidder, California Landscape and Design, Inc., dba California Skateparks; Action by Board Regarding Award of Contract

The Commission may meet in closed session in connection with this item to confer with, or receive advice from, legal counsel regarding pending litigation pursuant to Government Code Section 54956.9(b) (1) and (3)(B). The facts and circumstances are as stated in the Board Report, and in various communications received from legal counsel for Spohn Ranch, Inc., and legal counsel for California Landscape and Design, Inc., dba California Skateparks regarding the bidders and the bids for this project.

2. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, June 20, 2012 at 9:30 a.m., at Woodland Hills Recreation Center, 5858 Shoup Avenue, Woodland Hills, CA 91367.

3. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)

June 6, 2012

from San Pedro (310) 547-CITY (2489)
from Van Nuys (818) 904-9450
For information, please go to the City's website:
<http://ita.lacity.org/Residents/CouncilPhone/index.htm>

The official electronic website posting location for the Agendas for the meetings of the Department of Recreation and Park Board of Commissioners and its Task Forces is at WWW.LACITY.ORG

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 12-173

DATE June 6, 2012

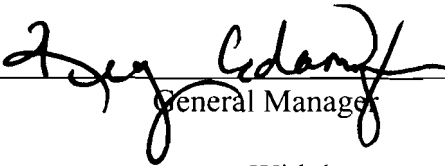
C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PALMS RECREATION CENTER - SOCCER FIELD (PRJ20212)
(W.O. #E170116F) PROJECT - REVIEW OF BIDS AND AWARD OF CONTRACT

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull sub for
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Find Ranbay Construction Corporation, with a base bid of \$348,000 to be the lowest responsive and responsible bidder for the Palms Recreation Center - Soccer Field (PRJ20212) (W.O. #E170116F) project;
2. Award the contract to Ranbay Construction Corp, for a total contract amount of \$348,000, all according to the plans and specifications;
3. Authorize the Department's Chief Accounting Employee to encumber \$348,000 from the following fund and account numbers under the awarding authority of this Board Report; and

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>ENCUMBRANCE AMOUNT</u>
Proposition K Year 15	43K/10/10H882	\$228,000
Quimby	302/89/89460K-PF	<u>\$120,000</u>
Total:		\$348,000

4. Direct staff to prepare a contract and authorize the Board of Recreation and Park Commissioners' (Board) President and Secretary to execute the contract, subject to City Attorney approval as to form.

REPORT OF GENERAL MANAGER

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NO. 12-173

SUMMARY:

On March 14, 2012, the Board approved final plans and call for bids for the Palms Recreation Center – Soccer Field (PRJ20212) (W.O. #E170116F) project, located at 2950 Overland Avenue, Los Angeles, California 90064 (Board Report No. 12-057). This is a Proposition K competitive project (7th Cycle). Plans for this project were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division. The proposed scope of work calls for installation of a new natural turf soccer field, new seating wall and retaining wall, a new irrigation system, new trees and lawn, new drinking fountain, new 6-foot high fence, and refurbishment of the existing T-ball infield.

On April 24, 2012, ten bids were received for this project. The lowest responsive and responsible bidder is Ranbay Construction Corporation, with a base bid amount of \$348,000 which is \$52,000 below the City Engineer's cost estimate of \$400,000. It should be noted that the bid solicitation documents and Board Report No. 12-057 erroneously indicated that the City Engineer's cost estimate was \$700,000. The actual City Engineer's estimate was \$400,000. Based on the bids received, as listed below, it is obvious that the error did not impact the bid prices. The bid amounts received are as follows:

<u>Bidders</u>	<u>Base bid</u>	<u>Comments</u>
Ranbay Construction Corporation	\$348,000	Responsive
Kasa Construction Inc.	\$373,685	Non-Responsive for failure to comply with Business Inclusion Program outreach requirements
Geronimo Concrete Inc.	\$430,531	Non-Responsive for failure to comply with: <ul style="list-style-type: none">• Business Inclusion Program outreach requirements• Contractor Responsibility Ordinance Questionnaire• Submit City Ethic Commission Form CEC Form 50
Yakar	\$443,500	Non-Responsive for failure to comply with Business Inclusion Program outreach requirements
C. S. Legacy Construction, Inc.	\$464,091	Responsive
Environmental Construction, Inc.	\$469,189	Review not performed for this bidder
Simgel Co., Inc.	\$472,000	Review not performed for this bidder
Pima Corporation	\$484,080	Review not performed for this bidder
Oceanstate Development, Inc.	\$488,000	Review not performed for this bidder
California Building Evaluation and Construction, Inc.	\$598,600	Review not performed for this bidder

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NO. 12-173

The bid specifications stated the low bidder would be determined to be the responsive and responsible bidder submitting the lowest base bid. Ranbay Construction Corporation submitted the lowest base bid, as shown on the previous page. It is recommended that the project be awarded to Ranbay Construction Corporation, for a total construction contract of \$348,000. Sufficient funds are available to award the contract and for the construction and project contingencies from the following accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT. NO.</u>
Proposition K - Year 14	43K/10/10G882
Proposition K - Year 15	43K/10/10H882
Quimby	302/89/89460K-PF

