

## SPECIAL AGENDA

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

Wednesday, April 23, 2014 at 9:30 a.m.

Northridge Recreation Center  
18300 Lemarsh Street  
Northridge, CA 91324

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LYNN ALVAREZ, PRESIDENT  
IRIS ZUÑIGA, VICE PRESIDENT  
KAFI D. BLUMENFIELD, COMMISSIONER  
SYLVIA PATSAOURAS, COMMISSIONER  
MISTY M. SANFORD, COMMISSIONER

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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. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. INTRODUCTIONS:

Special Introduction and Opening Remarks by Councilmember Mitchell Englander, Council District 12, or His Appointed Representative

Kevin Regan, Assistant General Manager, Recreation Operations Branch, will introduce the Staff of Northridge Recreation Center

2. APPROVAL OF THE MINUTES:

Approval of the Minutes of the Meetings of April 2, 2014

3. GENERAL MANAGER'S REPORTS:

14-086 West Hills Park – Parking Lot and Park Expansion (PRJ1372A) (W.O. #E170254F) Project – Amendment to Supplemental Agreement to the Memorandum of Understanding Between the Department of Recreation and Parks, the Department of Public Works, Bureau of Engineering, and the Department of General Services, Construction Forces and Final Acceptance

14-087 As-Needed Park Facility Construction – Award of Contracts

April 23, 2014

- 14-088 Trinity Recreation Center – Park Renovations (PRJ20793) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-089 South Park Recreation Center – Park Renovation (PRJ20812) Project – Allocation of Quimby Fees
- 14-090 Dorothy J. and Benjamin B. Smith Park – Outdoor Park Improvements (PRJ20047) Projects – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-091 Ross Snyder Recreation Center – Park Renovations (PRJ20805) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-092 Los Angeles High School Memorial Park – Fitness Area (PRJ20816) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-093 Gilbert Lindsay Community Center – Synthetic Field Replacement (PRJ20806) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-094 Gilbert Lindsay Community Center – Skate Park Replacement (PRJ20815) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-095 Barrington Recreation Center – Tennis Court Refurbishment (PRJ20811) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-096 Carlton Way Pocket Park – Park Development (PRJ20714) Project – Allocation of Quimby Fees
- 14-097 Griffith Park – Final Approval of the Installation of a Commemorative Bench and Associated Landscaping and Site Improvements to Acknowledge Donors to the Acquisition of Cahuenga Peak
- 14-098 Sunset Gordon Project – Preliminary Authorization to Acquire a Perpetual Easement for Park Purposes; Approval of Final Park Design Plan; Exemption from the California Environmental Quality Act
- 14-099 Griffith Park Expansion – Donation of 135 Acres of Adjacent Property Known as Cahuenga Highlands; Demand for Closing and Acquisition Costs; Exemption from the California Environmental Quality Act
- 14-100 Alpine Recreation Center Expansion Project (Ord and Yale Street Park) – Proposition A Specified Excess Funds; Acceptance of Right to Apply; City Council Resolution and Youth Employment Plan

April 23, 2014

- 14-101 National Recreation and Park Association Coca-Cola Troops for Fitness Program Grant – Acceptance of Grant Funds
- 14-102 Hazard Park – Agreement with Rob Dyrdek-DC Shoes Skate Plaza Foundation, dba Street League Foundation for a Gift of Skate Plaza Improvements; Exemption from the California Environmental Quality Act
- 14-103 Gilbert W. Lindsay Community Center – Agreement with Rob Dyrdek – DC Shoes Skate Plaza Foundation, dba, Street League Foundation for Gift of Skate Plaza Improvements
- 14-104 Algin Sutton Recreation Center – Gift Agreement with the Los Angeles Clippers Foundation and the LA84 Foundation for Facility Improvements
- 14-105 Status Report on Golf’s Third Year as a Special Fund Operation and Allocation of Fiscal Year 2012-13 Golf Operating Income
- 14-106 Rancho Cienega Recreation Center – Donation from the Los Angeles Clippers of Twenty iPads and One Bretford Mobility Cart
- 14-107 Various Donations to Operations Branch – Pacific Region
- 14-108 Various Donations to Operations Branch – Metro Region
- 14-109 Various Communications

4. UNFINISHED BUSINESS:

Memorandum: Los Angeles Police Department – Proposed Memorandum of **Item to be Continued** Agreement (Original Date – 4/17/13)

5. NEW BUSINESS:

Memorandum: Promotional Launch of Pilot Shuttle Program for Hollywood Sign Viewing and Access to Griffith Observatory and Griffith Park Hiking Trails

6. COMMISSION TASK FORCES:

- Commission Task Force on Concessions Report - Commissioners Patsouras and Zuñiga
- Commission Task Force on Facility Repair and Maintenance Report - Commissioners Blumenfield and Sanford

7. PRESENTATION:

- Bureau of Engineering - Project Update - Status Report on Current Projects

April 23, 2014

8. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

9. PUBLIC COMMENTS:

Any comments which require a response or report by staff will be automatically referred to staff for a report at some subsequent meeting.

10. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

11. RESPONSES TO FUTURE AGENDA ITEMS REQUESTS:

Responses from Staff to the Commissioners Relative to Items Requested as Future Agenda Items on the Dates Listed Below:

- March 5, 2014 – Oral Report on the communications received by the Department relative to Angel's Knoll Park

12. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, May 7, 2014 at 9:30 a.m., at EXPO Center, Comrie Hall, 3980 S. Bill Robertson Lane, Los Angeles, CA 90037.

13. 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)
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/ForResidents/CouncilPhone/index.htm>

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](http://www.laparks.org).

REPORT OF GENERAL MANAGER

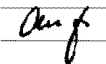
NO. 14-086

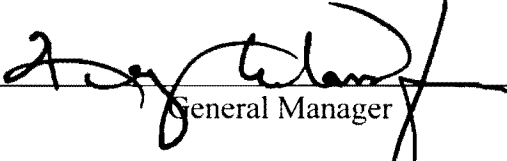
DATE April 23, 2014

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WEST HILLS PARK – PARKING LOT AND PARK EXPANSION (PRJ1372A) (W.O. #E170254F) PROJECT – AMENDMENT TO SUPPLEMENTAL AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, AND THE DEPARTMENT OF GENERAL SERVICES, CONSTRUCTION FORCES AND FINAL ACCEPTANCE

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

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

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

RECOMMENDATIONS:

That the Board:

1. Approve the recommendation to grant the Department of General Services (GSD) relief from the requirement of Article VII–A.3 of the 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 GSD, for the West Hills Park – Parking Lot and Park Expansion (PRJ1372A) (W.O. #E170254F) project.
2. Approve an Amendment to the Supplemental Agreement to the Memorandum of Understanding (SMOU), substantially in the form on file in the Board Office, to increase the total construction funding by an additional \$12,717.93, for a total not-to- exceed construction cost of \$332,717.93, subject to approval of the City Attorney as to form;
3. Direct the Department’s Chief Accounting Employee, to request that the City Administrative Office (CAO), include in their report to the City Council and Mayor, a recommendation that an appropriation, in the amount of \$12,717.93 in Quimby Fees, from the Quimby Fees Account No. 302/89/89460K-WZ, in construction funds, be transferred as final payment to GSD, as follows:

REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-086

From:

<u>Funding Source</u>	<u>Fund/Dept./Acct. No.</u>	<u>Encumbrance Amount</u>
Quimby	302/89/89460K-WZ	<u>\$12,717.93</u>
Total:		\$12,717.93

To:

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

003180 – Construction Materials and Supplies:	<u>\$12,717.93</u>
Total:	\$12,717.93

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 RAP;

4. Direct the Board Secretary to transmit the proposed Amendment to the City Attorney for review and approval as to form;
5. Authorize the Department's General Manager to execute the proposed Amendment after the appropriate signatures by the other parties thereto, subsequent to the approval of the City Attorney as to form;
6. Accept the work performed for the West Hills Park – Parking Lot and Park Expansion (PRJ1372A) (W.O. #E170254F) project under the SMOU to the Memorandum of Understanding (MOU) with GSD, as outlined in the Summary of this Report; and,
7. Authorize the Board Secretary to furnish GSD with a letter of completion for the subject project.

SUMMARY:

On June 15, 2006, the West Hills Park – Parking Lot and Park Expansion (PRJ1372A) (W.O. #E170254F) project was awarded to GSD, through the approval of an MOU between RAP, BOE, and GSD (Board Report No. 06-173). The Report limited the use of construction and contingency funds to \$320,000.00. Subsequently, on April 4, 2012, the Board approved a Supplemental Agreement (SMOU) to the Memorandum of Understanding (MOU) to change funding sources and extend the contract term (Board Report No. 12-092).

## REPORT OF GENERAL MANAGER

PG. 3                      NO. 14-086

The scope of the project included the design and construction of a new parking lot on a Los Angeles County-owned parcel, formerly used as a pipe yard. The project is now complete in construction.

The project also included a new traffic signal and demand-actuated crosswalk, to allow safe access to the existing West Hills Sports Center, across Valley Circle Boulevard from the new parking lot. This work was completed by the Department of Transportation, under a separate contract.

The new parking lot included solar powered security lighting, signage, fencing, landscaping and grading for approximately forty-five (45) parking spaces, as well as fencing and other appurtenant structures. This work was completed by GSD on June 11, 2012, and the total cost of construction is \$332,717.93. The final Change Order log is attached.

The Construction Management Division of BOE completed the construction management of the project. The Program Manager has advised RAP that GSD completed the construction of the project and that the quality of the work is satisfactory.

Prior to issuing the final permit, the on-site project inspector on behalf of the County of Los Angeles, the owner of the property and the permitting agency, requested the installation of a new water meter. Additional piping would be required to complete the connection to the meter. In addition, a new concrete swale was also requested, to connect a site drain directly to the Bell Creek.

The City's Department of Transportation also recommended the installation of directional signs, to direct children and family members to use the new crosswalk.

GSD communicated to BOE that the construction funding had been exhausted and that this was additional work. In as much as a permit was necessary for the completion of the project, GSD was directed to complete the work, while BOE was working to obtain the appropriate approvals from the Board, due to the need to complete the project by date certain, as requested by the 3<sup>rd</sup> Council District Office, at that time.

GSD accomplished this extra work, for the amount of \$12,717.93. Therefore, staff recommends that the Board grant GSD relief from the requirement stipulated in Article VII-A.3 of the MOU, and approve an Amendment to the SMOU, in order to increase the total construction funding by \$12,717.93, bringing the total construction cost to \$332,717.93. Article VII-A.3 of the MOU required that "GSD shall be responsible for all expenditures in excess of the approved budget, unless previously amended through an action of the L.A. for Kids Steering Committee or the RAP Commission." As discussed above, due to the urgent necessity to complete the project

REPORT OF GENERAL MANAGER

PG. 4 NO. 14-086

prior to the start of the Pony League Baseball season, GSD was directed to complete the required work prior to the approval of the Board to amend the SMOU by BOE.  
Funding is available from:

<u>Funding Source</u>	<u>Fund/Dept/Acct No.</u>	<u>Appropriation Amount</u>
Quimby -	302/89/89460K-WZ	\$12,717.93
Total:		\$12,717.93

Upon Board approval, the Department's Chief Accounting Employee will be directed to request that the City Administrative Office (CAO), include in their report to the City Council and Mayor, a recommendation that an appropriation, in the amount of \$12,717.93 be transferred as final payment for the construction of the West Hills Park - Parking Lot and Park Expansion (PRJ1372A) (W.O. #E170254F) project to GSD accounts.

There is no contract compliance or labor issues with the work done under this SMOU.

FISCAL IMPACT STATEMENT:

At this time there is no fiscal impact to the RAP's General Fund. RAP currently operates this facility with existing resources. A request for maintenance funding may be requested in future budget request.

This report was prepared by Jaime Contreras, Project Manager, Recreational and Cultural Facilities Program, Department of Public Works, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Ted Allen, Acting Deputy City Engineer, BOE, and Cathie Santo Domingo, Superintendent, Department of Recreation and Parks, Planning, Construction and Maintenance Branch.







REPORT OF GENERAL MANAGER

NO. 14-087

DATE April 23, 2014

C.D. ALL

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AS-NEEDED PARK FACILITY CONSTRUCTION – AWARD OF CONTRACTS

R. Adams	<u>                    </u>	V. Israel	<u>                    </u>
*R. Barajas	<u><i>Barf</i></u>	K. Regan	<u>                    </u>
H. Fujita	<u>                    </u>	N. Williams	<u>                    </u>

*[Signature]*  
General Manager

Approved                                           Disapproved                                           Withdrawn                                     

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RECOMMENDATIONS:

That the Board:

1. Find, in accordance with Charter Section 1022, that the Department of Recreation and Parks (Department) does not have, available in its employ, personnel with sufficient time or necessary expertise to undertake all of the park facility construction projects in a timely manner, and it is more feasible, economical and in the Department’s best interest, to secure these services by contract with several contractors to perform this work as-needed and on an occasional, but frequent basis, without engaging in a new open competitive bidding process for each individual project to be performed;
  
2. Find, in accordance with Charter Section 371(e)(2) and Los Angeles Administrative Code Section 10.15(a)(2), that a competitive bidding is not practicable or advantageous as it is necessary for the Department to be able to call on contractors to perform this work as-needed and on an occasional, but frequent, basis without engaging in a new competitive process for each individual project to be performed; however, from among as-needed contractors each individual project is assigned on the basis of availability of an as-needed contractor to perform the work, the price to be charged and the unique expertise of the as-needed contractor;
  
3. Find in accordance with Charter Section 371(e)(10), that use of competitive bidding would be undesirable, impractical or impossible or is otherwise excused by the common law and the Charter because, unlike the purchase of a specified product, there is no single criterion, such as price comparison, that will determine which proposer can best provide the services required by the Department to provide park facility construction projects;

REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-087

4. Find, in accordance with Charter Section 372, that obtaining competitive proposals or bids for each individual project for which work may be performed pursuant to this agreement is not reasonably practicable or compatible with the Department's interests of having available as-needed contractors who are assigned various projects on the basis of availability, price, and expertise, and that it is therefore necessary to have several as-needed contractors for this type of service available when called upon by the Department to perform services;
5. Approve the selection process for the selection of qualified firms;
6. Approve the proposed contracts (Contracts), substantially in the form on file in the Board Office, between the Department and the following two (2) firms for as-needed park facility construction services for up to a three (3) year contract that will coincide with the existing park facility construction contracts (expiring on August 15, 2016), specifying the terms and conditions, subject to approval of the Mayor and the City Attorney as to form;

Contractors:

- 1) Evergreen Environmental, Inc.  
10247 Bellegrave Avenue, #118  
Mira Loma, California 91750
  - 2) Ross Trama (dba) R. Trama Construction  
742 Legary Place  
San Pedro, California 90732
7. Direct the Board Secretary to transmit the Contracts to the Mayor in accordance with Executive Directive No. 3 and concurrently, to the City Attorney for review and approval as to form; and,
  8. Authorize the Board President and Secretary to execute the Contracts upon receipt of the necessary approvals.

SUMMARY:

The Department is in need of park facility construction services, which current staffing can only provide on a limited basis. Therefore, one or more park facility construction contracts are required. With over 420 park locations under the jurisdiction of the Department, park facility construction services contracts are critical to maintaining and expanding our current park facility infrastructures.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 14-087

These contracts will provide the Department with additional resources to perform park facility construction services to help supplement current City forces. In addition, these contracts will provide the Department's Planning, Construction and Maintenance Branch a tool to meet current and future park facility construction projects.

On the June 5, 2013, the Board approved the award of the Park Facility Construction contracts to Chris Kelly dba. Childs Play, Commercial Paving and Coating, California Landscape & Design dba. California Skate Parks, Ohno Construction Company and United Riggers & Erectors, Inc. (Board Report No. 13-146). Although Department's staff is currently pleased with the qualifications of our existing contractors, it is desired to have more than five (5) Park Facility Construction contractors on the pre-qualified list. In order to obtain more competitive bids for Department projects, it will be beneficial to have additional Park Facility Construction contractors added to our pre-qualified list of Park Facility Construction contractors. Also, having a limited number of contractors on the list, a contractor might reach the contract ceiling amount limit and be disqualified from all future work. Having more contractors will allow for more projects to be done simultaneously. There will be a total of seven (7) Park Facility Construction contractors with the addition of these two (2) contractors.

On September 11, 2013, the Board approved a Request for Qualifications (RFQ) for Park Facility Construction (Board Report No. 13-229), which was released November 1, 2013. On January 14, 2014, the Department received thirteen (13) proposals in response to the RFQ. The responders were:

- 1) Arc Construction, Inc.
- 2) Byrom-Davey, Inc.
- 3) CSI Services, Inc.
- 4) Evergreen Environment, Inc.
- 5) Gary L. Barton Corporation
- 6) Innovative Construction Solutions, Inc.
- 7) KASA Construction, Inc.
- 8) Los Angeles Engineering, Inc.
- 9) Malibu Pacific Tennis Courts, Inc.
- 10) Palp Inc., dba Excel Paving Company
- 11) Ross Trama dba R. Trama Construction
- 12) Toby B. Hayward, Inc.
- 13) Ventura Construction, Inc.

## REPORT OF GENERAL MANAGER

PG. 4                      NO. 14-087

The park facility construction services RFQ is broken down into four (4) separate minimum requirements namely:

- 1) Asphalt Paving,
- 2) Flatwork Concrete,
- 3) Athletic Field Construction-Renovation, and
- 4) New Park Construction.

The various park facility construction services will include, but are not limited to, demolition, paving, resurfacing and coating of roadways, athletic and playing field/court surfaces, pathways, parking lots, and the construction of masonry and concrete walls. Also included are the grading of parking lots, open turf areas and athletic fields, installation of plumbing, electrical, fencing, asphalt, concrete and masonry work for construction of athletic fields/courts, field/court amenities, playground equipment and construction of new park facilities.

The responders were required to provide evidence of their qualifications by meeting at least one (1) of four (4) minimum requirements as stated below:

1) Asphalt Paving:

Qualified Responders must have a minimum of ten (10) years of asphalt paving experience working with governmental agencies (Municipal, State and/or Federal), performing asphalt paving projects with the following requirements:

- A. Provide a list of projects where the total amount of asphalt paved met or exceeded 75,000 tons. All projects submitted must have been performed from March 1, 2008 to present day. All projects must have been performed for a governmental agency (i.e. Municipal, State and/or Federal).

2) Flatwork Concrete:

Qualified Responders must have a minimum of ten (10) years of flatwork concrete experience working with governmental agencies (Municipal, State and/or Federal), performing flatwork concrete projects with the following requirements:

- A. Provide a list of projects where the total volume of concrete placed was at least 20,000 Cubic Yards (CY). All projects provided must have been performed from March 1, 2008 to present day. All projects must have been performed for a governmental agency (i.e. Municipal, State and/or Federal).