The project is subject to the City's new Business Inclusion Program (BIP), in compliance with the Mayor's Directive No. 14, which replaces the former Minority Business Enterprise, Women Business Enterprise, and Other Business Enterprise (MBE/WBE/OBE) Good Faith Effort Subcontractor Outreach Program. Ranbay Construction Corp. (Ranbay) has successfully posted all the required BIP outreach documentation on the Los Angeles Business Virtual Assistance Network (LABAVN) that demonstrated satisfactory effort in its outreach to Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE), Emerging Business Enterprise (EBE), Disabled Veteran Business Enterprise (DVBE), and Other Business Enterprise (OBE) for sub-bid or subcontracting businesses. Staff has evaluated the outreach documentation submitted by Ranbay, and determined that Ranbay has passed all six indicators as required for the effort to obtain sub-bid/subcontracting participation by MBE, WBE, SBE, EBE, DVBE and OBE businesses, and is in compliance with the BIP outreach requirements. The outreach documentation package is on file in the Board Office, and a synopsis of the said package is attached to this report.

The City Attorney and staff have reviewed the bid submitted by Ranbay Construction Corporation and found it to be in order. Staff recommends that the Board find Ranbay Construction Corporation to be the lowest responsive and responsible bidder.

The Department of Public Works, Office of Contract Compliance (OCC) indicated that there have been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

In accordance with the requirements of the California Environmental Quality Act, a Notice-of-Exemption (NOE) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on June 10, 2010. The scope of the project and the environmental setting has not been changed since the adoption of the NOE, and therefore is still valid for the award of the construction contract. No further environmental documentation is required.

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FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's General Fund because the project's construction costs will be fully funded by the above listed funding sources specifically identified and approved for use of this project. The assessments of the future operations and maintenance costs have yet to be determined and would be addressed in future budget requests.

This report was prepared by Erick Chang, Project Manager, BOE, Recreational and Cultural Facilities Program. Reviewed by Neil L. Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, BOE; and by Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division.

This item not included in the package

12-174 Los Angeles Riverfront Park - Phase II (W.O. #E170406F)
Project - Review of Bids and Award of Contract

REPORT OF GENERAL MANAGER

NO. 12-175

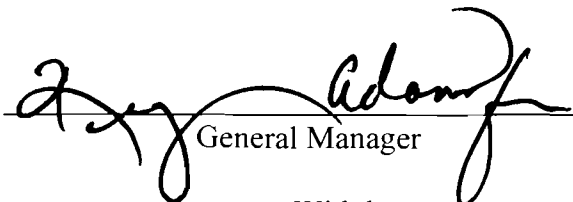
DATE June 6, 2012

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN SPORTS COMPLEX – PHASE 1 (PRJ1400S)
(W.O. #E170217F) PROJECT – ACCEPTANCE OF STOP NOTICE ON
CONSTRUCTION CONTRACT NO. 3317

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>RA</u>
V. Israel	_____	N. Williams	_____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board direct staff to withhold the amount claimed in the following Amended Stop Notice, plus an additional sum equal to 25% thereof, to defray any costs of litigation in the event of court action, if said amount of said funds are available, and to notify contractors, sureties, and other interested parties that the amount of said claim plus 25% will be withheld.

SUMMARY:

STOP NOTICE:

The Department is in receipt of a legal notice to withhold construction funds, pursuant to California Civil Code Sections 3103 and 3181, on the following contract:

<u>Contract 3317</u>	CD 6	General Contractor:	C.S. Legacy Construction, Inc.
Sepulveda Basin Sports Complex – Phase I (PRJ1400S) (W.O. #E170217F)		Claimant:	Walters Wholesale Electric Co.
Project Status: 95% Complete		Amount:	\$117,672.16
Project Impact: none			

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On April 27, 2012, Walters Wholesale Electric Co., filed a Stop Notice in the amount of \$176,197.68 which was received in the Board Office on May 2, 2012, however, prior to this Stop Notice being presented to the Board, Walters Wholesale Electric Co., filed an Amended Stop Notice in the amount of \$117,672.16 on May 8, 2012, which was received in the Board Office on May 10, 2012.

FISCAL IMPACT STATEMENT:

Acceptance of a Stop Notice has no impact on the Department's General Fund.

This Report was prepared by Petrona Johnson, Clerk Typist.

REPORT OF GENERAL MANAGER

NO. 12-176

DATE June 6, 2012

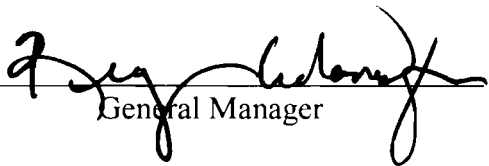
C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DANIELS FIELD SPORTS CENTER – CONSTRUCT NEW PRESS BOX AND RENOVATE RESTROOMS (PRJ20534) (W.O. #E170104F) PROJECT – MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PUBLIC WORKS, THE BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES, CONSTRUCTION FORCES