REPORT OF GENERAL MANAGER

PG. 5                      NO. 14-087

- 3) Athletic Field Construction-Renovations:  
Qualified Responders must have a minimum of ten (10) years of soil grading activities for governmental agencies (Municipal, State and/or Federal). Qualified Responders must provide the following:
- A. Provide a list of projects where the total graded areas was at least 100 acres. All projects submitted must have been performed from March 1, 2008 to present day. All projects must have been performed for a governmental agency (i.e. Municipal, State and/or Federal). Each project submitted for qualifications must have all of the following components:
    - i. Soil Compaction
    - ii. Drainage System(s)
- 4) New Park Construction:  
Qualified Responders must have a minimum of five (5) years of experience constructing parks for governmental agencies (Municipal, State and/or Federal). Qualified Responders must provide the following:
- A. Provide at least ten (10) new park construction projects. All projects submitted must have been performed from March 1, 2008 to present day. All projects must have been performed for a governmental agency (i.e. Municipal, State and/or Federal). Each project submitted for qualifications must have all of the following components:
    - i. Playground and/or outdoor fitness equipment
    - ii. Block wall and/or fencing
    - iii. Pathways (Concrete, Asphalt, Decomposed Granite and/or Pavers)
    - iv. Irrigation and Landscape

Only two (2) of the thirteen (13) responders submitted a responsive submittal to this RFQ. Eleven (11) responders failed to submit a complete submittal and/or failed to qualify, and thus were disqualified from any further review process. The following responders were disqualified because they submitted an incomplete RFQ package submittal response, specific details for the disqualifications can be found in Exhibit A.

- 1) Arc Construction, Inc.  
3123 Harmony Place  
La Crescenta, California 91214

REPORT OF GENERAL MANAGER

PG. 6                      NO. 14-087

- 2) Byrom-Davey, Inc.  
13220 Evening Creek Drive, #103  
San Diego, California 92128
- 3) CSI Services, Inc.  
PO Box 271  
San Pedro, California 90733
- 4) Innovative Construction Solutions, Inc.  
4011 West Chandler Avenue  
Santa Ana, California 92705
- 5) Gary L. Barton Corporation  
4700 Long Beach Boulevard  
Long Beach, California 90805
- 6) KASA Construction, Inc.  
15148 Sierra Bonita Lane  
Chino, California 91710
- 7) Los Angeles Engineering, Inc.  
633 North Barranca Avenue  
Covina, California 91723
- 8) Malibu Pacific Tennis Courts, Inc.  
31133 Via Colinas, Suite 107  
Westlake Village, California 91362
- 9) Palp, Inc. dba Excel Paving Company  
2230 Lemon Avenue  
Long Beach, California 90806
- 10) Toby B. Hayward, Inc.  
1951 S. Myrtle Avenue  
Monrovia, California 91016
- 11) Ventura Construction, Inc.  
1316 Pathfinder Avenue  
Westlake Village, California 91362



## REPORT OF GENERAL MANAGER

PG. 7                      NO. 14-087

The following responders met the minimum requirements for the RFQ for Park Facility Construction as specified above:

- 1)      Evergreen Environmental, Inc.  
         10247 Bellegrave Avenue, #118  
         Mira Loma, California 91750  
         Qualified for: New Park Construction.
  
- 2)      R. Trama Construction  
         742 Legary Place  
         San Pedro, California 90732  
         Qualified for: Flatwork Concrete and New Park Construction.

RFQ responses were evaluated solely for the minimum qualifications (as stated in RFQ Document). The minimum qualifications as set forth determined the responder's knowledge and experience to perform the terms and specifications of this Contract. It was found through review and verification by Department staff that the above-listed responders met and/or exceeded the minimum qualifications as set forth in the RFQ.

Once it was determined that the responders had met all of the minimum qualifications, the staff verified with the references provided by the respondents. Questions were posed regarding respondent's ability to produce a quality product that met all necessary standards, in a timely manner. They were also asked whether the respondent was timely and effective in their correspondence with governing agencies. All of the references for the respondents who met our minimum qualifications responded favorably to these questions and highly recommended the respective respondent. It was then determined that the above listed Respondents should be selected as a pre-qualified Park Facility Construction contractors and eligible to bid on future Department projects.

All responders who submitted and qualified performed and passed the City's Business Inclusion Program (BIP) outreach.

The Department is seeking authorization for Board President and Secretary to execute contracts for the two (2) qualified responders, subject to City Attorney and Mayor approval. The selected pre-qualified contractors are recommended to the Board for up to a three (3) year contract, but will be awarded a contract term expiration that will coincide with the existing awarded park facility construction contracts that are already in place (expiring on August 15, 2016), in an amount not-to-exceed an annual expenditure of \$10,000,000.00 per contract. The contract amount is an estimate, and the Department does not guarantee that the contract maximum amount will be reached. The construction services that the Department is requesting shall be on an as-needed basis; the Department, in entering into an agreement, guarantees no minimum amount of business or

REPORT OF GENERAL MANAGER

PG. 8                      NO. 14-087

compensation. Contracts awarded through this RFQ shall be subject to funding availability and early termination by Department, as provided in the Standard Provisions for City Contracts (Rev. 03/09).

Funding for projects will be provided from various funding sources including to but not limited to Proposition K, Quimby, and Proposition 40.

FISCAL IMPACT STATEMENT:

Executing these as-needed contracts has no impact to the Department's General Fund.

This report was prepared by Jim Newsom, Management Analyst II, Planning, Construction and Maintenance Branch.

**EXHIBIT A**  
**REQUEST FOR QUALIFICATION**  
**PARK FACILITY CONSTRUCTION**

<b>"NON RESPONSIVE" RESPONDERS</b>	<b>REASONS FOR 'NON-RESPONSIVENESS'</b>
Arc Construction, Inc	1) Responder did not complete the City's Business Inclusion Program (BIP), Page 116-131 of RFQ document,
Byrom-Davey, Inc.	1) Responder did not complete the Governmental Reference Sheet on page 41 of the RFQ document, 2) Responder did not provide a complete answer to question #13 on Page 72 of RFQ, 3) Responder did not sign and date Form "C" on page 86 of RFQ, 4) Responder did not submit their schedule "A" on Page 128 of RFQ nor did they upload their summary sheet to LABAVN as instructed.
CSI Services, Inc.	1) Responder did not sign Form "C"-Child Care Declaration Statement on page 86 of RFQ document, 2) Responder did not provide sufficient evidence to qualify for any of the four (4) qualification on page 11 and 12 of RFQ document.
Gary L. Barton, Corp.	1) Responder did not sign Form "C" on page 86 of RFQ
Innovative Construction Solutions, Inc.	1) Responder did not attend the Mandatory Pre-Qualification meeting, 2) Responder did not sign and date the "Pledge of Compliance with Contractor Responsibility Ordinance Form" on page 67 of RFQ, 3) Responder did not sign and date the "Responsibility Questionnaire" on page 68 of the RFQ document, 4) Responder did not sign and date the "Responsibility Questionnaire Certification" on page 74 of the RFQ document, 5) Responder did not sign Form "C"-Child Care Declaration Statement on page 86 of RFQ document, 6) Responder did not complete the Business Inclusion Program.
KASA Construction	1) Responder did not complete the City's Business Inclusion Program (BIP), Page 116-131 of RFQ document, 2) Responder did not complete and sign Form "C", page 86 of RFQ.
Los Angeles Engineering, Inc.	1) Responder did not sign Form "C" on page 86 of RFQ, 2) Responder did not following instructions on submitting their qualifications on "Form G, page 133" as instructed, therefore Staff could not identify the Responders qualifications as requested on page 11-12 of RFQ document.

<b>"NON RESPONSIVE" RESPONDERS</b>	<b>REASONS FOR 'NON-RESPONSIVENESS'</b>
Malibu Pacific Tennis Courts, In.	<ol style="list-style-type: none"> <li>1) Responder did not provide complete response to question # 13 on Page 72 on Attachment "B",</li> <li>2) Responder did not sign the "Responsibility Questionnaire" on page 74 of RFQ,</li> <li>3) Responder did not meet the qualifications as stated in the RFQ.</li> </ol>
Palp Inc. dba Excel Paving Co.	<ol style="list-style-type: none"> <li>1) Responder did not provide information on Attachment "A" as required for question C-4, page 70 of RFQ,</li> <li>2) Responder did not provide additional information as requested for question F-13, page 72 of RFQ,</li> <li>3) Responder provided the same answer for questions F-13 and F-14 on page 72 of RFQ document, while each question/ answer should have been separated,</li> <li>4) Responder did not answer question H-23 on page 73 of RFQ,</li> <li>5) Responder submitted a "Contractor Responsibility Questionnaire" (CRQ) that was dated 10/16/13 and did so with the claim that no information has changed since this original filing. Staff has found that Responder's information provided on the CRQ required updating, specifically pending litigation information.</li> </ol>
Toby B. Hayward, Inc.	<ol style="list-style-type: none"> <li>1) Responder did not submit/meet the minimum 20,000 cubic yard minimum qualification for the "Concrete" qualifications.</li> </ol>
Ventura Construction, Inc.	<ol style="list-style-type: none"> <li>1) Responder did not complete question #10 of Contractor Responsibility Questionnaire on page 71 of the RFQ Doc.,</li> <li>2) Responder did not complete question #14 of the Contractor Responsibility Questionnaire on Page 72 of the RFQ Doc.,</li> <li>3) Responder did not provide the minimum of ten (10) park facility projects as required in the RFQ qualification on page 12 of the RFQ.</li> </ol>

REPORT OF GENERAL MANAGER

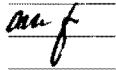
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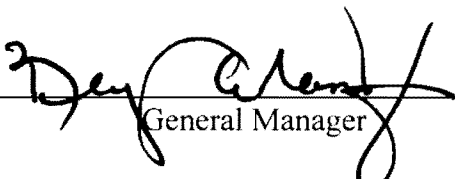
DATE April 23, 2014

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRINITY RECREATION CENTER – PARK RENOVATIONS (PRJ20793)  
PROJECT – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM  
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

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

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to transfer \$100,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Trinity Recreation Center Account No. 89460K-TR;
2. Approve the allocation \$100,000.00 in Quimby Fees from Trinity Recreation Center Account No. 89460K-TR for the Trinity Recreation Center - Park Renovations (PRJ20793) project, as described in the Summary of this Report; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Trinity Recreation Center is located at 2415 Trinity Street in the South Los Angeles area of the City. This 2.06 acre park features children’s play areas, basketball courts, outdoor fitness equipment, and a gymnasium. Due to the facilities, features, programs, and services it provides, Trinity Recreation Center meets the standard for a Neighborhood Park, as defined in the City’s Public Recreation Plan.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-088

Department of Recreation and Parks (RAP) staff has determined that improvements to the park, including upgrades to park lighting, installation of new security cameras, and improvements to the gymnasium floors in the recreation center, are necessary for the park to continue to meet the needs of the surrounding community.

Upon approval of this Report, \$100,000.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Trinity Recreation Center Account No. 89460K-TR and allocated to the Trinity Recreation Center - Park Renovations (PRJ20793) project.

The total Quimby Fees allocation for the Park Renovations project at Trinity Recreation Center is \$100,000.00. These Fees were collected within one (1) mile of Trinity Recreation Center, which is the standard distance for the allocation of Quimby Fees for Neighborhood parks.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (1,4,12) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby 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 services.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-089

DATE April 23, 2014

C.D. 9

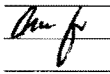
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH PARK RECREATION CENTER – PARK RENOVATION (PRJ20812)  
PROJECT – ALLOCATION OF QUIMBY FEES

R. Adams

\*R. Barajas

H. Fujita

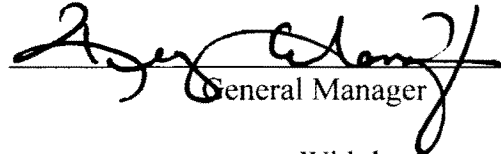


V. Israel

K. Regan

N. Williams

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to transfer \$1,815,857.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the South Park Recreation Center Account No. 89460K-SO; and,
2. Approve the allocation of \$1,815,857.00 in Quimby Fees from South Park Recreation Center Account No. 89460K-SO for the South Park Recreation Center - Park Renovation (PRJ20812) project, as described in the Summary of this Report.

SUMMARY:

South Park Recreation Center is located at 375 East 51<sup>st</sup> Street in the South Los Angeles area of the City. This 18.25 acre park features a gymnasium, swimming pool, basketball and tennis courts, a ball diamond and turf field, an outdoor stage, outdoor fitness area, picnic tables, and children’s play areas. Due to the facilities, features, programs, and services it provides, South Park Recreation Center meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

Department of Recreation and Parks (RAP) staff has determined that the renovation of the east side of the park is necessary for safety of park patrons and for the park to continue to meet the needs of the surrounding community. The scope of the proposed project includes new synthetic soccer/football fields, walking paths, outdoor fitness training circuit, splash pad and/or skate

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-089

park; renovation of existing restrooms; improvements to “palm alley” including new lighting and picnic areas, and Americans with Disabilities Act (ADA) improvements. The total estimated cost for the project is \$4,000,000.00.

Upon approval of this report, \$1,815,857.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the South Park Recreation Center Account No. 89460K-SO and allocated to the South Park Recreation Center - Park Renovation (PRJ20812) project.

The total Quimby Fees allocation for the Park Renovation (PRJ20812) project at South Park Recreation Center is \$1,815,857.00. These Fees were collected within two (2) miles of South Park Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

This allocation of \$1,815,857.00 in Quimby Fees will not meet all estimated costs for this project. This is a large and long term project which will require a significant amount of planning to deliver. This allocation of funds represents a portion of the overall funding required and will not be expended until RAP is able to finalize the project scope and identify and secure sufficient additional funds to implement the project.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that compliance with the requirements of the California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

### FISCAL IMPACT STATEMENT:

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than RAP’s General Fund.

The maintenance costs for the planned park improvements are yet to be determined and will be included in future budget requests.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.



REPORT OF GENERAL MANAGER

NO. 14-090

DATE April 23, 2014

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DOROTHY J. AND BENJAMIN B. SMITH PARK – OUTDOOR PARK IMPROVEMENTS (PRJ20047) PROJECTS – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	<u>                    </u>	V. Israel	<u>                    </u>
*R. Barajas	<u><i>R. Barajas</i></u>	K. Regan	<u>                    </u>
H. Fujita	<u>                    </u>	N. Williams	<u>                    </u>

*[Signature]*  
General Manager

Approved                                           Disapproved                                           Withdrawn                     

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to establish a new Quimby Fees Account No. 89460K-LT with Smith Park as the Account Name;
2. Authorize the Department’s Chief Accounting Employee to transfer \$45,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Smith Park Account No. 89460K-LT;
3. Approve the allocation of \$45,000.00 in Quimby Fees from Smith Park Account No. 89460K-LT for the Dorothy J. and Benjamin B. Smith Park - Outdoor Park Improvements (PRJ20047) project, as described in the Summary of this Report; and,
4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Dorothy J. and Benjamin B. Smith Park is located at 7020 West Franklin Avenue in the Hollywood area of the City. This 0.49 acre facility features landscaped areas and benches for the use and enjoyment of the surrounding communities. Due to the facilities and features it

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-090

provides, Dorothy J. and Benjamin B. Smith Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department of Recreation and Parks (RAP) staff has determined that the installation of outdoor fitness equipment, walking paths, park benches and amenities, and related improvements to existing landscaping and irrigation, are necessary for the park to continue to meet the needs of the surrounding community.

On June 28, 2013, the City Council adopted a motion approving the transfer of \$15,000.00 in funding from the Hollywood Hills West Neighborhood Council, which were held at the Department of Neighborhood Empowerment, to RAP for the purchase of the outdoor fitness equipment for Dorothy J. and Benjamin B. Smith Park (Council File No. 13-0784). These funds have already been transferred to RAP and deposited in the Deferred Maintenance Account No. 89704H for use for this project.

Upon approval of this Report, \$45,000.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Smith Park Account No. 89460K-LT and allocated to the Outdoor Park Improvements (PRJ20047) project at Dorothy J. and Benjamin B. Smith Park.

The total Quimby Fees allocation for the Outdoor Park Improvements project at Dorothy J. and Benjamin B. Smith Park is \$45,000.00. These Fees were collected within one (1) mile of Dorothy J. and Benjamin B. Smith Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

As it is anticipated that the funds needed for this project will exceed the \$60,000.00 in total funding allocated to the project, staff will work with community stakeholders to prioritize the identified improvements to the amount of funding available at this time and work with them to identify any additional funds that may be available for improvements at this facility.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3) and Class 11(3) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-090

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby 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 services.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.



REPORT OF GENERAL MANAGER


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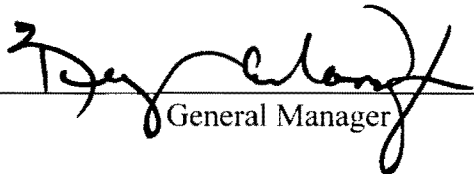
DATE April 23, 2014

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROSS SNYDER RECREATION CENTER – PARK RENOVATIONS (PRJ20805) PROJECT – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

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

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to transfer \$450,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Ross Snyder Recreation Center Account No. 89460K-RS;
2. Approve the allocation \$450,000.00 in Quimby Fees from Ross Snyder Recreation Center Account No. 89460K-RS for the Ross Snyder Recreation Center - Park Renovations (PRJ20805) project, as described in the Summary of this Report; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Ross Snyder Recreation Center is located at 1501 East 41st Street in the South Los Angeles community of the City. This 11.34 acre facility provides basketball courts, a community center building, a synthetic soccer field, baseball diamonds, and a swimming pool for the use of the surrounding community. Due to the size of the park, and the facilities, features, and programs it provides, Ross Snyder Recreation Center currently meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-091

Department of Recreation and Parks (RAP) staff has determined that improvements to the park, including replacement of the existing children's play areas, renovation of the existing synthetic turf fields, and improvements to the floors and bleachers in the recreation center, are necessary for safety of park patrons and for the park to continue to meet the needs of the surrounding community.

Upon approval of this Report, \$450,000.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Ross Snyder Recreation Center Account No. 89460K-RS and allocated to the Ross Snyder Recreation Center - Park Renovations (PRJ20805) project.

The total Quimby Fees allocation for the Ross Snyder Recreation Center - Park Renovations (PRJ20805) project is \$450,000.00. These Fees were collected within two (2) miles of Ross Snyder Recreation Center, which is the standard distance for the allocation of Quimby Fees for Community Parks.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby 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 services.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-092

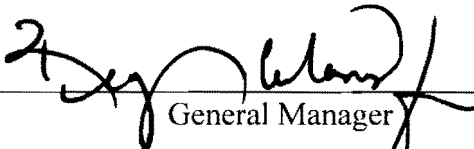
DATE April 23, 2014

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LOS ANGELES HIGH SCHOOL MEMORIAL PARK – FITNESS AREA (PRJ20816) PROJECT – ALLOCATION OF QIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
*R. Barajas	<u><i>Barajas</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

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

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

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to transfer \$100,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the LA High School Memorial Park Account No. 89460K-LC;
2. Approve the allocation of \$100,000.00 in Quimby Fees, from LA High School Memorial Park Account No. 89460K-LC for the Los Angeles High School Memorial Park - Fitness Area (PRJ20816) project, as described in the Summary of this Report; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Los Angeles High School Memorial Park is located at 4625 Olympic Boulevard in the Mid-Wilshire area of the City. This 2.51 acre facility provides open space and a children’s play area, for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Los Angeles High School Memorial Park meets the standard for a Neighborhood Park; as defined in the City’s Public Recreation Plan.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-092

Department of Recreation and Parks (RAP) staff has determined that the installation of new outdoor fitness equipment in the park is necessary and will be of benefit to park visitors and residents of the surrounding community. The scope of the proposed project includes the installation of new outdoor fitness equipment, landscaping and irrigation improvements, and walkway enhancements.

Upon approval of this Report, \$100,000.00 in Quimby Fees can be transferred from Quimby Fees Account No. 89460K-00 to LA High School Memorial Park Account No. 89460K-LC and allocated to the Los Angeles High School Memorial Park - Fitness Area (PRJ20816) project.

The total Quimby Fees allocation for the Los Angeles High School Memorial Park - Fitness Area (PRJ20816) project is \$100,000.00. These Fees were collected within one (1) mile of Los Angeles High School Memorial Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3) and Class 11(3) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby 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 services.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.



REPORT OF GENERAL MANAGER

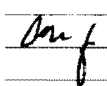
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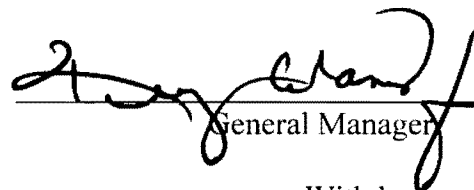
DATE April 23, 2014

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GILBERT LINDSAY COMMUNITY CENTER – SYNTHETIC FIELD REPLACEMENT (PRJ20806) PROJECT – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

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

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to transfer \$815,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Gilbert Lindsey Community Center Account No. 89460K-GL;
2. Approve the allocation of \$815,000.00 in Quimby Fees from Gilbert Lindsey Community Center Account 89460K-GL for the Gilbert Lindsey Community Center - Synthetic Field Replacement (PRJ20806) project as described in the Summary of this Report; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Gilbert Lindsey Community Center is located at 429 East 42<sup>nd</sup> Place in the South Los Angeles area of the City. This 14.62 acre park features a gymnasium, basketball courts, two (2) synthetic turf fields, a ball diamond, a skate park, and a children’s play area. Due to the facilities, features, programs, and services it provides, Gilbert Lindsey Community Center meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-093

Department of Recreation and Parks (RAP) staff has determined that the replacement of the two existing synthetic soccer fields at Gilbert Lindsey Community Center is necessary for safety of park patrons and for the park to continue to meet the needs of the surrounding community.

Upon approval of this Report, \$815,000.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Gilbert Lindsey Community Center Account 89460K-GL and allocated to the Gilbert Lindsey Community Center - Synthetic Field Replacement (PRJ20806) project.

The total Quimby Fees allocation for the Gilbert Lindsey Community Center - Synthetic Field Replacement (PRJ20806) project is \$815,000.00. These Fees were collected within two (2) miles of Gilbert Lindsey Community Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2 of the City CEQA Guidelines.

### ISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby 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 services.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

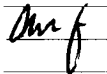
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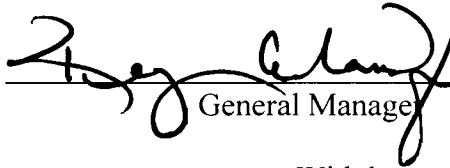
DATE April 23, 2014

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GILBERT LINDSAY COMMUNITY CENTER – SKATE PARK REPLACEMENT (PRJ20815) PROJECT – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

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

RECOMMENDATIONS:

That the Board:

1. Authorize the Department’s Chief Accounting Employee to transfer \$175,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Gilbert Lindsey Community Center Account No. 89460K-GL;
2. Approve the allocation of \$175,000.00 in Quimby Fees from Gilbert Lindsey Community Center Account 89460K-GL for the Gilbert Lindsey Community Center - Skate Park Replacement (PRJ20815) project, as described in the Summary of this Report; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Gilbert Lindsay Community Center is located at 429 East 42<sup>nd</sup> Place in the South Los Angeles area of the City. This 14.62 acre park features a gymnasium, basketball courts, two (2) synthetic turf fields, a ball diamond, a skate park, and a children’s play area. Due to the facilities, features, programs, and services it provides, Gilbert Lindsay Community Center meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-094

Department of Recreation and Parks (RAP) staff has determined that the replacement of the existing skate park at Gilbert Lindsay Community Center is necessary for safety of park patrons and for the park to continue to meet the needs of the surrounding community.

Upon approval of this Report, \$175,000.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Gilbert Lindsay Community Center Account 89460K-GL and allocated to the Gilbert Lindsay Community Center - Skate Park Replacement (PRJ20815) project.

The total Quimby Fees allocation for the Gilbert Lindsay Community Center - Skate Park Replacement (PRJ20815) project is \$175,000.00. These Fees were collected within two (2) miles of Gilbert Lindsay Community Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

As it is anticipated that the funds needed for this project will exceed the \$175,000.00 in funding proposed to be allocated to the project, this allocation of funds will not be expended until RAP is able to identify and secure sufficient additional funds to fully fund the replacement of the existing skate area.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby 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 services.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-095

DATE April 23, 2014

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARRINGTON RECREATION CENTER – TENNIS COURT REFURBISHMENT (PRJ20811) PROJECT – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	<u>                    </u>	V. Israel	<u>                    </u>
*R. Barajas	<u><i>Amf</i></u>	K. Regan	<u>                    </u>
H. Fujita	<u>                    </u>	N. Williams	<u>                    </u>

*[Signature]*  
General Manager

Approved                                           Disapproved                                           Withdrawn                     

RECOMMENDATIONS:

That the Board:

1. Authorize the reallocation of \$80,000.00 in Quimby Fees, currently allocated to the Barrington Recreation Center - New Recreation Center (PRJ1653A) project, per Board Report No. 08-198, to the Barrington Recreation Center - Tennis Court Refurbishment (PRJ20811) project;
2. Approve the allocation of \$80,000.00 in Quimby Fees, from the Barrington Recreation Center Account No. 460K-BE, for the Barrington Recreation Center - Tennis Court Refurbishment (PRJ20811) project, as described in the Summary of this Report; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Barrington Recreation Center is located at 333 South Barrington Avenue in the Brentwood community of the City. This 18.64 acre property features baseball, basketball, soccer, tennis and volleyball sports fields and provides numerous programs for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Barrington Recreation Center meets the standards for a Community Park, as defined in the City's Public Recreation Plan.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-095

Department of Recreation and Parks (RAP) staff has determined that refurbishment of the existing tennis courts, and renovation and improvement of the adjacent outdoor park areas, are necessary for the facility to continue to operate and will be of benefit to the surrounding community. The scope of the project includes concrete repairs, removal of existing surfacing and replacement with new acrylic surfacing material, and a complete refurbishment of the tennis court fencing including fabric replacement, new pedestrian doors and enclosure of two (2) courts.

The Board has approved the allocation of a total of \$1,462,180.59 in Quimby Fees for the Barrington Recreation Center - New Recreation Center (PRJ1653A) project (Board Report No. 08-198 and No. 14-030). The scope of the approved Barrington Recreation Center - New Recreation Center project included construction of a new recreation center. It was noted at the time that the project was originally approved by the Board that the project was estimated to cost between \$10,000,000.00 and \$15,000,000.00, and that the allocation of Quimby Fees would only represent a portion of the overall funding required to deliver the project.

Staff has identified the Barrington Recreation Center - Tennis Court Refurbishment (PRJ20811) project as a high priority project for the community and is recommending the reallocation of a portion of the Quimby Fees currently allocated to the Barrington Recreation Center - New Recreation Center (PRJ1653A) project in order to provide funding for the Barrington Recreation Center -Tennis Court Refurbishment (PRJ20811) project.

Upon approval of this Report, \$80,000.00 in Quimby Fees currently in the Barrington Recreation Center Account No. 460K-BE can be reallocated to the Barrington Recreation Center – Tennis Court Refurbishment (PRJ20811) project.

The total Quimby Fees allocation for the Barrington Recreation Center - Tennis Court Refurbishment (PRJ20811) project is \$80,000.00. These Fees were collected within two (2) miles of, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3) and Class 11(3) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-095

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby 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.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.





REPORT OF GENERAL MANAGER

NO. 14-096

DATE April 23, 2014

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CARLTON WAY POCKET PARK – PARK DEVELOPMENT (PRJ20714)  
PROJECT – ALLOCATION OF QUIMBY FEES

R. Adams	_____	V. Israel	_____
*R. Barajas	<u><i>[Signature]</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

*[Signature]*  
General Manager

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

RECOMMENDATIONS:

That the Board:

1. Authorize the reallocation of \$61,304.50 in Quimby Fees, previously allocated for the Carlton Way Pocket Park - Acquisition and Approval of Purchase and Sale Agreement (PRJ20453) project, per Board Report No. 10-276, to the Carlton Way Pocket Park - Park Development (PRJ20714) project;
2. Authorize the Department’s Chief Accounting Employee to transfer \$63,695.50 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Carlton Way Account No. 89460K-AH; and,
3. Approve the allocation of \$125,000.00 in Quimby Fees from Carlton Way Account No. 89460K-AH for the Carlton Way Pocket Park - Playground Renovation (PRJ20714) project, as described in the Summary of this Report.

SUMMARY:

Carlton Way Park is a 0.19 acre undeveloped park site located at 5927 Carlton Way in the Hollywood area of the City. On October 20, 2010, the Board of Recreation and Park Commissioners (Board) approved the acquisition of 5927 Carlton Way for a public park, and also approved the allocation of a total of \$650,000.00 in Quimby fees to fund the acquisition (Board Report No. 10-276).

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-096

On May 17, 2010, the Board approved a Donation Agreement (Agreement) between the Department of Recreation and Parks (RAP) and the Trust for Public Land (TPL), a non-profit organization, for the acquisition, development, and construction of new parks in Los Angeles (Board Report No. 10-121). The Agreement anticipated that many of these new parks would be funded, in whole or in part, through grant funding from the Proposition 84 Statewide Park Program. As detailed in the Agreement, TPL is required to coordinate the design and construction of the park projects with RAP and, when construction is completed, submit each completed project to the Board for final approval and acceptance. One of the parks proposed to be developed by TPL pursuant to that Agreement is Carlton Way Park.

On November 8, 2010, the State announced the award of sixty-two (62) grants, totaling \$182,000,000.00, from the first funding round of the Proposition 84 Statewide Park Program. One of the projects that was awarded funding was the Carlton Way Pocket Park - Park Development (PRJ20714) project. The State awarded TPL a total of \$1,268,007.00 in grant funding for the Carlton Way Pocket Park - Park Development (PRJ20714) project. At that time, it was anticipated by TPL that the awarded funding would be sufficient to meet the project scope.

On February 2, 2011 the Board approved the plan for the Carlton Way Pocket Park - Park Development project (Board Report No. 11-043). The plan for the Carlton Way Pocket Park project includes the construction of a children's play area, fitness equipment, safety lighting, a landscaped plaza, and site amenities such as trees, benches, decorative fencing, and a drinking fountain. The current design plan for Carlton Way Pocket Park is attached as Exhibit A.

TPL recently received bids back from for the Carlton Way Pocket Park - Park Development (PRJ20714) project and have identified a project shortfall of about \$125,000.00. In order to resolve this shortfall, TPL would potentially need to eliminate or reduce some of the recreational elements of the project, including the outdoor fitness equipment, the children's play features, and some of the decorative amenities.

RAP staff has determined that the inclusion of these recreational elements as a part of the Carlton Way Pocket Park - Park Development (PRJ20714) project are necessary for the park to meet the identified needs of the community and is recommending that Quimby funds be used to fund these park elements.

Upon approval of this Report, \$61,304.50 in unexpended residual Quimby Fees, previously allocated for the Carlton Way Pocket Park - Park Acquisition (PRJ20453) project, per Board Report No. 10-276, can be reallocated to the Carlton Way Pocket Park - Park Development (PRJ20714) project. Additionally, there is \$63,695.50 in Quimby Fees available in Quimby Fees Account No. 89460K-00 that can be transferred from Quimby Fees Account No. 89460K-00 to the Carlton Way Account No. 89460K-AH and allocated to this project.

## REPORT OF GENERAL MANAGER

PG. 3                      NO. 14-096

The total Quimby Fees allocation for the Carlton Way Pocket Park - Park Development (PRJ20714) project is \$125,000.00. These Fees were collected within one (1) mile of Carlton Way Pocket Park, which is the standard distance for the allocation of Quimby Fees for Neighborhood parks.

It should be noted that these Quimby funds will not be allocated or transferred to TPL. These funds will be used by the RAP to purchase, install, or construct specific project elements for the project. RAP will coordinate with TPL to identify the specific project elements that can best be implemented by RAP and will work with TPL to coordinate the construction and installation of these elements so they are done concurrently with the construction of the rest of the park.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project is a continuation of an existing project approved on February 2, 2011 (Board Report No. 11-043) that is exempted from CEQA [Class 3(6), Class 4(1,3), and Class 25(5)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

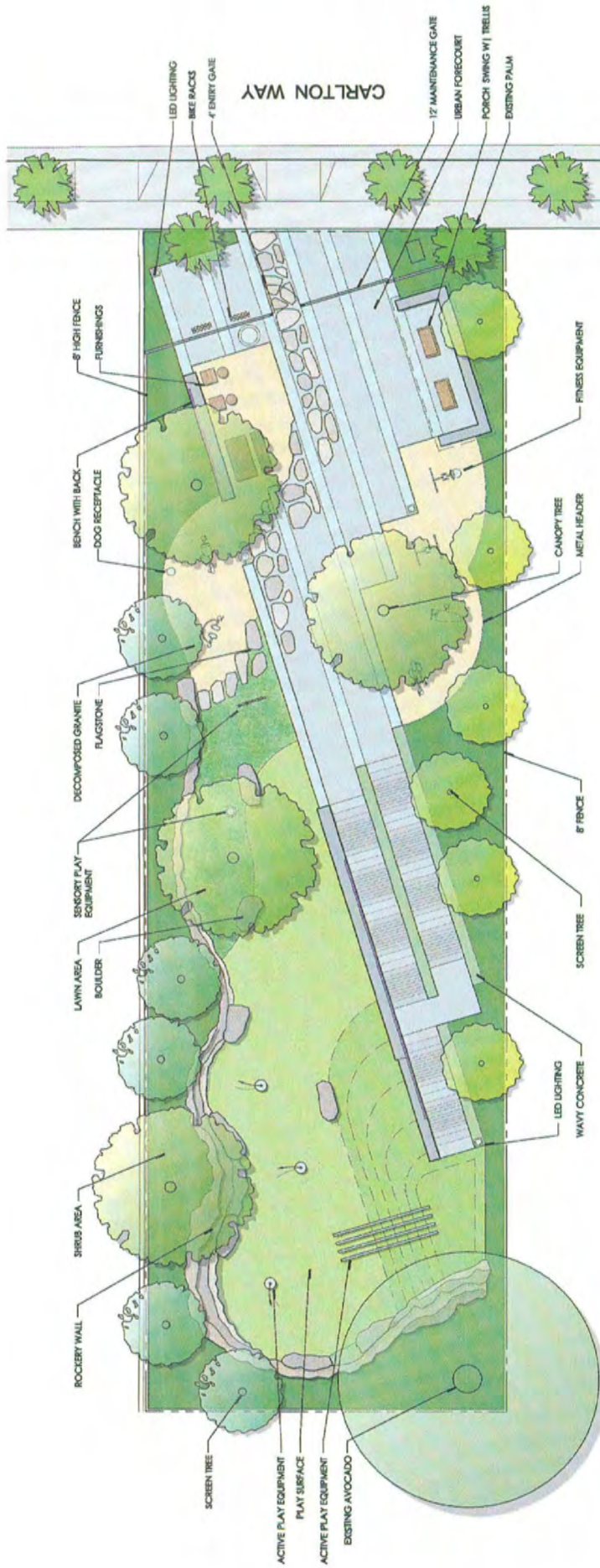
### FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General Fund.

The maintenance costs for the planned park at this site are yet to be determined and will be included in future budget requests.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.



+REPORT OF GENERAL MANAGER

NO. 14-097

DATE April 23, 2014

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – FINAL APPROVAL OF THE INSTALLATION OF A COMMEMORATIVE BENCH AND ASSOCIATED LANDSCAPING AND SITE IMPROVEMENTS TO ACKNOWLEDGE DONORS TO THE ACQUISITION OF CAHUENGA PEAK

R. Adams	<u>                    </u>	V. Israel	<u>                    </u>
*R. Barajas	<u><i>[Signature]</i></u>	K. Regan	<u>                    </u>
H. Fujita	<u>                    </u>	N. Williams	<u>                    </u>

*[Signature]*  
General Manager

Approved                                           Disapproved                                           Withdrawn                     

RECOMMENDATIONS:

That the Board:

1. Grant final approval for the installation of a commemorative bench and associated landscaping and site improvements in Griffith Park to acknowledge the donors to the acquisition of Cahuenga Peak and related site improvements; and,
2. Authorize staff to issue a Right-of-Entry (ROE) permit to the Trust for Public Land (TPL) and their contractor(s) to perform all work related to the Project, as described in the Summary of this Report.

SUMMARY:

Griffith Park is located at 4730 Crystal Springs Drive in the Hollywood area of the City. This 4,281.73 acre park provides a variety of recreational amenities, programs, and activities for the local community.

On May 17, 2010, the Board of Recreation and Park Commissioners (Board) authorized the acquisition and acceptance of 138 acres of open space property known as Cahuenga Peak (Board Report No. 10-124). On June 2, 2010, the Board approved the phased acquisition and conveyance of Cahuenga Peak through a process that proposed that the City of Los Angeles (City) acquire 122 acres of the Cahuenga Peak property as a first phase and the remaining 16 acres as a second phase

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-097

(Board Report No. 10-130).

On September 7, 2011, the Board granted final approval for the installation of four (4) plaques and landscaping, fencing, and associated site improvements, at four (4) locations in and around Mount Lee and Cahuenga to acknowledge donors to the acquisition of Cahuenga Peak (Board Report No. 11-241). On that same day, the Board also granted conceptual approval for the installation of a commemorative bench and associated landscaping and site improvements in Griffith Park to acknowledge the donors to the acquisition of Cahuenga Peak and related site improvements (Board Report No. 11-242).

As detailed in Board Report No. 11-242, in recognition of the help and support of the Tiffany & Co. Foundation, a private donor who contributed significant funding to the effort to acquire the Cahuenga Peak property, TPL, the non-profit organization that acted as the buying agent for the Cahuenga Peak acquisition and entered into a property sale and gift agreement with the City in order to acquire the entire property and then convey it to the City via grant deed, requested approval to install a commemorative bench and associated landscaping and site improvements in Griffith Park.

After receiving conceptual approval for this project, TPL worked with Department of Recreation and Parks (RAP) staff, the Councilmember of the District 4, and other stakeholders, to identify the appropriate location for the commemorative bench and site improvements, and to further refine the design of the bench. As a result of that process, TPL has developed a final design and location for the commemorative bench, which is described below and illustrated on Exhibits A and B of this Report.

The commemorative bench will be installed along the "Charlie Turner Trail" in Griffith Park, in a location that would provide a vista of the Cahuenga Peak property. The proposed bench design will not impede the current trail right-of-way, as the seating area is sited off the trail, and sufficient clearance for maintenance and emergency vehicles will continue to be provided.