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull Mike for
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Concur with the action of the Los Angeles for Kids Steering Committee to place on hold half of the approved Proposition K funding, in the amount of \$242,858, for the Daniels Field Sports Center – Construct New Press Box and Renovate Restrooms (PRJ20534) (W.O. #E170104F) until additional funding is received for the press box portion of the project, or it is determined that insufficient funds are forthcoming, to cancel the press box portion of the project, and utilize the remaining \$242,858 of Proposition K funding to design and construct the remaining scope of work, which consists of restroom renovations, if allowable, or reprogram said remaining funds;
2. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services, Construction Forces (GSD) to provide construction services for the restroom renovation component of the Daniels Field Sports Center – Construct New Press Box and Renovate Restrooms (PRJ20534) (W.O. #E170104F) project for a not-to-exceed amount, including contingency, of \$530,000, subject to the approval of the City Attorney as to form;

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3. Authorize the Department's Chief Accounting employee, subject to Mayor and City Council approval, to request the City Administrative Officer (CAO) to include in the CAO report to the City Council that a transfer of the following appropriation be approved for the construction of restroom renovation component of the Daniels Field Sports Center – Construct New Press Box and Renovate Restrooms (PRJ20534) (W.O. #E170104F) project.

From:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>APPROPRIATION AMOUNT</u>
Proposition K – Year 15	43K/10/10H278	\$165,000
Quimby	302/89/89460K-DE	<u>\$365,000</u>
Total:		\$530,000

Quimby funds were allocated by the Board of Recreation and Parks Commissioners on April 6, 2011 (Board Report No. 11-097).

To:

GSD Account and from there to the appropriate GSD accounts in Fund 100, Department 40, as follows:

1014 – Construction Salaries	\$ 75,700
1101 – Hiring Hall Salaries	\$106,000
1121 – Hiring Hall Fringe Benefits	\$ 42,300
3180 – Construction Materials and Supplies	<u>\$306,000</u>
Total:	\$530,000

and transfer cash to GSD on an as-needed basis, upon review and approval of expenditure reports submitted by GSD and approval of these reports by the BOE Project Manager;

4. Direct the Board Secretary to transmit forthwith the proposed MOU to the City Attorney for expedited review and approval as to form; and,
5. Authorize the General Manager to execute the MOU, subsequent to the approval of the City Attorney as to form.

SUMMARY:

The Daniels Field Sports Center is located at 845 West 12th Street in the San Pedro area of the City. This 3.59 acre facility provides tennis courts and a multipurpose sports stadium for the use of the surrounding community.

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The Proposition K specified scope is as follows: “Construct new press box and renovate restrooms.” When the Proposition K Competitive application was filed on July 10, 2009, the existing dilapidated press box was on site. Due to continued deterioration and public safety concerns, the press box was demolished before or soon after the Proposition K funding was approved by City Council in June 2010. Due to the unexpected demolition of the existing press box, constructing a new press box will now require compliance with stringent Americans with Disabilities Act (ADA) requirements for the disabled to reach the height where the elevated press box would be located. Satisfying the ADA requirement will require an elevator and/or a very long and winding disabled access ramp. The estimated design and construction cost for a code compliant press box is upwards of \$ 1,200,000. The total Proposition K award was \$485,716, of which \$242,858 is allocated to the press box component, and the remaining \$242,858 is allocated to the restroom renovation component of the project.

Staff recommends that the design and construction of the press box be placed on hold indefinitely until adequate funding is obtained for its design and construction, or it is determined to cancel the press box portion of the project as adequate funding is not forthcoming. Staff is also recommending that the remaining Proposition K funding of \$242,858 be utilized to design and construct the restroom renovation component of the overall project.

Due to the Proposition K funding deadline in the current fiscal year, the project’s construction contract must be awarded prior to the end of the current Fiscal Year 2011-12 (by June 30, 2012). In addition, this is the type of work that GSD has successfully completed for RAP in the past. In order to meet the construction award schedule without permanently losing the Proposition K funding for this project, it is recommended that GSD be selected to construct the restroom renovation component of the overall project, in accordance with Section 22.535(a) (5) of the Los Angeles Administrative Code.

GSD submitted a preliminary cost estimate for \$439,904 based on the 70% completed plans. The GSD estimate matches BOE preliminary construction cost estimate for the project, and is reasonable and achievable within remaining Proposition K funds and the Quimby allocation which was approved by the Board of Recreation and Park Commissioners (Board) on April 6, 2011 (Board Report No. 11-097). A construction contingency, in the amount of \$90,096 is also being recommended for appropriation to GSD. Use of the contingency will require advance written approval by the BOE Project Manager or their designated representative. Upon approval of the Board and the City Council, a total of \$530,000 will be requested for appropriation to GSD.

Upon execution of the MOU and the approval of the fund appropriation and transfer to GSD accounts, GSD will begin work upon the issuance of a Notice-to-Proceed (NTP) for the restroom renovation component of the overall project. Completion of construction is estimated to take 270 calendar days for the project. The term of the proposed MOU is 30 months, which is longer

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than 270 days initial construction period. The extended period accounts for the time it takes to transfer funds to GSD, and the period required to close out the project.