The design includes two (2) L-shaped seat walls constructed of fused natural stone (outside dimension is approximately 9 feet in length). Stones for the seat wall will be selected to reflect the natural environment of Griffith Park, and they would be fused together with a combination of mortar and/or rebar to create one solid piece for each seat wall. Each of the seat walls will have smoothed and polished seating areas carved into the stone (each seating area will be about 6 feet in length), and will provide views of Griffith Observatory, the Pacific Ocean, and Cahuenga Peak. The interior sides and the top of the seat walls will be smooth, and the outside edges will be left rough and natural.

## REPORT OF GENERAL MANAGER

PG. 3                      NO. 14-097

A stone monument marker (approximately 6 feet in length) would also be installed in the same area as the bench, and would include text recognizing the donations provided by the Tiffany & Co. Foundation. The text "The Tiffany & Co. Foundation Overlook" would appear on the vertical face of the monument marker and additional acknowledgement text will appear on the top surface of the stone monument. All proposed text would be sandblasted into the stone monument.

The design and location for the seat walls and monument marker is shown on Exhibit A. The proposed text for the monument marker is shown on Exhibit B.

TPL is currently proposing to start construction of the project in November 2014 and complete it by March 2015. TPL will fully fund the cost for the fabrication and installation of the commemorative bench, monument sign, and any associated site improvements.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project is a continuation of an existing project approved on September 7, 2011 (Board Report No. 11-242) that is exempted from CEQA [Class 1(1,3) and Class 11(1,3)]. The work approved by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

### FISCAL IMPACT STATEMENT:

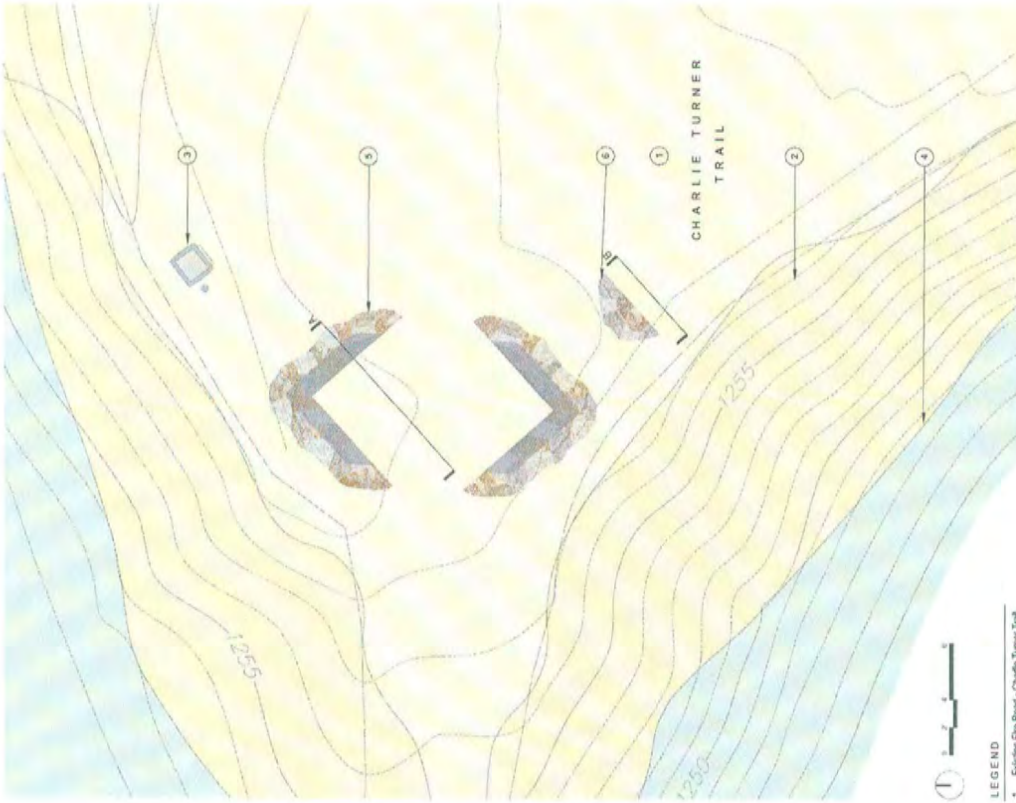
The approval of the installation of the commemorative bench and associated site improvements will have a minor fiscal impact on RAP, as the maintenance of the improvements may increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than RAP's General Fund.

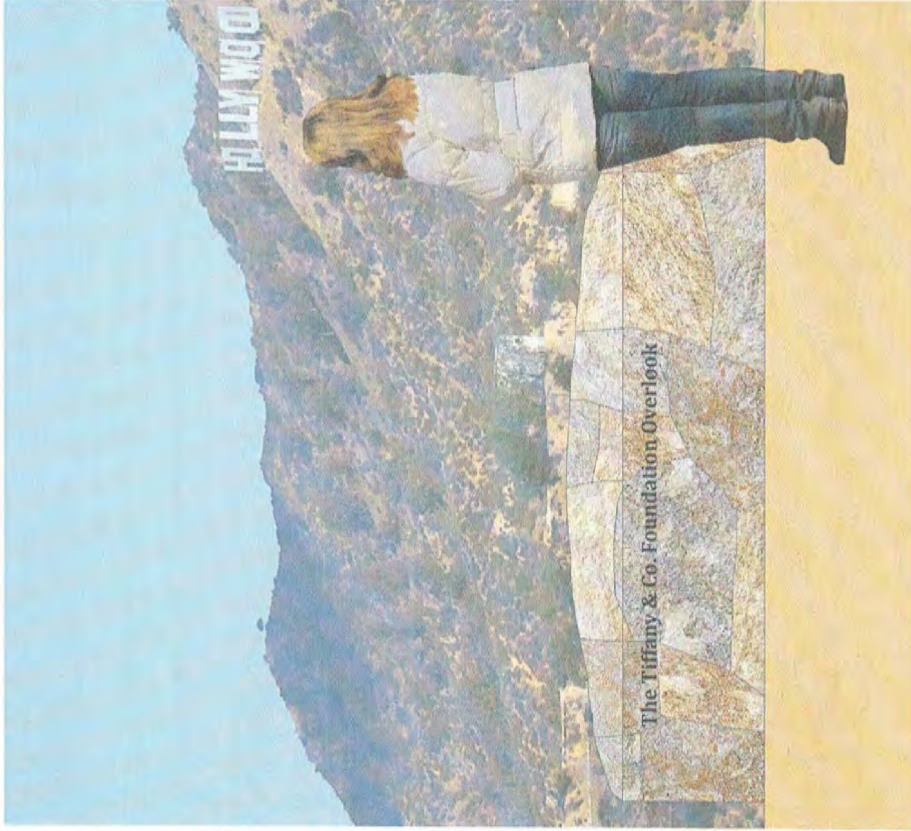
This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.







MONUMENT ELEVATION A - 112' x 130'



MONUMENT SIGN ELEVATION B - 2" = 1'-0"

## The Tiffany & Co. Foundation Overlook

With visionary support from the Tiffany & Co. Foundation and contributions from people worldwide, Cahuenga Peak, the home of the Hollywood sign, was preserved for generations to come.

Please enjoy this magnificent view!

The Trust for Public Land  
 Council Member Tom LaBonge  
 Los Angeles Parks Foundation  
 Los Angeles Department of Recreation and Parks

DEDICATION TEXT

REPORT OF GENERAL MANAGER

NO. 14-098

DATE: April 23, 2014

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SUNSET GORDON PROJECT – PRELIMINARY AUTHORIZATION TO ACQUIRE A PERPETUAL EASEMENT FOR PARK PURPOSES; APPROVAL OF FINAL PARK DESIGN PLAN; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	<u>                    </u>	V. Israel	<u>                    </u>
*R. Barajas	<u><i>RB</i></u>	K. Regan	<u>                    </u>
H. Fujita	<u>                    </u>	N. Williams	<u>                    </u>

*[Signature]*  
General Manager

Approved                                           Disapproved                                           Withdrawn                     

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition of a perpetual easement over all or a portion of Assessor's Parcel Numbers (APN) 5545-009-005, 5545-009-006, and 5545-009-007, generally located 1522-1534 Gordon Street, Los Angeles, California 90028, and measuring approximately 21,177 square feet or 0.49 acres, for public park purposes;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), including the request for GSD and City Attorney's Office to draft a Purchase and Sale Agreement, in conformance with the terms of the Term Sheet attached hereto as Exhibit A, 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 easement;
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:

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-098

- a. Funding will be made available for the acquisition of the property through Quimby Funds or an alternative funding source;
  - b. Appropriate California Environmental Quality Act (CEQA) review of documentation/actions will have been identified reviewed, addressed, and any required actions completed;
  - c. 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 the close of escrow;
  - d. A Class "A" Formal Appraisal will have been completed and reviewed by GSD and upon review GSD will have made a recommendation to RAP staff on action to be taken as it relates to the acquisition; and,
  - e. GSD will have negotiated a purchase price that is consistent with their professional opinion of market value.
4. Authorize staff to work with the City Attorney's Office to develop a Maintenance Agreement and Covenant between RAP and 5929 Sunset (Hollywood), LLC (Developer) for the maintenance of the park and park improvements developed on the proposed easement and direct staff to return to the Board for final approval of a proposed Maintenance Agreement and Covenant; and,
  5. Approve the final design concept for Sunset Gordon Park, as described in the Summary of this Report and shown on Exhibit B and Exhibit C.

SUMMARY:

The Sunset Gordon Project (CPC-2007-515-GPA-ZC-HD-CU-CUB-ZV-ZAA-SPR-SPE-SPP and VTT-68501) is a mixed-use residential and commercial project located on an approximately 1.7 acre site at 5929-5945 Sunset Boulevard and 1512-1540 North Gordon Street in Hollywood. The project, which is currently under construction, will include 305 dwelling units, approximately 13,500 square feet of restaurant and retail space, approximately 40,000 square feet of office space, a parking structure that will have parking levels both above and below grade, and approximately 21,177 square foot public park. The residential portion of the Sunset Gordon Project is proposed to be developed as an apartment project.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 14-098

The public park will be located on the north side of the project, along the project's Gordon Street frontage, and will be constructed above a below grade portion of the project's parking structure. While the public park will be located over a portion of the project's parking structure, the entrances to the public park will be at street level. The public park will measure approximately 21,177 square feet or 0.49 acres and will, pursuant to the requirements of the conditions of approval and related mitigation measures contained in the project's entitlements, be fully developed by Developer and maintained for the life of the project by Developer, a Homeowner's Association (HOA), or a designated nonprofit organization.

Developer is proposing that RAP purchase a perpetual easement for the improved park, once the park is completed, with the Quimby Fees that were paid by Developer as a condition of approval of the project's entitlements. Whether or not RAP approves the purchase of the perpetual easement, the park will be constructed by Developer, open and available to the public during daylight hours, and maintained by Developer, a HOA, or a designated nonprofit organization.

### Background

On October 18, 2007, the Board of the Community Redevelopment Agency of Los Angeles (former CRA/LA) approved various actions and findings related to the Sunset Gordon Project, including an Owner Participation Agreement (CRA OPA) with Sunset and Gordon Investors, LLC (original Developer), who was at the time the developer of the Sunset Gordon Project and transmitted its recommendations to the Los Angeles City Council. On December 14, 2007, the Los Angeles City Council concurred in and approved the recommendations of former CRA/LA (Council File No. 07-3459).

On July 25, 2008, the Los Angeles City Council approved a General Plan Amendment, Zone and Height District Change, and other recommendations related to the Sunset Gordon Project (CPC-2007-515-GPA-ZC-HD-CU-CUB-ZV-ZAA-SPR-SPE-SPP) and approved an accompanying ordinance (Ordinance No. 180094) effecting the Zone and Height District Change for the property (Council File No. 08-1509).

On September 12, 2008, the Los Angeles City Council approved and adopted several actions on Vesting Tentative Tract Map No. 68501 (VTT-68501), a subdivision tract map for the Sunset Gordon Project (Council File No. 08-1509-S1).

Pursuant to the requirements of the conditions of approval and related mitigation measures contained in the project's entitlements, Los Angeles Municipal Code (LAMC) Section 17.12 (Park and Recreation Site Acquisition and Development Provisions), LAMC Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for a Multiple Residential Use in Any Multiple Residential or Commercial Zone), and the [Q] conditions

## REPORT OF GENERAL MANAGER

PG. 4

NO. 14-098

of Ordinance No. 180094, Developer is required to meet the following park and recreation related conditions:

- Payment of applicable Quimby or Zone Change Fees for each dwelling unit being developed as a part of the Sunset Gordon Project
- Provision of a 21,177 square-foot park that is open and accessible to the public during daylight hours
- Provide for maintenance of the park as per the conditions of the CRA OPA and have it be open and accessible to the public during daylight hours
- Provide for the active operation and maintenance of the park for the life of the project (with the maintenance to be provided by Developer, HOA, or a designated non-profit organization with the experience and ability to maintain the park in accordance with RAP's public health and safety standards)

### Previous Board Actions on Sunset Gordon Project

On July 23, 2008, the Board of Recreation and Park Commissioners (Board) approved a Tri-Party Agreement between RAP, the former CRA/LA, and original Developer, for the purpose of creating a new park as a part of the Sunset Gordon Project, and a Maintenance Agreement, between the same parties, for the maintenance of the resulting new park (Board Report No. 08-212).

The Tri-Party Agreement set forth a process through which the City would ultimately have obtained a vested condominium interest or fee ownership of the entire park and the original Developer, or their successor-in-interest, would have obtained a non-exclusive easement over the park surface in order to operate and maintain the park at no cost to the City. At that time, original Developer anticipated that the residential, commercial, and park components of the Sunset Gordon Project would be developed as for-sale condominium units.

As detailed in the Tri-Party Agreement, the former CRA/LA would have, at the start of project construction, purchased a two-thirds surface interest in the park and RAP would have used the Quimby fees to be paid by original Developer to purchase the remaining one-third surface interest in the park. Upon completion of the park, the former CRA/LA would have deeded their two-thirds interest in the park to the City, giving the City ownership of the entire park. The Tri-Party Agreement would have committed the original Developer to spend up to \$500,000.00 to develop the park at the site and to obtain RAP's approval for the park design. Furthermore, the Tri-Party Agreement stated that the City would have no liability for any repairs to the underground garage due to damage resulting from the park (e.g., subsurface irrigation leaks). Finally, attached to the

## REPORT OF GENERAL MANAGER

PG. 5

NO. 14-098

Tri-Party Agreement was a Maintenance Agreement that was to be recorded on the property and that specified that the original Developer's ongoing responsibilities concerning the park.

On September 23, 2008, the Los Angeles City Council approved and authorized RAP to execute both the Tri-Party Agreement and the Maintenance Agreement (Council File No. 08-2104). However, neither the Tri-Party Agreement nor the Maintenance Agreement were ultimately executed.

### Term Sheet

Developer, RAP, and the Department of City Planning have signed a Term Sheet, attached hereto as Exhibit A, detailing the steps necessary for Developer to meet the Sunset Gordon Project's park and recreation related conditions and receive building permit clearances and temporary and final certificates of occupancy for the project.

The Term Sheet reflects an agreement on the part of Developer, RAP, and the Department of City Planning to negotiate in good faith on the acquisition of the perpetual easement for the improved park and on the terms of the maintenance agreement to maintain the new park. The Term Sheet does not represent a binding commitment for RAP to purchase the easement or enter into any maintenance agreement. The Term Sheet clearly states that acquisition of the proposed park easement for park purposes is subject to the approval of the Board and that the Term Sheet itself does not guarantee the Board's adoption or approval of any of the terms or agreements described therein.

The Term Sheet also required Developer to pay the required Quimby Fees for the Sunset Gordon Project prior to the Board's consideration of the acquisition of the proposed easement. On July 16, 2012, Developer paid the required Quimby Fees for the 305 dwelling units entitled to be developed as a part of the Sunset Gordon Project. The total Quimby fee payment received by RAP for this project was \$1,253,855.00.

### Proposed Acquisition of Perpetual Easement

As discussed above, Developer is currently proposing that RAP purchase a perpetual easement for the improved park, once the park is completed. The terms of the proposed Purchase and Sale Agreement to be drafted by the GSD and City Attorney's Office would be in conformance with the terms of the Term Sheet discussed above and attached as Exhibit A. As a part of the Purchase and Sale Agreement, and as agreed to in the Term Sheet, RAP would retain all rights to convert the perpetual easement into a condominium interest, should Developer, or their successor-in-interest, record a subdivision map for the property in the future.

The public park would measure approximately 21,177 square feet or 0.49 acres. The proposed perpetual easement for the improved park would be located in the same area as was set forth in one

## REPORT OF GENERAL MANAGER

PG. 6

NO. 14-098

of the exhibits to the Maintenance Agreement that was previously approved by the Board in Board Report No. 08-212. A map showing the location of the public park and the proposed easement is attached as Exhibit B.

The final design concept for Sunset Gordon Park includes an open lawn area, bocce ball courts, outdoor fitness equipment, a dog care area, landscaping, pathways, benches and seat walls, and other site amenities. The proposed park improvements would be required to meet RAP policies and standards, and Developer would be required to obtain Board approval in order to make any future modifications of the planned improvements. The final design concept for Sunset Gordon Park is attached as Exhibit C.

Funding for the proposed acquisition is proposed to be provided by the Quimby Fees that were paid by Developer as a condition of approval of the project's entitlements. GSD will provide a Class "A" Formal Appraisal for the park easement and improvements and, upon review, will make a recommendation to RAP staff on action to be taken as it relates to the acquisition. GSD will then negotiate a purchase price that is consistent with their professional opinion of market value. However, it should be noted that Developer agreed in the Term Sheet that in no event shall the negotiated purchase price for the easement exceed the \$1,253,855.00 in Quimby fees that have already been paid by Developer. All appropriate environmental assessments, including Phase I and Phase II or any additional assessments needed, will be completed and any appropriate actions taken and satisfied prior to staff returning to the Board with a Purchase and Sale Agreement.

Finally, staff would work with City Attorney's Office to develop a Maintenance Agreement and Covenant between RAP and Developer whereby Developer, a HOA, or a designated nonprofit organization, would agree to maintain the park and park improvements in perpetuity. The Maintenance Agreement and Covenant would be modeled after the Maintenance Agreement that was attached to the previous Tri-Party Agreement, with as-needed modifications, revisions, or additions. The Maintenance Agreement and Covenant would require Developer to fully indemnify the City, and would be recorded against the property and forever run with the land.

It is again important to note that the park maintenance obligations were imposed, and are required, as project mitigation measure and the Developer will need to enter into a Maintenance Agreement and Covenant with the City regardless of RAP approving the purchase of the perpetual easement. The proposed allocation of Quimby funds are only for the purchase of the perpetual easement for the improved park and are not to purchase any park maintenance services.



REPORT OF GENERAL MANAGER

PG. 7

NO. 14-098

Environmental Review

Staff determined that the subject project consists of the acquisition of property with the intent to preserve open space for park purposes. Therefore, the acquisition of the project site is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15325, Class 25, of the State CEQA Guidelines.

FISCAL IMPACT STATEMENT:

Acquisition costs for perpetual easement for the improved park are anticipated to be funded by Quimby Fees. The approval of the final design concept for Sunset Gordon Park will not have any impact on RAP's General Fund. There will be no additional maintenance costs associated with this acquisition as the maintenance of the proposed park improvements will be the responsibility of Developer.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.