The subject project will consist of minor interior alterations of an existing facility with negligible or no expansion of use and construction of small structures that are accessory to existing park uses. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1 (a)(1), Class 1, Category 1 and Class 11, Category 6 of the City CEQA Guidelines. A Notice of Exemption (NOE) was filed with the City and County Clerks on May 18, 2012.

Council District 15 and the Pacific Region staff support the recommendations as set forth in this report.

FISCAL IMPACT STATEMENT:

At this time, there is no fiscal impact to the Department's General Fund for this Report. Once this project is completed, operational maintenance cost will be determined. Upon project completion, a request for funding will be submitted in future Department's annual budget requests.

This Report was prepared by William Tseng, Project Manager, Department of Public Works, Bureau of Engineering (BOE) Recreational and Cultural Facilities Program. Reviewed by Neil L. Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division.

BOARD REPORT OF GENERAL MANAGER

NO. 12-177

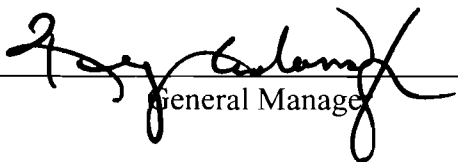
DATE June 6, 2012

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 29th STREET AND SAN PEDRO STREET POCKET PARK (PRJ20648) PROJECT – LOTS 277, 278, AND 279 – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PARCELS FOR DEVELOPMENT OF A POCKET PARK

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	_____
V. Israel	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition of parcels identified by Assessor's Parcel Numbers (APN's) 5128-015-031 (Lot 277), 5128-015-032 (Lot 278), and 5128-015-034 (Lot 279), which are approximately 6,585 square feet or 0.15 acres, 6,555 square feet or 0.15 acres and 4,745 square feet or 0.11 acres respectively for development of a park. Parcels are located at 710 East 29th Street, 706 East 29th Street, and 2906 South San Pedro Street, Los Angeles, California 90011;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD) including the request for GSD and City Attorney's Office (CA) to draft a Purchase and Sale Agreement upon completion of preliminary work, and all due diligence and for staff to obtain the necessary environmental and funding clearances for the acquisition of said property;
3. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-PU and new Zone Change Fees Account No. 89440K-PU with 29th and San Pedro Park as the Account Name,

REPORT OF GENERAL MANAGER

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4. Approve the allocation of \$75,000 in Quimby Fees from 29th and San Pedro Park Account No. 89460K-PU for the completion of the preliminary acquisition activities for 29th Street and San Pedro Street Pocket Park Project, as described in the Summary of this Report; and,
5. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with a Purchase and Sale Agreement, escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Council Office and GSD will finalize and confirm parcels to be acquired for 29th Street and San Pedro Street Pocket Park Project;
 - B. Funding will be made available for the acquisition of the property through Quimby Funds or an alternative funding source;
 - C. Appropriate California Environmental Quality Act (CEQA) review of documentation/ actions will have been identified reviewed, addressed, and required actions completed;
 - D. All environmental assessments, Phase I and Phase II or any additional assessments needed, will have been completed and appropriate actions taken and satisfied prior to close of escrow;
 - E. A Class "A" Formal Appraisal will have been completed and reviewed by GSD and upon review will make recommendation to RAP staff on action to be taken as it relates to the acquisition; and,
 - F. GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with support from the Councilmember of Council District 9 (CD9), is considering the acquisition of parcels identified by APN's: 5128-015-031 (Lot 277), 5128-015-032 (Lot 278), and 5128-015-034 (Lot 279), located at 710 East 29th Street, 706 E. 29th Street, and 2906 South San Pedro Street, Los Angeles, California 90011. The parcels are approximately 6,585 square feet or 0.15 acres, 6,555 square feet or 0.15 acres and 4,745 square feet or 0.11 acres respectively. See attached Aerial and Map. The parcels are currently improved with residential, commercial and industrial structures and are located in the Southeast Los Angeles Community Plan Area.

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RAP, along with CD9, is interested in acquiring the property in the Southeast Los Angeles area to expand the recreational activities in the area as part of the Mayor's 50 Parks Initiative. The proposed acquisition will provide more recreational space for the surrounding community. GSD will provide a Class "A" estimate of value for the property.

The California Environmental Quality Act (CEQA) and the necessary Environmental Site Assessment are being reviewed and processed. Both the CEQA and the required Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

ACQUISITION SITE BACKGROUND - PALACE PLATING

Some of the parcels identified for acquisitions are the site where the industrial business Palace Plating is located. Palace Plating was an industrial metal finishing plant facility located on 710 East 29th Street, Los Angeles, California 90011 which conducted plating and anodizing of parts along with metal finishing using chemicals as part of the process. Chemicals that were used at the facility were acid zinc, alkaline and acid cleaners, chromate dips, and cadmium cyanide. The above mentioned facility had been in operation since 1962 and in November 2011, a Los Angeles Superior Court Judge approved a settlement that would close Palace Plating permanently and force the Palace Plating to remediate all contamination and remove all hazardous waste from the site.

Throughout the years, Palace Plating had been cited for numerous environmental violations which included: the release of chromium into the City's sanitary sewer system and the discharge of cleaning solvent tetrachloroethylene into the air which was polluting the surrounding air quality. The release of these contaminants and other numerous violations were having a serious and hazardous effect on the children of the adjacent 28th Street Elementary School. As a result of these violations, which were recorded as early as 2003, a multi-agency task force, (which included City of Los Angeles, State and County Agencies) began to investigate and enforce corrective measures. As a result of investigations and inspections the findings concluded that violations did exist and Palace Plating was convicted and placed on probation on July 2006.

In 2006, the City of Los Angeles approved a motion that requested city forces to begin to review and investigate further the environmental hazards being experienced by community residents living near 28th Street Elementary School in CD9 associated with the activities of Palace Plating (Council File No. 03-1732).

In 2007, the City of Los Angeles filed a lawsuit for non-compliance and environmental violations. The lawsuit was handled by City Attorney's Environmental Justice and Protection Unit. Said lawsuit was finally settled in 2011. In the settlement approved by a Los Angeles Superior Court Judge, the company agreed to remediate all contamination, cease its business operations by December 31, 2011, and remove all on-site hazardous waste within 90 days. Additionally, the

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company agreed to pay \$750,000 to LAUSD in restitution for costs associated with contamination at the 28th Street Elementary School.

As part of the City of Los Angeles continued efforts to improve quality of life for the surrounding community, the City is now looking into acquiring four parcels in the area to develop a park that will enhance the quality of life for all members of this long suffering community. The parcels are owned by what appear to be two different owners. One owner holds title to 3 parcels and the other holds title to one parcel. Although this is a worthwhile project (especially for the benefit that it would create for the children of the community), the Board needs to be cognizant that the pursuit of this acquisition could be costly and carry with it unforeseen liabilities for RAP and the City. There are still some unresolved issues having to do with Department of Toxic Substances Control compliance orders as well as cleanup responsibilities that the City could be ultimately accountable for if RAP acquires said property. These issues require further investigation before a recommendation is presented on what solutions or problems could arise. At this time, staff is requesting preliminary authority to initiate acquisitions proceedings and necessary due diligence.

Due to the size of the proposed project, and the facilities, features, programs, and services it could provide once complete, the 29th Street and San Pedro Street Pocket Park Project site would meet the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Upon approval of this report, \$75,000 in Quimby Fees can be allocated for the completion of the preliminary acquisition activities for 29th Street and San Pedro Street Pocket Park Project, and transferred to the 29th and San Pedro Park Account No. 89460K-PU.

The total Quimby Fees allocation for the project is \$75,000. These Quimby Fees were collected within one mile of the 29th Street and San Pedro Street Pocket Park Project site, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. This allocation will not meet all the estimated costs for the acquisition and development of this project site. Multiple funding sources, including the allocation of additional Quimby fees, will be needed in order to implement a project at this site.

FISCAL IMPACT STATEMENT:

Acquisition of this parcel will increase RAP's maintenance cost. Staff will request a budget increase through the standard budget process. An estimate of additional maintenance costs will be provided with final request for approval of acquisition. There are possibly unforeseen environmental remediation costs, development costs, and relocation costs. When these costs become known, they will be presented to the Board.

This report was prepared by John Barraza, Management Analyst II, Planning, Construction, and Maintenance Division.

5128 15
SCALE 1" = 100'