## Sunset & Gordon Park Term Sheet

This term sheet is meant to address the park requirements for the Sunset & Gordon Park Development project. This term sheet does not address any other fees, conditions, or requirements imposed as part of the project's entitlements or as required by Code. Issuance of any building permits will be subject to the totality of the requirements and conditions contained in the project's entitlement documents. Issuance of the Certificate of Occupancy will be subject to the terms of the building permits, Building Code requirements and performance and satisfaction of the terms and agreements below.

This term sheet represents an intent of all parties to negotiate in good faith and to serve as a mechanism for clearing the Quimby Fees required by LAMC §§ 17.12, 12.33; for clearing the [Q] condition of Ordinance No. 180094 requiring the provision and maintenance of a park, and for clearing any similar conditions set forth in the project approvals. This term sheet, however, does not represent a binding commitment for the City to purchase a park, to enter into any specific agreements described below or to guarantee adoption or approval of any terms or agreements.

### I. Steps Necessary For Building Permit Clearances On Park Related Issues

1. 5929 SUNSET (HOLLYWOOD), LLC, a California limited liability company and its successors and assigns ("Developer") shall pay Department of Recreation and Parks ("RAP") full Quimby fees pursuant to LAMC §§ 17.12, 12.33. The fees shall be assessed based on the total number of units entitled, unless Developer records covenants (as required by RAP) agreeing not to build the total number of entitled units. According to the City's March 2, 2012 published fee schedule, Quimby fees are \$4,111 per unit.

2. Developer and the Department of City Planning shall enter into an agreement whereby both parties agree that the Director of Planning shall allow for the issuance of building permits which convey no vested rights, and that any temporary or final Certificate of Occupancy for the residential portion of the project, and any final Certificate of Occupancy for the non-residential portion of the project shall not be issued until (a) a park is fully developed pursuant to the conditions of Ordinance No. 180094 and an easement for such park is conveyed to the City; (b) a Park Maintenance Agreement ("Maintenance Agreement") (as discussed below) is executed; and (c) a Maintenance Covenant running with the land is properly recorded against the project. Developer shall acknowledge that if a temporary or final certificate of occupancy is inadvertently issued for the residential portion of the project or a final certificate of occupancy is inadvertently issued for the non-residential portions of the project prior to the clearance of these conditions, then such temporary or final certificate of occupancy is subject to modification or revocation by the City.

### II. Steps Necessary For Issuance Of Certificate Of Occupancy

1. Developer and RAP shall enter into a purchase and sale and escrow agreement ("the Purchase Agreement") whereby RAP uses the above paid Quimby fees to purchase a perpetual easement for the improved park once the park is completed to the satisfaction of all

Purchase Agreement terms. The park easement shall be in the location set forth in Exhibit B to the draft Maintenance Agreement, which, in turn, is attached as Exhibit B to the Tri-Party Agreement approved by the Board of Recreation and Parks on July 23, 2008, Report No. 08-212. (A copy of the Board Report and Tri-Party Agreement is attached hereto.) The improvements shall meet the minimum requirements set forth in the RAP Board approval. Should Developer wish to modify the planned improvements, it must first obtain the approval of RAP's Board and comply with all RAP policies and procedures for park development.

- a. RAP retains all rights to convert its perpetual easement into a condominium interest should Developer record a subdivision map. (City and Developer to negotiate form of conveyance necessary to establish that right.)
- b. The Purchase Agreement will require the Developer to fully indemnify the City.
- c. RAP will provide an appraisal from the General Services Division (GSD) to verify that the value of the improved park equals or exceeds the value of the required Quimby fees for the project. In no event shall the purchase price of the easement and improvements exceed the required Quimby fees for the project. In the event that the value of the improved park is less than the Quimby fees paid for the project, RAP shall retain the Quimby fees that represent the difference between the fees paid and the value of the improved park.
- d. RAP Board approval will be necessary to execute the Purchase Agreement. Findings justifying sole sourcing may be necessary.
- e. The Purchase Agreement will include a construction schedule for the park. RAP will retain its right to review and sign off on all park plans, modifications and construction phases.
- f. The closing date under the Purchase Agreement shall be contingent upon the completion of the park by Developer to the satisfaction of RAP and pursuant to the terms of the Purchase Agreement.
- g. Fully executed copies of the deed granting the easement, and the Maintenance Covenant shall be delivered to Escrow not less than five (5) business days prior to the closing date of the escrow account.
- h. One (1) business day prior to the closing date, RAP will deposit into the escrow account funds for the purchase of the park easement and improvements. The price shall be determined as set forth in paragraph 1 above.
- i. Closing shall occur upon the following: (1) the Park Easement and the Maintenance Covenant are to be recorded in the Los Angeles County Recorder's Office and conformed copies of the recorded documents are be delivered to Developer and RAP; (2) Escrow Company delivers to Developer the purchase funds; and (3) Escrow Company delivers to RAP a title insurance policy insuring RAP's interest in the Park Easement

(escrow and title fees to be paid by Developer). Escrow Company shall deliver pre-approved closing statements to Developer and RAP.

2. Developer and RAP shall enter into a Maintenance Agreement whereby Developer agrees to maintain and improve the park in perpetuity.

a. The Maintenance Agreement will be modeled after the previously drafted Tri-Party Agreement between Developer, CRA, and RAP, provided that additional modifications, revisions or additions may be required.

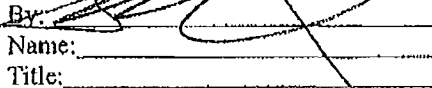
b. The Maintenance Agreement will require the Developer to fully indemnify the City.

c. The Maintenance Agreement will ensure continued maintenance by Developer and its successors in interest (including any future HOA if a map is recorded for the project), along with appropriate default security provisions for RAP.


3. The Maintenance Agreement shall be secured by a Maintenance Covenant that will be recorded against the project, and which will run with the land.

4. The Purchase Agreement, Maintenance Agreement and Maintenance Covenant will reflect that the Quimby fees shall be used by RAP to purchase an easement and park improvements only, and that the maintenance obligations are imposed as project mitigation measures, secured by the terms of the Maintenance Agreement and the Maintenance Covenant.


5929 SUNSET (HOLLYWOOD), LLC,  
a California limited liability company

By:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

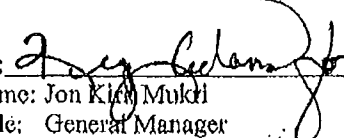
CITY OF LOS ANGELES DEPARTMENT  
OF CITY PLANNING

By:   
Name: Michael J. LoGrande  
Title: Director of Planning

APPROVED AS TO FORM:  
CARMEN A. TRUTANICH  
CITY ATTORNEY

By:   
Name: Michael J. Bestrom  
Title: Deputy City Attorney

CITY OF LOS ANGELES DEPARTMENT  
OF RECREATION AND PARKS

By:   
Name: Jon Kirk Mulca  
Title: General Manager



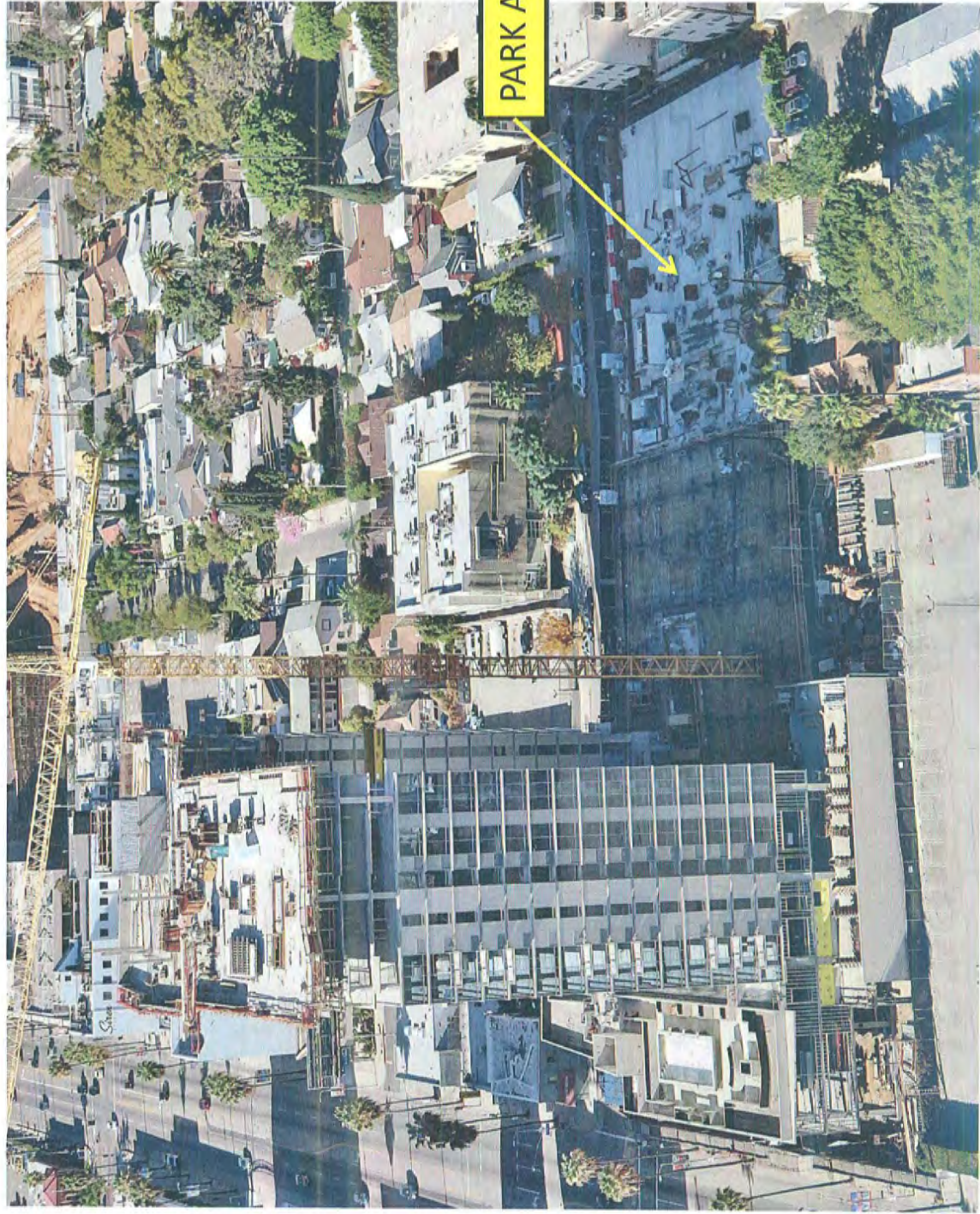
## Sunset & Gordon – 5929 Sunset Boulevard



... ABOVE • ON • WITHIN ... **SUNSET**  
re-development mixed-use project  
ARCHITECT: CIM  
LANDSCAPE ARCHITECT: [unreadable]  
[unreadable]  
[unreadable]

View Along Gordon Street South Showing Park

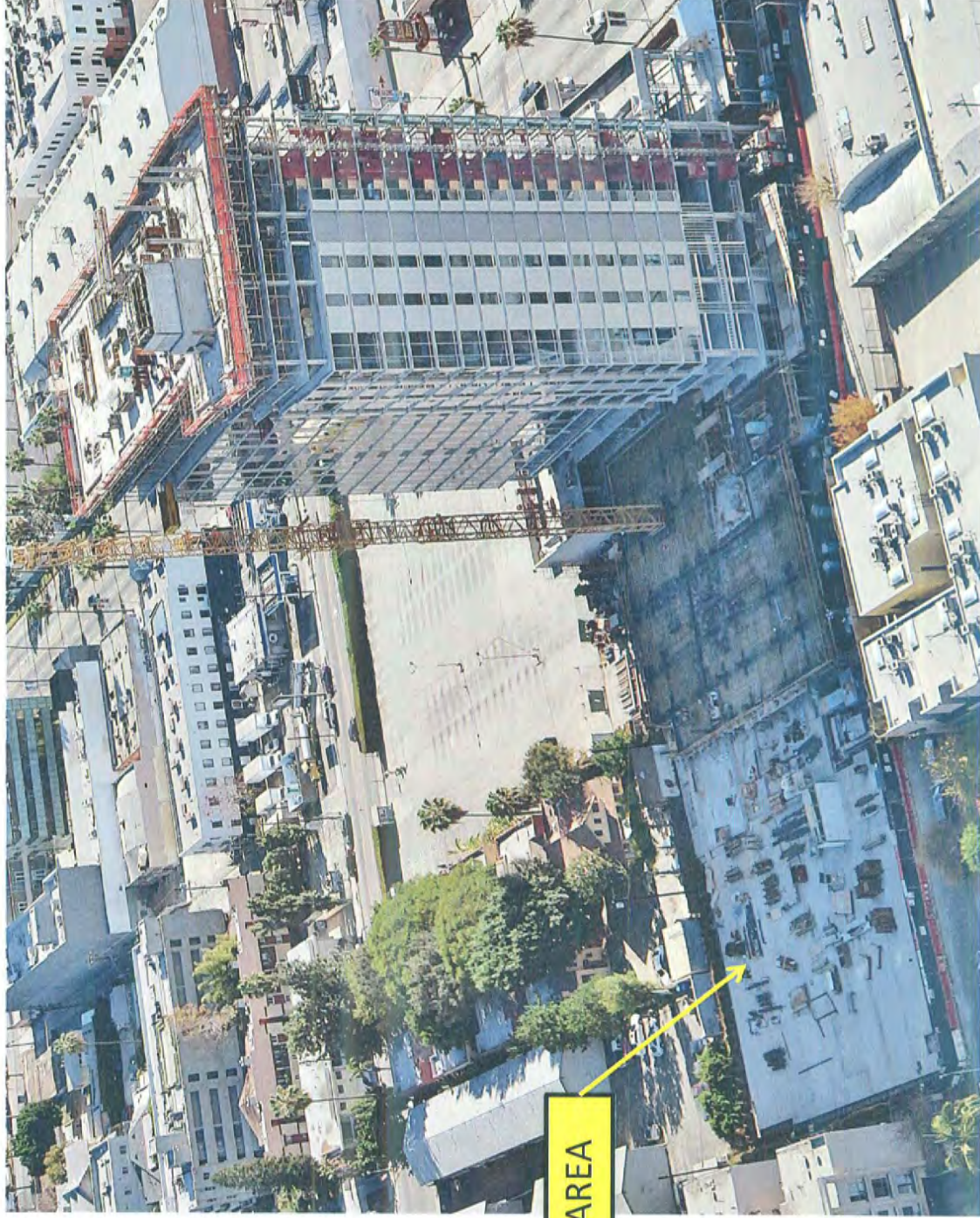
Sunset & Gordon – 5929 Sunset Boulevard



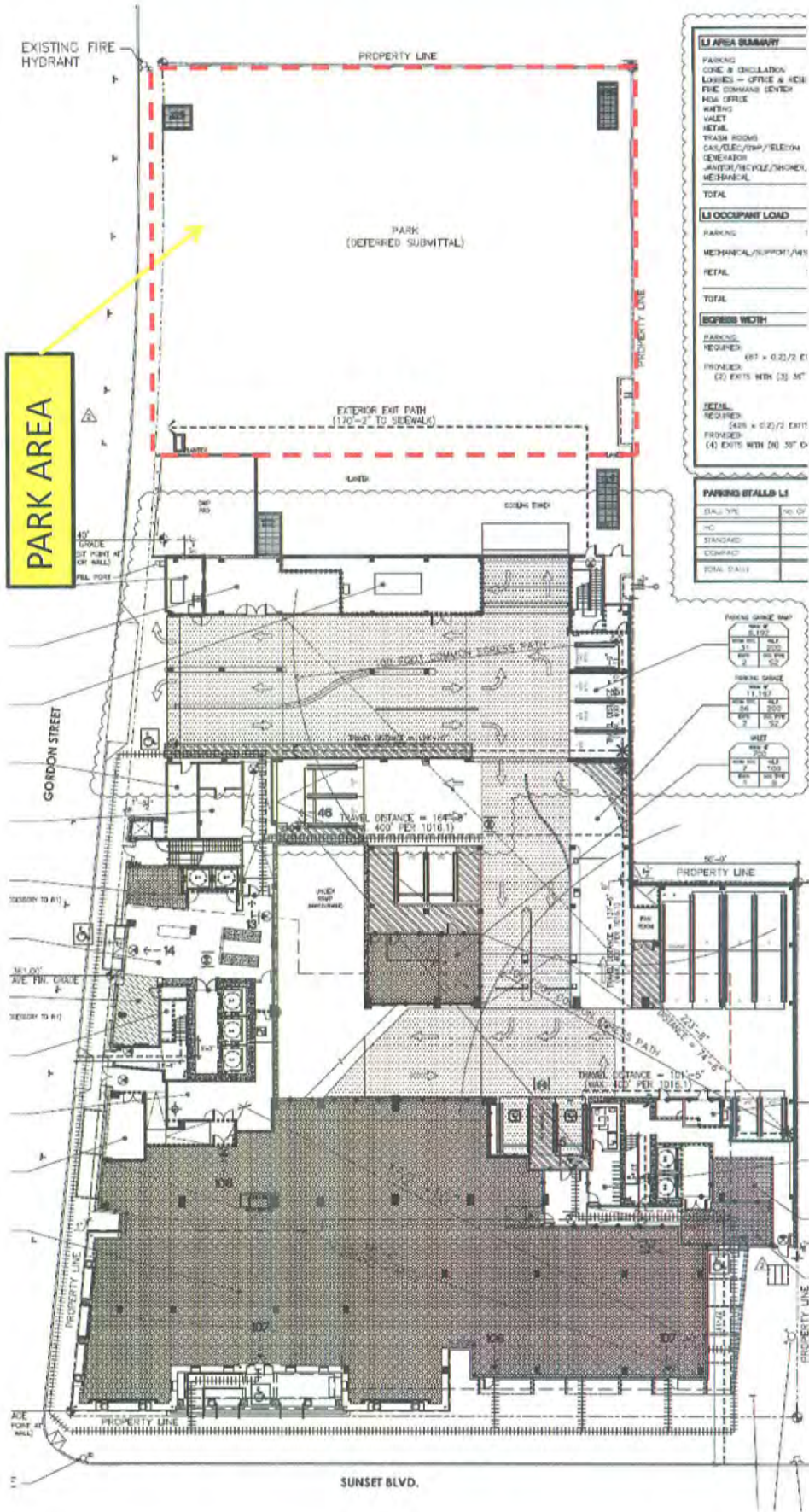
View Along Gordon Street South Showing Park Under Construction