2012

HANCOCK'S SURVEY
M.R. 2-108-111
CODE
6656

GRIDER AND DOW'S
ADAMS STREET TRACT
M.R. 54-25-26

TRACT NO. 161
M.B. 13-105

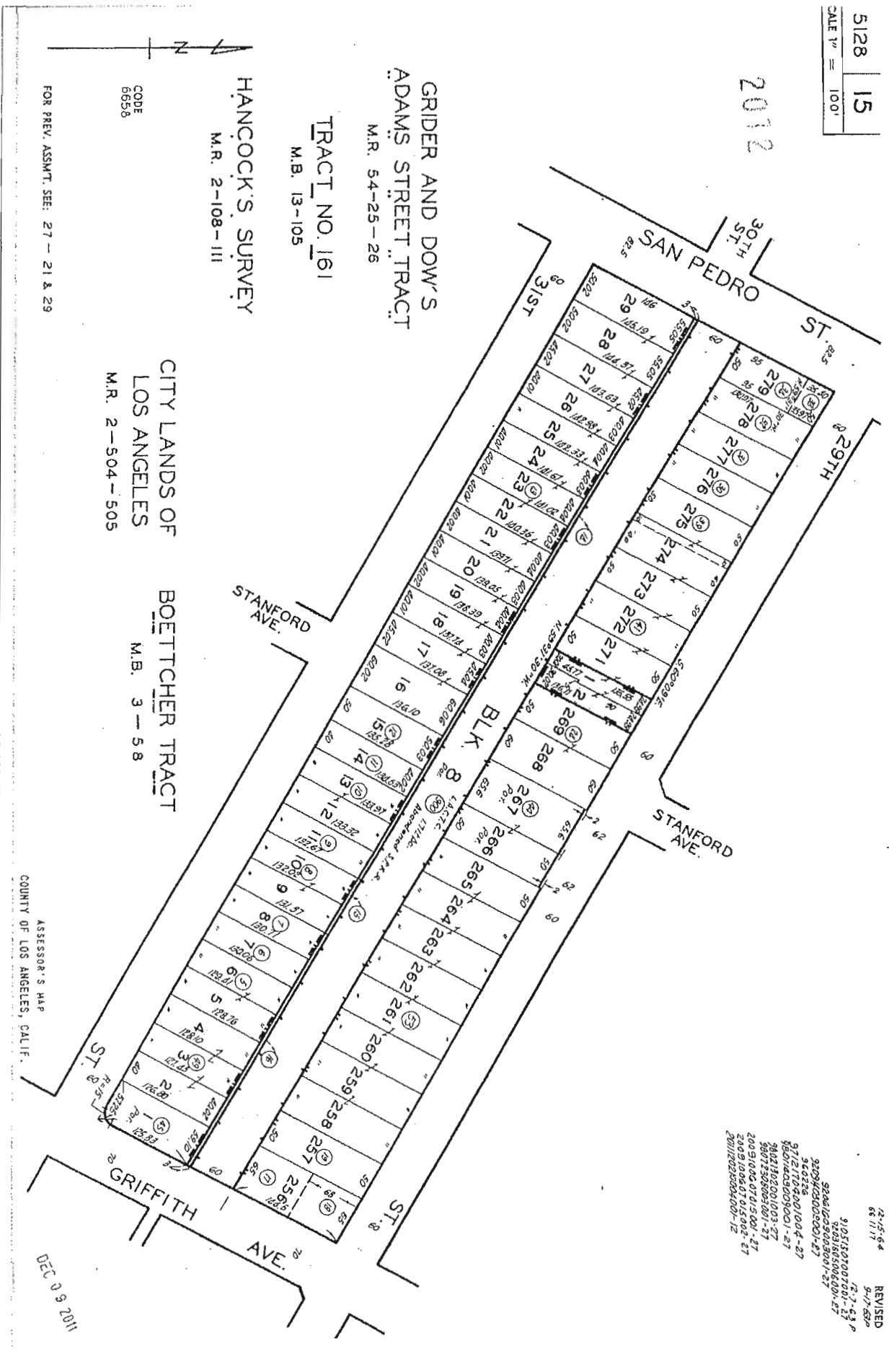
CITY LANDS OF
LOS ANGELES
M.R. 2-504-505

BOETTCHER TRACT
M.B. 3-58

FOR PREV. ASSM'T. SEE: 27 - 21 & 29

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

DEC 9 2011



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29th St. and San Pedro St.- Palace Plating Project



Notes

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BOARD REPORT OF GENERAL MANAGER

NO. 12-178

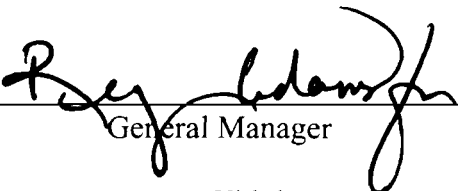
DATE June 6, 2012

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 29th STREET AND SAN PEDRO STREET POCKET PARK (PRJ20648) PROJECT
– PORTION OF LOT 279 NORTHWEST CORNER – PRELIMINARY
AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF A PARCEL
FOR DEVELOPMENT OF A POCKET PARK

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	_____
V. Israel	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition for development of a park parcel identified by Assessor's Parcel Number (APN) 5128-015-033, which is approximately 1,783 square feet or 0.04 acres. Parcel is located at 2900 South San Pedro Street, Los Angeles, California 90011;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD) including the request for GSD and City Attorney's Office (CA) to draft a Purchase and Sale Agreement upon completion of preliminary work and all due diligence and for staff to obtain the necessary environmental, and funding clearances for the acquisition of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with a Purchase and Sale Agreement, escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Council Office and GSD will finalize and confirm parcels to be acquired for 29th Street and San Pedro Street Pocket Park Project.

REPORT OF GENERAL MANAGER

PG. 2 NO. 12-178

- B. Funding will be made available for the acquisition of the property through Quimby Funds or an alternative funding source;
- C. Appropriate California Environmental Quality Act (CEQA) review of documentation/ actions will have been identified reviewed, addressed, and required actions completed;
- D. All environmental assessments, Phase I and Phase II or any additional assessments needed, will have been completed and appropriate actions taken and satisfied prior to close of escrow;
- E. A Class "A" Formal Appraisal will have been completed and reviewed by GSD and upon review will make recommendation to RAP staff on action to be taken as it relates to the acquisition; and,
- F. GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with support from the Councilmember of Council District 9 (CD9), is considering the acquisition of parcel identified by APN: 5128-015-033 located at 2900 South San Pedro Street, Los Angeles, California 90011. The parcel is approximately 1,783 square feet or 0.04 acres. This is the fourth of four parcels that is being considered for acquisition for the 29th Street and San Pedro Street Pocket Park Project. The owner of this parcel is different from the other 3 parcels being considered for acquisition. The parcel is currently improved with residential and commercial use and is located in the Southeast Los Angeles Community Plan Area.

RAP, along with CD9, is interested in acquiring the property in the Southeast Los Angeles area to expand the recreational activities in the area as part of the Mayor's 50 Parks Initiative. The proposed acquisition will provide more recreational space for the surrounding community and make for a more complete pocket park. GSD will provide a Class "A" estimate of value for the property.