Sunset & Gordon – 5929 Sunset Boulevard



View Along Gordon Street South Showing Park Under Construction



Full Site Plan showing Park Located Along North End of Property

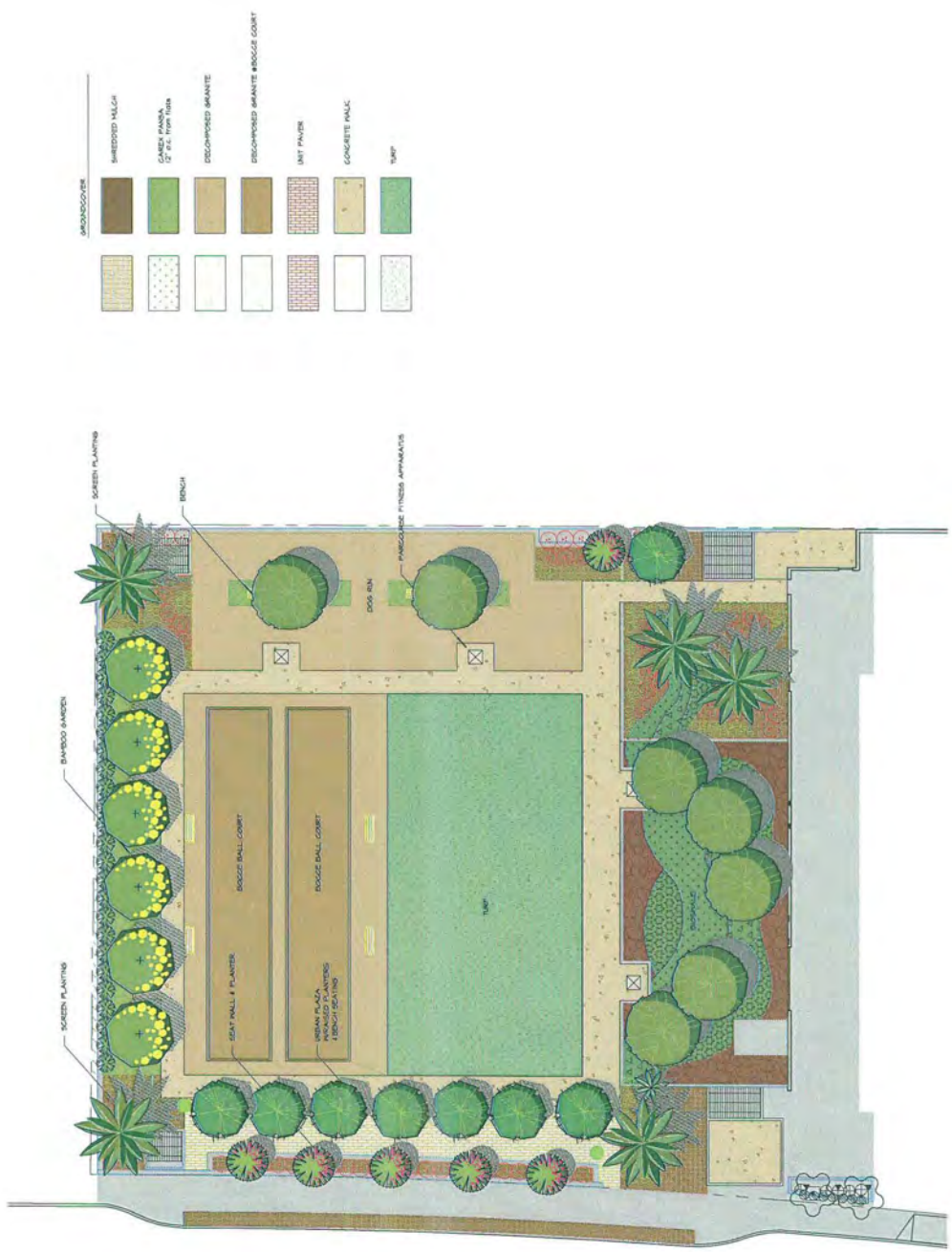


CONCEPTUAL LANDSCAPE ARCHITECTURE  
 1000 BROADWAY, SUITE 1000  
 SAN FRANCISCO, CALIFORNIA 94103  
 TEL: 415.774.1111 FAX: 415.774.1112



SHEET 1 OF 1  
 DATE 05-07-12

CONCEPTUAL LANDSCAPE PLAN  
*Sunset & Gordon*  
 Hollywood, California





REPORT OF GENERAL MANAGER

NO. 14-099

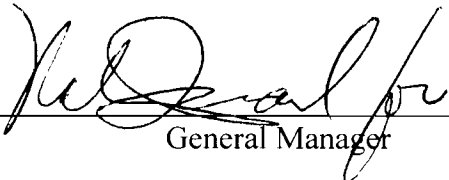
DATE April 23, 2014

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK EXPANSION – DONATION OF 135 ACRES OF ADJACENT PROPERTY KNOWN AS CAHUENGA HIGHLANDS; DEMAND FOR CLOSING AND ACQUISITION COSTS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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



\_\_\_\_\_

General Manager

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

RECOMMENDATIONS:

That the Board:

1. Authorize staff, per Charter Section 594 (a) and (b), to request the assistance of the Department of General Services (GSD) in obtaining fee title for the donation by the Forest Lawn Memorial Park Association (Forest Lawn) of one vacant parcel with County of Los Angeles Assessor's Parcel Number (APN) 5581-004-018 and a portion of a second vacant parcel with APN 5581-005-008 for a total of 135 acres commonly known as Cahuenga Highlands, subject to a Phase I Site Assessment that shows no environmental impediment to the acquisition;
2. Accept a \$75,000.00 donation from Forest Lawn for the construction, by the City of Los Angeles (City), of an unpaved trail for public use on the Cahuenga Highlands property to connect the subject property to the existing Cahuenga Peak trail;
3. Adopt the draft Resolution, substantially in the form on file in the Board Office, authorizing the acceptance of the donation of the subject property and funds, contingent upon the review and approval of the Grant Deed by GSD, and subject to a Phase I Site Assessment that shows no environmental impediments to the acquisition;
4. Authorize the Department's Chief Accounting Employee to expedite the processing of a demand for the Closing Costs and related acquisition costs in the amount to be determined by GSD payable to the designated Escrow Company from Real Estate

## REPORT OF GENERAL MANAGER

PG. 2

NO. 14-099

Account 302/88/006030, subject to a Phase I Site Assessment that shows no environmental impediments to the acquisition;

5. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA) as stated in the Summary of this Report; and,
6. Authorize the Board Secretary to execute the escrow instructions and upon successful close of escrow, accept the grant deed or other related documents to the property and a Phase I Site Assessment that indicates that there is no recognized environmental or title concern, after which action, the parcel is to be set apart and dedicated as park property in perpetuity as an expansion of Griffith Park.

### SUMMARY:

In June 2013, the City Council, through Ordinance No. 182609, approved the execution of the Development Agreement between the City and Forest Lawn for the further development of the Forest Lawn Memorial Park located adjacent to Griffith Park (Council File No. 12-0816). Soon after, the Mayor also approved the execution of the Development Agreement, on file in the Board Office. The Development Agreement includes six (6) public benefit components as follows:

- (1) Permanent Preservation of Open Space (dedication of 135 acres as described below and \$75,000.00 for trail development as described below);
- (2) Open Space/Los Angeles River Greenway (making available to the Department of Recreation and Parks or other non-profit organizations for lease two (2) properties for use as a public river park);
- (3) Community Facilities (making available to local community-based non-profit organizations certain Forest Lawn assembly facilities for various events);
- (4) Community Events (hosting several annual events at no charge to the community);
- (5) Educational Programs (providing, at no charge, interactive educational and enrichment programs for schools, community organizations, and the public on an annual basis); and
- (6) Grief Resources (providing complimentary grief counseling training to clergy, nursing students, and hospice workers on an annual basis).

The main subject of this Report refers to the first public benefit component which is the Permanent Preservation of Open Space.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 14-099

Pursuant to Section 3.1.3.1.i of the Development Agreement, Forest Lawn has offered to dedicate approximately 135 acres of land, commonly known as Cahuenga Highlands. The offer as proposed by Forest Lawn includes the entirety of the parcel identified by APN of 5581-004-018, which totals approximately 81.41 acres, and a 53.59 acre portion of a 98.45 acre second parcel identified by APN of 5581-005-008 (Exhibits A1 thru A3). Both parcels are currently in their natural condition with no known structures onsite.

It should be noted that both parcels and portions thereof include a Restrictive Covenant that puts certain limitations on the use and development of said properties. This covenant provides compensatory mitigation for certain impacts from the development of the memorial park pursuant to the requirements imposed by the United States Army Corps of Engineers, the California Regional Water Quality Control Board, and the California Department of Fish and Wildlife. However, the main purpose of the covenant is to ensure that each parcel or portions thereof is preserved in a natural condition in perpetuity and to prevent any other use of the property that will impair or interfere with the conservation values of the property. There are eighteen (18) prohibited uses included in section 4 of the Restrictive Covenant, on file in the Board Office. These include, but are not limited to: use of agricultural chemicals except as vector control of invasive plant species; off-road vehicle use; horseback riding, bicycling, hunting or fishing; placement of any building, billboard or sign; alteration of topography/grading; and/or removal of trees or shrubs.

Further, pursuant to Section 3.1.3.1.ii of the Development Agreement, Forest Lawn has offered \$75,000.00 for construction by the City of an unpaved trail for public use on the Cahuenga Highlands property to connect the subject property to the existing Cahuenga Peak trail located on park property at Griffith Park (Exhibit B).

Staff determined that the acquisition of open space for park purposes is exempt from the provisions of the California Environmental Quality Act (CEQA). This determination was made pursuant to Article 19, Section 15325, of the State CEQA Guidelines.

As of the writing of this Report, a Phase I Site Assessment has been ordered to determine if there are any recognized environmental concerns with respect to the property. It is anticipated that the assessment should be complete by the time the Board considers this item or shortly thereafter. As noted in the recommendations, neither GSD nor the Board Secretary may take any action to process the acceptance of the property unless the Phase I Site Assessment indicates no recognized environmental impediment to the acquisition of the property.

The Office of Council District 4 and the Assistant General Manager of the Planning, Construction and Maintenance Branch concur with staff's recommendations.

REPORT OF GENERAL MANAGER

PG. 4

NO. 14-099

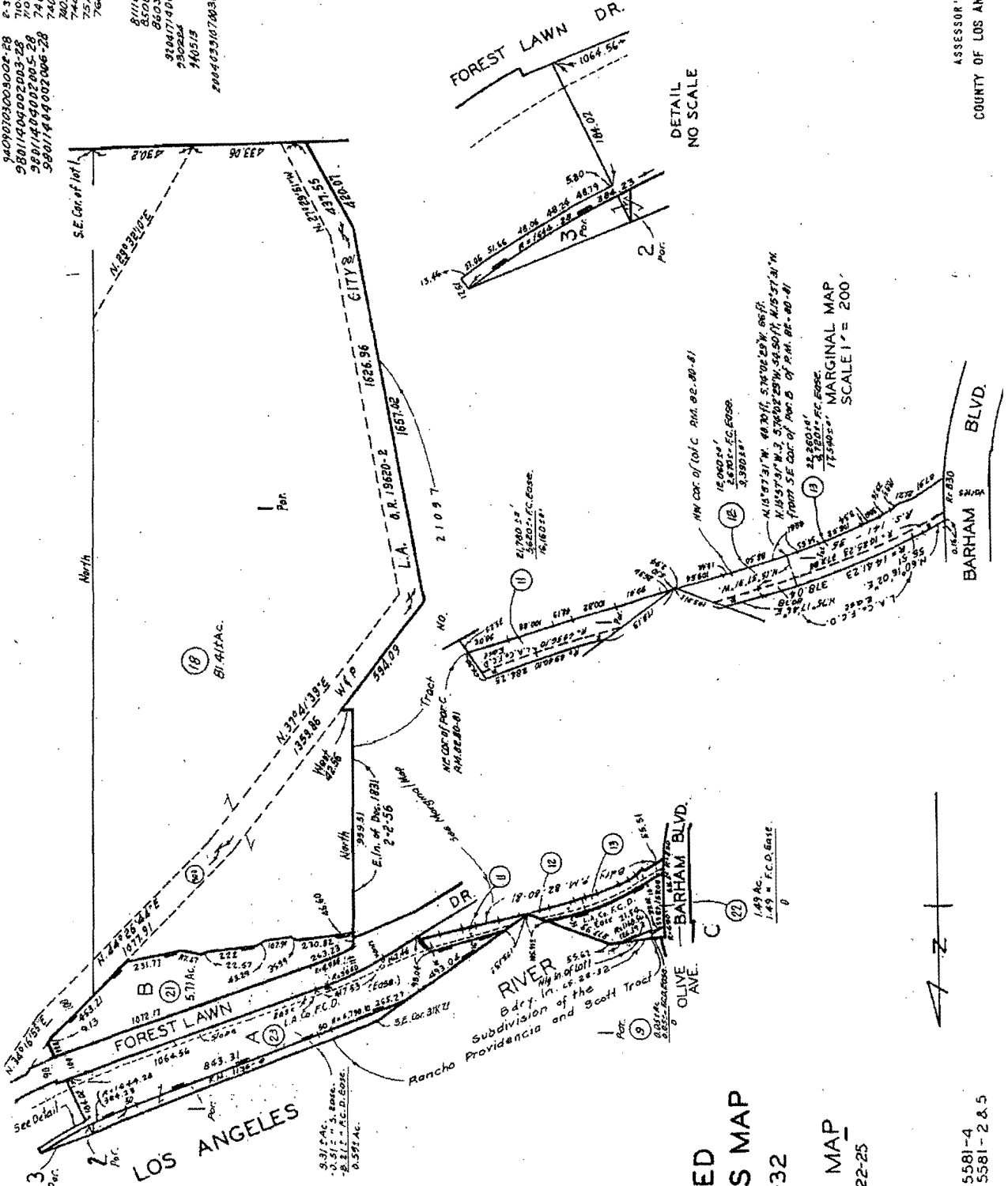
FISCAL IMPACT STATEMENT:

The only anticipated acquisition costs are the Phase I Site Assessment and the title insurance policy, estimated to total less than \$7,000.00. These costs will be paid from Real Estate Account 302/88/006030. After accepting the property, there may be an increase in maintenance cost demands and will require a budget increase which will be requested through the Department's standard budget process.

This report was prepared by Cid Macaraeg, Senior Management Analyst II in Real Estate and Asset Management Section of the Planning, Construction and Maintenance Development Branch.



Revised:  
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2004

LICENSED SURVEYOR'S MAP  
 L.S. 22-32

PARCEL MAP  
 P.M. 277-22-25

CODE 13

FOR PREV. ASSMT. SEE: 5581-4  
 5581-2 & 5

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

OFFICE OF THE ASSESSOR  
COUNTY OF LOS ANGELES  
COPYRIGHT © 2002

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S 28°36'33"W 881.06  
S 89°58'52"W 741.14

N 98°20'04"W 1697.75  
S 31°02'33"E

PG 7

PG 4

PG 6

PG 10



MAPPING AND GIS  
SERVICES  
SCALE 1" = 400'

LICENSED SURVEYOR'S MAP  
L S 22 - 32

PROVIDENCIA PARK TRACT  
POR

SUBDIVISION OF RANCHO  
PROVIDENCIA AND SCOTT TRACT  
M R 43 - 47 - 59

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CITY PARK (907) 9.72±AC

CITY PARK (904) 15.02±AC  
CITY PARK (903) 40.81  
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N 39°52'08"W 84.26  
N 52°55'11"W 125.39  
N 71°02'17"W 143.50  
N 47°18'30"W 123.10  
438.65  
812.65

CITY PARK (902) 55.83±AC

PG 4

PG 6

PG 10

2 POR

3 POR

1 POR

BK 5577

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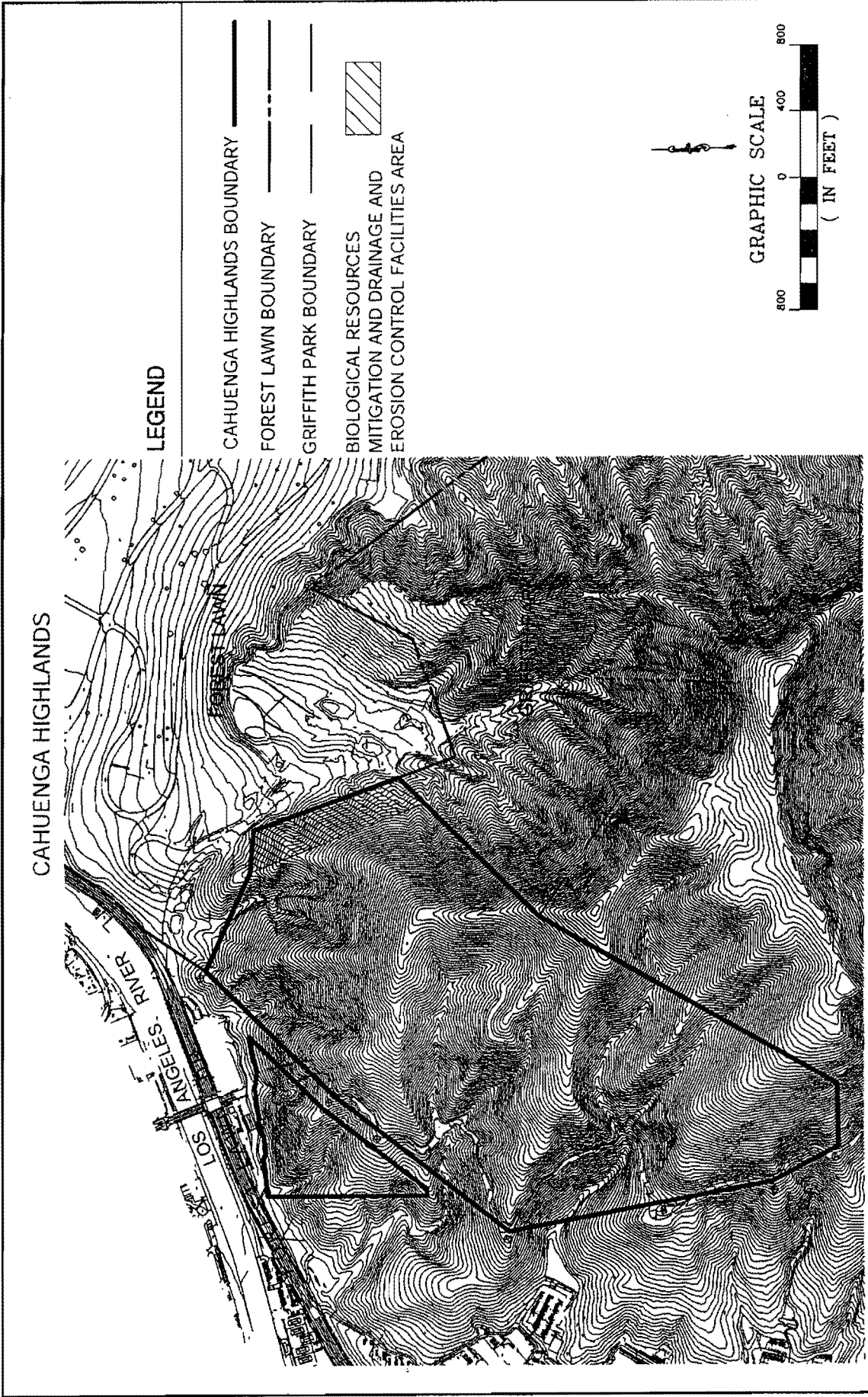
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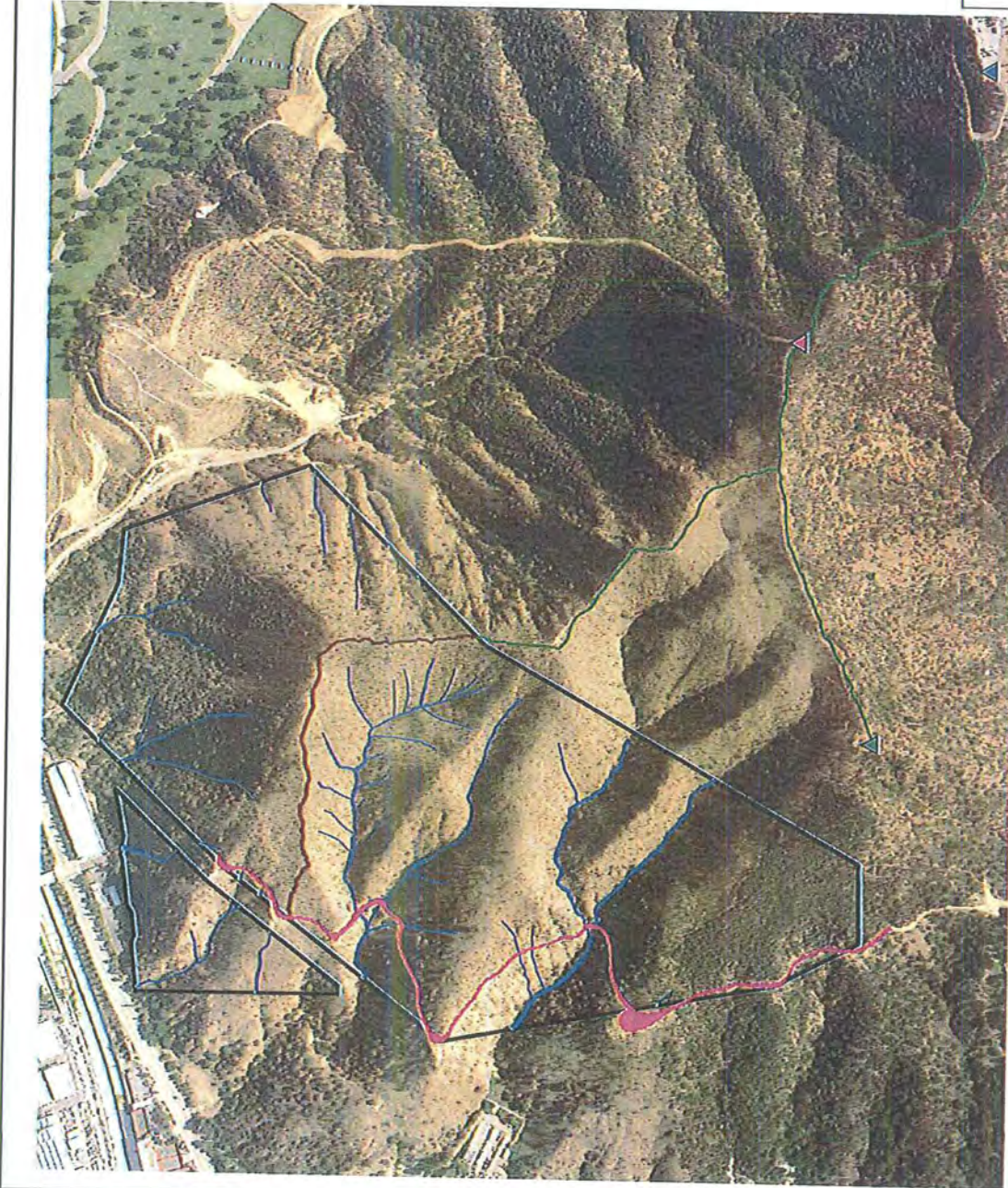
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N 88°47'E



CAHUENGA HIGHLANDS	
FOREST LAWN MEMORIAL-PARK ASSOCIATION CAHUENGA HIGHLANDS	
6300 FOREST LAWN DRIVE LOS ANGELES, CA ZIP 90068	
DATE	INDEX
01/28/2014	A
JOB NUMBER	
SM-09-022	
SHEET 1 OF 1	

**Forest Lawn**  
MEMORIAL-PARK ASSOCIATION  
1712 South Glendale Avenue, Glendale, CA. 91205  
Tel. 800.204.3131 Fax. 323.551.5070



LEGEND	
CONCEPTUAL CAHUENGA HIGHLANDS TRAIL	
EXISTING TRAILS	
DWP ACCESS ROAD	
BURBANK PEAK	
CAHUENGA PEAK	
MT. LEE PEAK	
U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WATERS OF THE U.S.	

CAHUENGA HIGHLANDS-U.S. ARMY CORPS OF ENGINEERS WATERS OF THE U.S.	
FOREST LAWN MEMORIAL-PARK ASSOCIATION CAHUENGA HIGHLANDS	
6300 FOREST LAWN DRIVE LOS ANGELES CA ZIP 90068	
DATE	JOB NUMBER
01/27/2013	SM-05-085
	INDEX
	A
	SHEET 1 OF 1

**TeraCOR**  
 RESOURCE MANAGEMENT  
 27555 YNEZ ROAD, SUITE 207  
 TEMECULA, CALIFORNIA 92591

**Forest Lawn**  
 MEMORIAL-PARK ASSOCIATION  
 1712 South Grande Avenue, Orange, CA 92668  
 Tel. 800.294.1311 Fax. 332.551.6770

REPORT OF GENERAL MANAGER

NO. 14-100

DATE April 23, 2014

C.D. 1


BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALPINE RECREATION CENTER EXPANSION PROJECT (ORD AND YALE STREET PARK) – PROPOSITION A SPECIFIED EXCESS FUNDS; ACCEPTANCE OF RIGHT TO APPLY; CITY COUNCIL RESOLUTION AND YOUTH EMPLOYMENT PLAN

R. Adams \_\_\_\_\_  
R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

\*V. Israel \_\_\_\_\_  
K. Regan \_\_\_\_\_  
N. Williams \_\_\_\_\_



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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the Department of Recreation and Parks' (RAP) submission of a Proposition A Specified Excess Funds grant application for the Alpine Recreation Center Expansion Project (Ord and Yale Street Park, also referred to as the Vertical Park Project), which consists of the development of a park on a vacant blighted hillside adjacent to the Chinatown Library located at the intersection of Ord Street and Yale Street;
2. Designate RAP's General Manager, Executive Officer, or Assistant General Manager as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Alpine Recreation Center Expansion Project (Ord and Yale Street Park, also referred to as the Vertical Park Project);
3. Recommend to the City Council the adoption of the attached Resolution, which authorizes the acceptance of the right to apply from the Mountains Recreation and Conservation Authority (MRCA) for the Proposition A Specified Excess Funds grant in the approximate amount of \$950,000.00 from the Los Angeles County Regional Park and Open Space District for the First Supervisorial District of the County of Los Angeles for the Alpine Recreation Center Expansion Project (Ord and Yale Street Park, also referred to as the Vertical Park Project);

## REPORT OF GENERAL MANAGER

PG. 2

NO. 14-100

4. Recommend to the City Council the adoption of the attached Proposition A Youth Employment Plan (YEP), relative to the Alpine Recreation Center Expansion Project (Ord and Yale Street Park, also referred to as the Vertical Park Project);
5. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the Proposition A Specified Excess Funds grant in an approximate amount of \$950,000.00 for the Alpine Recreation Center Expansion Project (Ord and Yale Street Park, also referred to as the Vertical Park Project); and
6. Direct staff to transmit a copy of the Resolution and YEP to the City Clerk for committee and City Council approval, in accordance with Proposition A guidelines.

### SUMMARY:

The Alpine Recreation Center Expansion Project (Ord and Yale Street Park, also referred to as the Vertical Park Project), a 50 Parks Initiative site, consists of the acquisition and development of a park on a vacant blighted hillside adjacent to the Chinatown Library. Park amenities would include benches, street trees, park lighting, raised platform, elevated sculptural ramp, stairs, a view terrace, retaining walls, restrooms, a drinking fountain, fitness equipment, play structures, shade structures and landscaping. At its meeting of September 18, 2013, the Board of Recreation and Park Commissioners authorized the acquisition portion of the project using Capital Park Development B Account Funds to be reimbursed with Proposition K funds (Board Report No. 13-230).

Current funding for this project consists of \$4,999,705.00 in Proposition 84 funds, \$1,500,000.00 in Proposition K funds, and \$800,000.00 in Capital Improvement Expenditure Program funds. In February 2014, the Department of Recreation and Parks (RAP) was notified by the Los Angeles County Regional Park and Open Space District Division of the Los Angeles County Department of Parks and Recreation that Council District 1 had secured a commitment of \$950,000.00 in Proposition A Specified Excess Funds from the First Supervisorial District of the County of Los Angeles for the Alpine Recreation Center Expansion Project (Ord and Yale Street Park, also referred to as the Vertical Park Project). Upon approval of the Proposition A funding allocation, total funding for this project will be \$8,249,705.00, which is the estimated cost of the project.

In accordance with the Proposition A guidelines, a Youth Employment Plan (YEP), which indicates whether or not at-risk youth were considered for hire and whether or not at-risk youth will be employed in the development of the project, has been completed for this project. With its analysis of the activities necessary for the development of this project, BOE staff has determined that due to the nature of the scope of work for this project, there are no tasks that can be performed by at-risk youth; and therefore, no at-risk youth will be hired for this project.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-100

The project manager, the Department of Public Works Bureau of Engineering (BOE), estimates that the project will be completed by December 31, 2016.

FISCAL IMPACT STATEMENT:

At this time, there is no anticipated fiscal impact to RAP's General Fund; however, future maintenance costs have yet to be determined.

This report was prepared by Isophine Atkinson, Senior Management Analyst, Grants Administration.





**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES  
ACCEPTING THE ASSIGNMENT OF THE RIGHT TO APPLY FOR SPECIFIED  
EXCESS FUNDS FROM THE MOUNTAINS RECREATION AND CONSERVATION  
AUTHORITY AND APPROVING THE APPLICATION FOR GRANT FUNDS FROM  
THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT  
FOR THE FIRST SUPERVISORIAL DISTRICT SPECIFIED EXCESS FUNDS AND  
APPROVING THE ADOPTION OF A YOUTH EMPLOYMENT PLAN FOR THE  
ALPINE RECREATION CENTER EXPANSION PROJECT (ORD AND YALE STREET  
PARK, ALSO REFERRED TO AS THE VERTICAL PARK PROJECT)  
IN CHINATOWN**

WHEREAS, the people of the County of Los Angeles on November 3, 1992, and on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (the Propositions), which among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or development facilities and open space for public recreation;

WHEREAS, the Propositions also created the Los Angeles County Regional Park and Open Space District (the District) to administer said funds;

WHEREAS, the District has set forth the necessary procedures governing application for grant funds under the Propositions;

WHEREAS, the District's procedures require the City of Los Angeles to certify, by resolution, the approval of the application before submission of said application(s) to the District; and

WHEREAS, said application contains assurances that the City of Los Angeles must comply with;

WHEREAS, the City of Los Angeles will enter into an Agreement with the District to provide funds for acquisition and development projects; and,

WHEREAS, the District's procedures require the adoption of a Youth Employment Plan for development projects by the governing body of the agency.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY:

1. Accepts the right to apply for up to \$950,000.00 in Specified Excess Funds from the Mountains Recreation and Conservation Authority and approves the filing of an application with the Los Angeles County Regional Park and Open Space District for First Supervisorial District Specified Excess Funds for the above project;
2. Certifies that the City of Los Angeles understands the assurances and certification in the application form;

3. Certifies that the City of Los Angeles has, or will have, sufficient funds to operate and maintain the project in perpetuity;
4. Approves the adoption of a Youth Employment Plan for the project (see attached); and
5. Appoints the General Manager, Executive Officer, or Assistant General Manager, Department of Recreation and Parks, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned project.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Los Angeles at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, Interim City Clerk

By: \_\_\_\_\_

**City of Los Angeles**  
**Alpine Recreation Center Expansion Project**  
**(Ord and Yale Street Park, also referred to as the Vertical Park Project)**  
**Grant No. (TBD)**

**YOUTH EMPLOYMENT PLAN**

**Background:**

The City of Los Angeles is using up to \$950,000.00 in Proposition A Specified Excess Funds from the Safe Neighborhood Parks Propositions assigned from the Mountains Recreation and Conservation Authority to the City of Los Angeles for the project.

The proposed project will consist of the development of a park on a vacant blighted hillside adjacent to the Chinatown Library. Park amenities would include benches, street trees, park lighting, raised platform, elevated sculptural ramp, stairs, a view terrace, retaining walls, restrooms, a drinking fountain, fitness equipment, play structures and landscaping.

**Tasks that may be performed by at-risk youth:**

**None.**

**Estimated Cost of Youth Employment:**

Total estimated hours of youth employment on the project: **None.**

Estimated cost per hour: **None.**

Total estimated cost of youth employment: **None.**

**Method of Youth Employment:**

Due to the nature of the project and requirement of skilled labor, the City of Los Angeles will not employ local at-risk youth (Ages 14-24) on the project.

**Youth Employment Goal:**

Under the provisions of the Los Angeles County Regional Park and Open Space District's policy on employment of at-risk youth, the Proposition A Youth Employment Goal (YEG) of the City of Los Angeles is \$12,188,486.00 (equal to fifty percent of the City of Los Angeles's Maintenance and Servicing funds allocations from the 1992 (A-I) and 1996 (A-II) Propositions). To date, the City has received credit for employing at-risk youth totaling \$15,628,838.00 in youth labor wages paid and has satisfied its Proposition A At-Risk Youth Employment obligation.



REPORT OF GENERAL MANAGER

NO. 14-101

DATE April 23, 2014

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NATIONAL RECREATION AND PARK ASSOCIATION COCA-COLA TROOPS FOR FITNESS PROGRAM GRANT – ACCEPTANCE OF GRANT FUNDS

R. Adams \_\_\_\_\_  
R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

\*V. Israel \_\_\_\_\_  
K. Regan \_\_\_\_\_  
N. Williams \_\_\_\_\_



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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks' (RAP) General Manager to accept and receive the National Recreation and Park Association (NRPA) Coca-Cola Troops For Fitness Program grant in an approximate amount of \$192,500.00, subject to the approval of the Mayor and City Council;
2. Designate RAP's General Manager, Executive Officer, or Assistant General Manager as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the administration of the Coca-Cola Troops For Fitness Program;
3. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the NRPA grant in an approximate amount of \$192,500.00 for the Coca-Cola Troops For Fitness Program; and
4. Direct staff to transmit a copy of the grant award to the Mayor, Office of the City Administrative Officer (CAO), Office of the Chief Legislative Analyst (CLA) and to the City Clerk for committee and City Council approval before accepting and receiving the grant award, pursuant to Los Angeles Administrative Code Section 14.6 et seq. as may be amended.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 14-101

### SUMMARY:

In March 2014, the National Recreation and Parks Association (NRPA), a Virginia-based not-for-profit 501(c)3 organization, notified the Department of Recreation and Parks (RAP) that the City of Los Angeles had been selected to receive a Coca-Cola Troops For Fitness Program Grant from The Coca-Cola Foundation. The Coca-Cola Foundation, the philanthropic branch of The Coca-Cola Company, supports projects and programs, like the Troops For Fitness Program, that are most important to local communities around the world.

In collaboration with NRPA, The Coca-Cola Foundation has awarded the Troops For Fitness Program Grant to other major cities, including Atlanta, GA, Chicago, IL, Miami, FL, and Sacramento, CA, which have already implemented the program. The Troops For Fitness Program is designed to put military veterans back to work while getting people healthy through physical activity and nutritional education programs. The program requires utilizing military veterans as instructors for classes that can range from exercise to cooking, with the grant funds intended to subsidize the cost of the classes to the public.

The Coca-Cola Troops For Fitness Program is a three (3) year program that would be administered by RAP from approximately July 1, 2014, through June 30, 2017. RAP's goal is to hire at least 18 military veterans on a part-time basis as instructors to teach fitness and nutrition classes to primarily adults and seniors at RAP facilities. Over the three-year period, RAP expects to engage approximately 3,450 participants. As they begin the program, the military veterans will be paid using grant funds to conduct their classes. By the end of the third year of the program, all the military veterans will be expected to have developed a sufficient clientele to become self-sustaining through fees generated from the classes that they teach. Throughout the program period, grant funds will also be used to market and support outreach efforts for the program.

### FISCAL IMPACT STATEMENT:

This grant does not require a match and program expenses will be paid for with the grant. Therefore, there is no anticipated impact to RAP's General Fund.

This report was prepared by Isophine Atkinson, Senior Management Analyst, Grants Administration.



# National Recreation and Park Association

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receiving party shall be permitted a reasonable opportunity to cure such claimed cause to the reasonable satisfaction of the other party.

Please acknowledge your agreement to the terms above by signing below. Upon receipt of this signed form, a check will be issued for your grant funds minus \$5,000 that will be disbursed upon completion of all grant requirements. Additionally, your OWG materials will be mailed to the address above by May 9, 2014. Please contact us immediately if an alternate address is preferred for shipping.

City of Los Angeles Rec and Parks

\_\_\_\_\_  
Name of Agency

\_\_\_\_\_  
Signature

MICHAEL A. SHULL, General Manager

\_\_\_\_\_  
Printed Name

95-6000735

\_\_\_\_\_  
EIN Number

Isophine Atkinson

\_\_\_\_\_  
Primary Point of Contact

Isophine.Atkinson@lacity.org

\_\_\_\_\_  
Email for Primary Contact

(213) 202-3272

\_\_\_\_\_  
Telephone for Primary Contact

Once signed, please scan and e-mail to Marla Collum, Manager, Grants and Partnerships at [mcollum@nrpa.org](mailto:mcollum@nrpa.org). Please do not hesitate to contact Marla directly at (703) 858-2162 should you have any questions.

Sincerely,

*Rebecca Wickline*

Rebecca Wickline  
Vice President, Business Development





REPORT OF GENERAL MANAGER

NO. 14-102

DATE April 23, 2014

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: Hazard Park – Agreement with Rob Dyrdek-DC Shoes Skate Plaza  
Foundation, dba Street League Foundation for a Gift of Skate Plaza  
Improvements; Exemption from the California Environmental Quality Act

R. Adams	_____	V. Israel	_____
R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____

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

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

\_\_\_\_\_  
The final Report has not yet been received by the Office of the Board of Recreation and Park Commissioners.



REPORT OF GENERAL MANAGER

NO. 14-103

DATE April 23, 2014

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: Gilbert W. Lindsay Community Center – Agreement with Rob Dyrdek – DC  
Shoes Skate Plaza Foundation, dba, Street League Foundation for Gift of  
Skate Plaza Improvements

R. Adams \_\_\_\_\_  
R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

V. Israel \_\_\_\_\_  
K. Regan \_\_\_\_\_  
N. Williams \_\_\_\_\_

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

\_\_\_\_\_  
The final Report has not yet been received by the Office of the Board of Recreation and Park Commissioners.