The California Environmental Quality Act (CEQA) and the necessary Environmental Site Assessment are being reviewed and processed. Both the CEQA and the required Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

REPORT OF GENERAL MANAGER

PG. 3 NO. 12-178

ACQUISITION SITE BACKGROUND - PALACE PLATING

Some of the indicated parcels that are to be acquired are the site of the industrial business “Palace Plating” Palace Plating was an industrial metal finishing plant facility located on 710 East 29th Street, Los Angeles, California 90011 which conducted plating and anodizing of parts along with metal finishing using chemicals as part of the process. Chemicals that were used at the facility were acid zinc, alkaline and acid cleaners, chromate dips, and cadmium cyanide. The above mentioned facility had been in operation since 1962, and in November 2011, a Los Angeles Superior Court Judge approved a settlement that would close Palace Plating permanently and force the Palace Plating to remediate all contamination and remove all hazardous waste from the site.

Throughout the years, Palace Plating had been cited for numerous environmental violations which included the release of chromium into the City’s sanitary sewer system and the discharge of cleaning solvent tetrachloroethylene into the air which was polluting the surrounding air quality. The release of these contaminants and other numerous violations were having a serious and hazardous effect on the children of the adjacent 28th Street Elementary School. As a result of these violations, which were recorded as early as 2003, a multi-agency task force, (which included City of Los Angeles, State and County Agencies) began to investigate and enforce corrective measures. As a result of investigations and inspections the findings concluded that violations did exist and Palace Plating was convicted and placed on probation on July 2006.

In 2006, the City of Los Angeles approved a motion that requested city forces to begin to review and investigate further the environmental hazards being experienced by community residents living near 28th Street Elementary School in CD9 associated with the activities of Palace Plating (Council File: 03-1732).

In 2007, the City of Los Angeles filed a lawsuit for non-compliance and environmental violations. The lawsuit was handled by City Attorney’s Environmental Justice and Protection Unit. Said lawsuit was finally settled in 2011. In the settlement approved by a Los Angeles Superior Court Judge, the company agreed to remediate all contamination, cease its business operations by December 31, 2011, and remove all on-site hazardous waste within 90 days. Additionally, the company agreed to pay \$750,000 to LAUSD in restitution for costs associated with contamination at the 28th Street Elementary School.

The parcel identified by APN: 5128-015-033 located at 2900 South San Pedro Street, Los Angeles, California 90011 was not a part of the actions taken against Palace Plating Inc, nor does it appear that said site was part of any violations that took place as it use was not an industrial use but instead appears to have been a commercial use. Nevertheless, because of its proximity and potential use as part of this proposed park and issues relating to Palace Plating Inc., all relevant and related issues should be considered in the decisions that affect the acquisition of this site.

REPORT OF GENERAL MANAGER

PG. 4 NO. 12-178

As part of the City of Los Angeles continued efforts to improve quality of life for the surrounding community, the City is now looking into acquiring several of the parcels in the area to develop a park that will enhance the quality of life for all members of this long suffering community. Although this is a worthwhile project (especially for the benefit that would create for the children of the community), the Board needs to be cognizant that the pursuit of this acquisition could be costly and carry with it unforeseen liabilities for RAP and the City. As it relates to the Palace Plating sites, there are still some unresolved issues having to do with Department of Toxic Substances Control compliance orders as well as cleanup responsibilities that the City could be ultimately accountable for if RAP acquires said property. These issues require further investigation before a recommendation is presented on what solutions or problems could arise. So, at this time, staff is requesting preliminary authority to initiate acquisitions proceedings and necessary due diligence as relates to all four parcels that are being proposed as part of the 29th Street and San Pedro Street Pocket Park Project .

As stated above, although this parcel was not used by Palace Plating for industrial use and instead was used as a store, the above information is relevant due to its proximity to the adjacent property that was used by Palace Plating. Information is also relevant as it appears that Palace Plating illegally stored chromic acid under neighboring private residences according to City Attorney's Office information. It is possible that this site could have been impacted by the Palace Plating environmental violations. See attached aerial and map (missing).

Due to the size of the proposed project, and the facilities, features, programs, and services it could provide once complete, 29th Street and San Pedro Street Pocket Park Project site would meet the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Upon approval of the acquisition board report for the portion of the Pocket Park (PRJ20648) Project, comprising of Lots 277, 278, and 279 submitted as another board report, \$75,000 in Quimby Fees would be allocated for the completion of the preliminary acquisition activities for 29th Street and San Pedro Street Pocket Park Project and transferred to the 29th and San Pedro Park Account No. 89460K-PU. This account will also serve this second part of this overall project identified by PRJ20648.

The total Quimby Fees allocation for the project is \$75,000. These Quimby Fees were collected within one mile of 29th Street and San Pedro Street Pocket Park Project site, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. This allocation will not meet all the estimated costs for the acquisition and development of this project site. Multiple funding sources, including the allocation of additional Quimby fees, will be needed in order to implement a project at this site.

REPORT OF GENERAL MANAGER

PG. 5 NO. 12-178

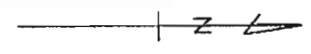
FISCAL IMPACT STATEMENT:

Acquisition of this parcel will increase RAP's maintenance cost. Staff will request a budget increase through the standard budget process. An estimate of additional maintenance costs will be provided with final request for approval of acquisition. There are possibly unforeseen environmental remediation costs, development costs, and relocation costs. When these costs become known, they will be presented to the Board.

This report was prepared by John Barraza, Management Analyst II, Planning, Construction, and Maintenance Division.

5128 15
SCALE 1" = 100'

2012



FOR PREV. ASSMT. SEE: 27 - 21 & 29

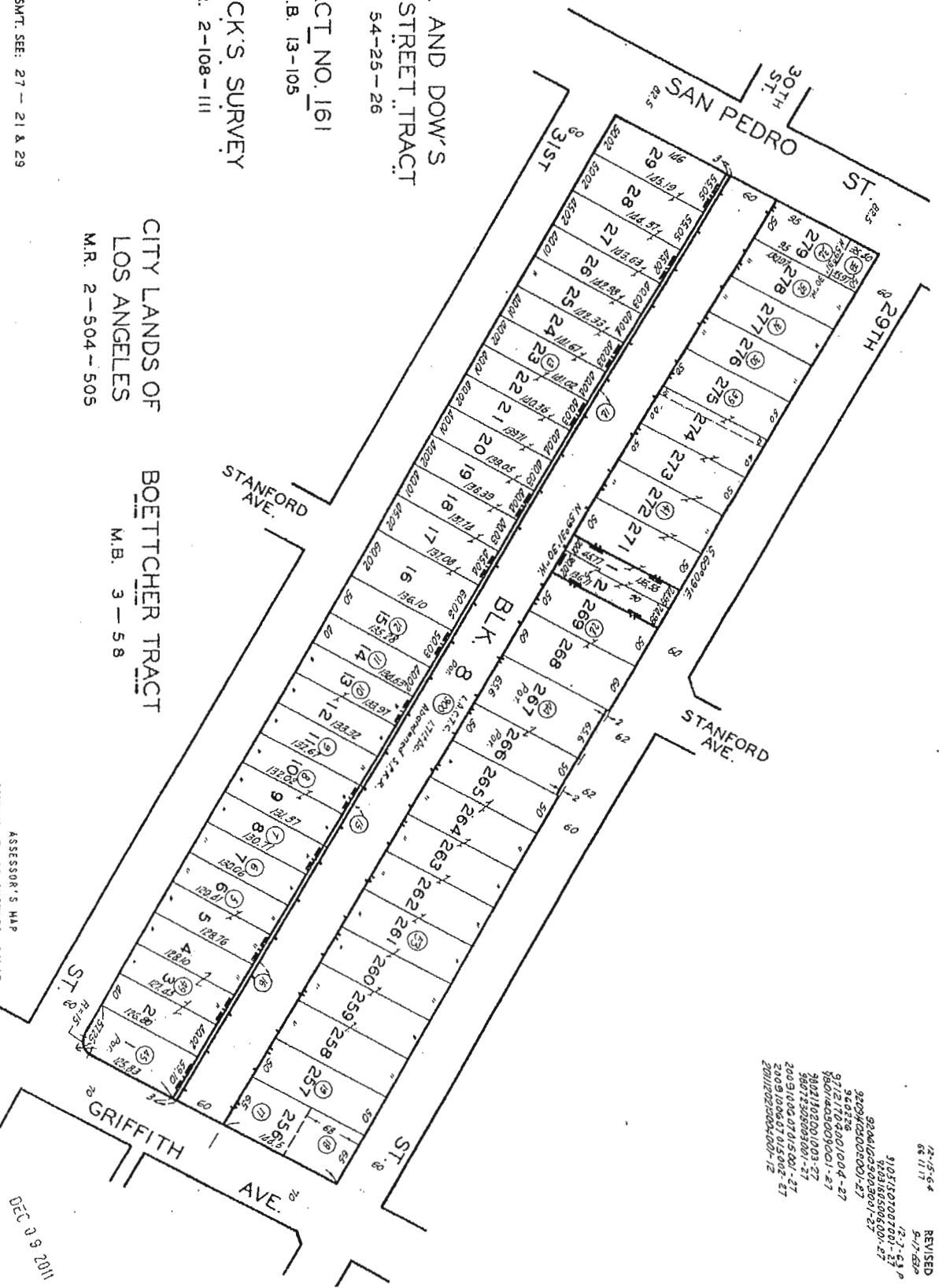
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GRIDER AND DOW'S
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ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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DEC 9 2011

This item not included in the package

12-179 San Pedro Plaza Park Project - Approval of 1022
Determination for Stainless Steel Railing Installation

This item not included in the package

12-180 Southeast Valley Roller and Skateboard Rink - Phase I
(Skateboard Rink/Skatepark) (W.O. #E170125F) Project -
Hearing on Bid Protest Filed by Spohn Ranch, Inc.,
against the Lowest Bidder, California Landscape and
Design, Inc., dba California Skateparks; Action by Board
Regarding Award of Contract