REPORT OF GENERAL MANAGER

NO. 14-104

DATE April 23, 2014

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALGIN SUTTON RECREATION CENTER – GIFT AGREEMENT WITH THE LOS ANGELES CLIPPERS FOUNDATION AND THE LA84 FOUNDATION FOR FACILITY IMPROVEMENTS

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

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

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

RECOMMENDATIONS:

That the Board:

1. Accept a gift from the Los Angeles Clippers Foundation, Inc. (LACF), a California non-profit organization, and the LA84 Foundation (LA84), a California non-profit organization (collectively "Donors"), consisting of Clipper Fit fitness zone equipment, playground equipment, and the refurbishment of existing outdoor basketball courts at Algin Sutton Recreation Center (collectively "Gift"), valued up to a total of \$125,734.03;
2. Approve a proposed gift agreement (Agreement) with LACF and LA84, substantially in the form on file in the Board Office, specifying the terms and conditions for the collaborative refurbishment and/or installation of facility improvements (Improvements) at Algin Sutton Recreation Center.;
3. Approve the estimated expenditures of up to \$218,861.94 from various Department of Recreation and Parks (RAP) maintenance accounts under Fund 302 Dept 88 to complete RAP's contribution to the Improvements, bringing the Improvement's total value up to an estimated \$344,595.97, as further described in the Summary of this Report;
4. Direct the Board Secretary to transmit the proposed Agreement to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form;

## REPORT OF GENERAL MANAGER

PG. 2

NO. 14-104

5. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals;
6. Direct staff to request that LACF enter into one or more contracts with licensed contractor(s) for the completion of the proposed refurbishment of an outdoor basketball court, and to proceed in coordination with RAP staff, pursuant to the terms and conditions of the proposed Agreement; and,
7. Upon completion of the installation of the Improvements, thank the Donors accordingly for their generosity.

### SUMMARY:

Donors have offered to donate to collaborate with RAP for the installation of various facility Improvements (Project) at Algin Sutton Recreation Center. The proposed Project includes the removal of existing exercise equipment, installation of five (5) new fitness zone apparatus, and installation of "DG" decomposed granite ground surface; the removal of sand from the existing playground and installation of new sub-surface material for the playground and related repair; replacement and refurbishment of existing playground equipment, including painting, and repair, resurfacing, and refurbishment of the existing outdoor basketball courts, as described by the Project Proposal attached hereto as Exhibits A-1 and A-2. LACF has offered to donate the five (5) new fitness zone apparatus and new playground equipment with an estimated total value of up to \$84,254.03 (Exhibit A-1, LACF's Project Proposal and Design Rendering). LA84 has offered to fund the repair, resurfacing, and refurbishment of the outdoor basketball courts with an estimated total value of \$41,480.00 (Exhibit A-2, LA84's Project Proposal); for a combined total Gift value of \$125,734.03. RAP will perform the preparations and installations of the fitness equipment and playground equipment at an estimated total cost of approximately \$218,861.94. The Gift and RAP's contribution to the Project have an estimated collective total Project value of up to approximately \$344,595.97.

The Board's approval of this Report acknowledges the mutual agreement between RAP and the Donors to proceed with the performance of said Improvements prior to the execution of the proposed Agreement, due to Donors' timing requirements associated with the expenditure of allocated funding. The proposed Agreement sets the terms and conditions for completion of the Project, pursuant to plans and specifications mutually approved by the Donors and RAP, and provides for the Board's acceptance of the Gift.

LACF will contract with Commercial Paving and Coating, Inc. (Contractors), a licensed contractor, for the basketball court refurbishment portion of the Project. LACF will make Project related payments directly to Contractors. Contractors' access to the site will be authorized through a Right of Entry permit issued by RAP to LACF. Pursuant to the terms and

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-104

conditions of the proposed Agreement, the construction and installation of the Improvements will be overseen jointly by RAP and Donors.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that this Project consists of an agreement between RAP and Donors for the refurbishment and improvement of existing facilities, and installation of accessory structures at an established public park. Therefore, the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1, Category 14 and Section 1k, Class 11, Category(s) 3 and 6 of the City CEQA Guidelines.

Staff has discussed the Project with the Assistant General Manager of the Operations Branch and the Superintendent of the Pacific Region and each supports the Project and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

To fulfill their collective contribution to the Project, the Gift valued at approximately \$125,734.03, will be provided by the Donors at no cost to the City. An estimated total of \$218,861.94 will be drawn from various RAP maintenance accounts to complete RAP's contribution to the Improvements. Future maintenance costs will be addressed through the annual budget process, as the Improvements pertain to existing park amenities.

This report was prepared by Joel Alvarez, Senior Management Analyst, and Robert De Hart, Sr. Recreation Director II, Partnership Division.

Exhibit A-1  
(1 of 2)

Project Proposal

LACF Contribution – Fitness and Playground Equipment



**INVOICE**

<b>ORDER NUMBER</b>
4031301

<b>INVOICE NUMBER</b>
4031301-1402-20

Remit to: P.O. Box 680121, Fort Payne, AL 35968  
Telephone: (256) 845-5610

S O L D I E S	Los Angeles Clippers Foundation
	Attn: Denise Booth 310/862-6030
	6951 South Centinela Avenue
	Playa Vista, CA 90034

S H I P T O	City of Los Angeles
	Algin Sutton Recreation Center
	3900 Chevy Chase Drive
	Los Angeles, CA 90039

REPRESENTATIVE: Great Western Park & Playground; Eric Molano 800/453-2735

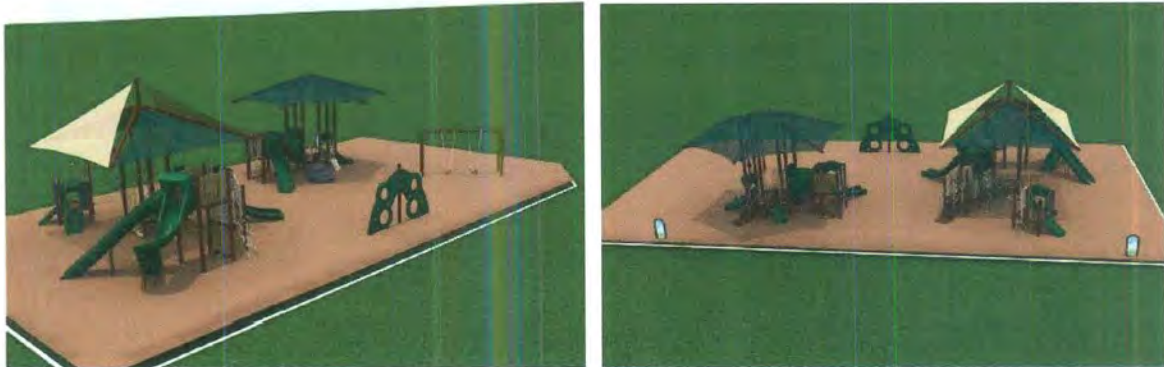
<b>ADDITIONAL SHIPPING INFORMATION</b>					
Notify Mike Shull 24 hours before delivery at at 213/202-2655					
CUSTOMER P.O. NO.					
Contract ID: 59247; Line 1; Vendor 0000024392; Mike Shull			TERMS: NET UPON RECEIPT	DATE SHIPPED	INVOICE DATE
				02/18/2014	02/18/2014
LINE ITEM	ITEM	DESCRIPTION	UNIT PRICE	EXTENSION	
1	Equip	Playground Equipment - 2-12 Play Equipment, Swing Set, Cosmix Arch, Signs & Fitness Equipment - ground mount.	\$84,254.03	\$84,254.03	
			Taxes	\$0.00	
			Total	\$84,254.03	



Exhibit A-1  
(2 of 2)

Project Proposal

LACF Contribution –Playground Equipment Rendering



**Algin Sutton**  
4548 SF Area  
4548 SF of Poured in Place

**Notes:**  
This play equipment is recommended for outdoor use only.  
2-4, 5-12

**Reference Price Required:**  
RANGE: \$1" = \$1.00  
This drawing can be used only when in an 11" x 17" format.

**Comments:**  
This drawing is for informational purposes only. It is not intended for construction. It is not intended for use in any way without the written consent of the City of Los Angeles. It is not intended for use in any way without the written consent of the City of Los Angeles.

**Drawn By:**  
Date: 07/20/14  
Drawing Name: Algin Sutton

Exhibit A-2

Project Proposal

LA84 Contribution - Basketball Court Refurbishment

COMMERCIAL PAVING shall perform the COURT IMPROVEMENTS further described below, generally consisting of the repair, resurfacing and refurbishment of the existing outdoor basketball courts at Algin Sutton Recreation Center, with an estimated value up to Forty-One Thousand, Four Hundred Eighty Dollars and No Cents (\$41,480.00).

COURT IMPROVEMENTS shall include:

Item #1: The removal and replacement of four (4) basketball backboards, goals (rims), and nets \$1,500 each (original poles to be painted).	\$ 6,000.00
Item #2: 1 ½ inch overlay of new asphalt paving over area of approximately 24,000 Sq. ft. @ \$1.30 per Sq. ft.	\$31,980.00
Item #3: Repair and paint court lighting poles.	<u>\$ 3,500.00</u>
Total Dollar Amount:	\$41,480.00

REPORT OF GENERAL MANAGER

NO. 14-105

DATE April 23, 2014


C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: STATUS REPORT ON GOLF'S THIRD YEAR AS A SPECIAL FUND OPERATION AND ALLOCATION OF FISCAL YEAR 2012-13 GOLF OPERATING INCOME

R. Adams \_\_\_\_\_  
R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

V. Israel \_\_\_\_\_  
\*K. Regan \_\_\_\_\_  
N. Williams \_\_\_\_\_

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$1,000,000 from Golf Operation Account 89G401, Fund 52H, Department 89, to Recreation and Parks (RAP) General Fund, Fund 302, Department 88, to support RAP operations;
2. Authorize the Department's Chief Accounting Employee to transfer \$488,442 from Golf Operation Account 89G401, Fund 52H, Department 89, to Golf Division's Capital Improvement Account 89G402, Fund 52H, Department 89, to fund golf capital improvement projects; and
3. Authorize the Department's Chief Accounting Employee to make necessary technical corrections.

SUMMARY:

On July 1, 2010, the City of Los Angeles (City), Department of Recreation and Parks (RAP), Golf Division ceased receiving RAP General Fund support and began operating as a self-sustaining Division within the Department of Recreation and Parks. The Golf Division became responsible for all costs, including indirect costs, related to the operations and maintenance of the City's fourteen (14) golf facilities.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 14-105

During FY 2012-13, the Golf Division generated gross revenue of \$24,368,463 and a net operating income of \$1,488,442 (including all direct and indirect expenses), before any reimbursements to the Department (Attachment A). Of the \$1,488,442, it is proposed that \$1,000,000 be reimbursed to the RAP General Fund, Fund 302, Department 88 to support other non-Golf RAP operations. It is proposed that the remaining \$488,442 be transferred to Golf's capital improvement Account 89G402, Fund 52H, Department 89, to assist in funding necessary golf related capital projects.

### FISCAL IMPACT STATEMENT:

There is no negative impact on the RAP General Fund, as all reimbursements and transfers will be paid from the Golf Operations Special Fund. Through its reimbursement to RAP, the Golf Division is contributing \$1,000,000 to the RAP General Fund.

This report was prepared by James N. Ward, Golf Manager.

**CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
Golf Division  
Operating Income Statement  
FY 2012-13**

**REVENUE:**

Green Fees	\$ 17,421,865
Electric Golf Carts	3,497,978
Driving Ranges/Lessons - Self Operated	1,590,100
Other Golf Course Revenue	200,300
Reservation Office	555,713
Tregnan Junior Golf Academy	173,403
Driving Range/Pro Shop/Lessons - Concessions	222,748
Food & Beverage Concessions	319,815
Interest Income	310,690
Merchandise Sales	7,273
Other	68,530

**Total Gross Revenue** **\$ 24,368,415**

**EXPENSES:**Labor

Full-Time Salaries	\$ 7,301,877
Full-Time Indirect Costs	6,790,219
Part-Time Salaries	3,179,649
Part-Time Indirect Costs	1,704,362
Labor Reimbursements	10,773
Subtotal: Labor	<u>\$ 18,986,880</u>
Supplies & Contract Services	1,827,215
Concession Expenses	27,085
Utilities	2,038,793

**Total Expenses** **\$ 22,879,973**

**NET OPERATING INCOME (LOSS)** **\$ 1,488,442**

**GOLF CONTRIBUTION TO SUPPORT RAP OPERATIONS** **1,000,000**

**OPERATING INCOME (LOSS)** **\$ 488,442**

**GOLF CONTRIBUTION TO SUPPORT RAP OPERATIONS  
(FUND 302, DEPT 88)** **\$ 1,000,000**

**GOLF CONTRIBUTION TO CAPITAL IMPROVEMENT ACCOUNT  
(FUND 52H, DEPT 89, ACCT 89G402)** **\$ 488,442**



REPORT OF GENERAL MANAGER

NO. 14-106

DATE: April 23, 2014

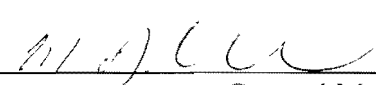
C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA RECEPTION CENTER – DONATION FROM THE LOS ANGELES CLIPPERS OF TWENTY iPADS AND ONE BRETTFORD MOBILITY CART

R. Adams \_\_\_\_\_  
R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

V. Israel \_\_\_\_\_  
\*K. Regan \_\_\_\_\_  
N. Williams \_\_\_\_\_

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board accept a donation of twenty (20) iPad 2's with wifi capability and one (1) Bretford Mobility Cart from the Los Angeles Clippers, valued altogether at approximately \$9,600.00, as noted in the Summary of this Report and that appropriate recognition be given to the donor.

SUMMARY:

Rancho Cienega Recreation Center has received twenty (20) iPad 2's with wifi capability and one (1) Bretford Mobility Cart for the Teen and Afterschool Programming. The items will assist the teens and children with homework and special projects. Many of the teens and children do not have access to the equipment needed to successfully complete homework projects at home. This equipment will help enhance their learning environment.

The Los Angeles Clippers have a wonderful partnership with the Department of Recreation and Parks. Their contributions to our basketball programs are instrumental in our success.

Staff has discussed this donation with the Assistant General Manager of Operations Branch, the Director of Systems, the Superintendent of Pacific Region, and the staff of Council District 10. Everyone is in support of this donation and concurs with staff's recommendation.

FISCAL IMPACT STATEMENT:

Acceptance of this donation results in no fiscal impact to the Department's General Fund, except for unknown savings, as the donation may offset some expenditures.

This report was prepared by Kimberly Simonet, Recreation Supervisor, Pacific Region.





REPORT OF GENERAL MANAGER

NO. 14-107

DATE April 23, 2014


C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS DONATIONS TO OPERATIONS BRANCH – PACIFIC REGION

R. Adams \_\_\_\_\_  
R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

V. Israel \_\_\_\_\_  
\*K. Regan \_\_\_\_\_  
N. Williams \_\_\_\_\_

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board accept the following donations, as noted in the Summary of this Report, and that appropriate recognition is given to the donors.

SUMMARY:

Operations Branch – Pacific Region, has received the following donations:

Banning Recreation Center

Angel Villanueva donated \$100.00 to be used for the Basketball Program.

Cabrillo Marine Aquarium

Dena Deck donated \$150.00 to assist with educational programs.

Harbor City Recreation Center

Kaiser Foundation Health Plan, Inc. donated \$1,071.50 to be used for a community block party and breakfast with Santa event.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department’s General Fund, except for unknown savings, as the donations may offset some expenditure.

Report prepared by Louise Maes, Clerk Typist, Pacific Region



REPORT OF GENERAL MANAGER

NO. 14-108

DATE: April 23, 2014

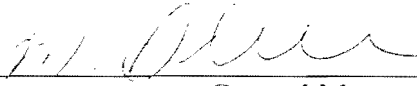
C.D. 1, 14

BOARD OF RECREATION AND PARKS COMMISSIONERS

SUBJECT: VARIOUS DONATIONS TO OPERATIONS BRANCH – METRO REGION

R. Adams \_\_\_\_\_  
R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

V. Israel \_\_\_\_\_  
\*K. Regan \_\_\_\_\_  
N. Williams \_\_\_\_\_

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

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

RECOMMENDATION:

That the Board accept the following donations as noted in the Summary of this Report, and that appropriate recognition is given to the donors.

SUMMARY:

Operations Branch – Metro Region, has received the following donations:

Eagle Rock Recreation Center

Crawford Mortuary donated a Brother Fax Machine and a Canon Copy Machine. The total estimated value of these donations is \$300.00.

Hoover Recreation Center

Whole Foods Market donated various food items for the Board of Recreation and Parks Commission meeting on February 19, 2014. The total estimated value of this donation is \$331.00.

Rose Hill Recreation Center

Crawford Mortuary donated a Canon Super G3 Fax phone L80. The total estimated value of this donation is \$110.00.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-108

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund, except for unknown savings, as the donations may offset some expenditures.

Report prepared by Marcus Chinelo, Clerk Typist. Metro Region

REPORT OF GENERAL MANAGER

NO. 14-109

DATE April 23, 2014

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS COMMUNICATIONS



General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

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The following communications have been received by the Board and recommended action thereon is presented.

From:

Recommendation:

1) Mayor, relative to a proposed Agreement with Jane C. Griffith for cowbird trapping in the Hansen Dam Recreation Area.

Referred to General Manager.

2) Mayor, relative to an amendment to Contracts with DMH Enterprises and Jumbo Shrimp Circus, Inc., for As-Needed Professional Booking Agent Services.

Referred to General Manager.

3) Mayor, relative to an agreement with the Children's Institute, Inc., for the Head Start Center at Algin Sutton Recreation Center.

Referred to General Manager.

4) City Clerk, relative to the definition of smoking to include electronic smoking devices and the revision of the prohibitions of smoking in certain places, including parks.

Referred to General Manager.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-109

- 5) City Clerk, relative to the reallocation of uncommitted Proposition A-I funding to the Mar Vista Recreation Center Baseball Field Bleachers project. Referred to General Manager.
- 6) City Clerk, relative to the reallocation of uncommitted Proposition A-I funding to the Echo Park Lake Restroom Renovation project. Referred to General Manager.
- 7) City Clerk, relative to the challenges facing the Park Ranger program during the 2012 fiscal year and the transition from the Office of Public Safety to the Los Angeles Police Department. Note and File.
- 8) City Clerk, relative to granting an easement to Los Angeles Department of Public Works within Griffith Park for a proposed multi-model bridge. Referred to General Manager.
- 9) Rick Selan, five communications relative to the Venice Neighborhood Council. Note and File.
- 10) Rick Selan, to Department staff relative to various allegations against the Oakwood Recreation Center. Referred to General Manager.
- 11) Two residents, including a petition with 196 signatures, proposing a name for York Boulevard Pocket Park. Referred to General Manager.
- 12) Eight residents, relative to closing the Hollyridge trailhead to Griffith Park. Referred to General Manager.
- 13) Tim Donovan, seven communications to various California Department of Justice staff, relative to Stoner Skate Park. Note and File.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-109

14) Seven residents, relative to various proposed projects in Griffith Park relative to reports of the General Manager No. 14-056, 14-061, and/or 14-062.)

Referred to General Manager.

15) Samuel M. Sperling, relative to the Civil Service Board.

Note and File.

16) Darin DePasquale, relative to a proposed donation to basketball at Venice Beach.

Referred to General Manager.

17) Clare Darden, relative to Park Rangers.

Referred to General Manager.

18) Margaret Prescod, Women of Color in the Global Women's Strike, and Ruth Todasco for the LA IWD Planning Group, relative to the reduction of fees for an event.

Note and File.

19) Forty-seven members of the public, relative to proposed youth baseball fields in the Crystal Springs picnic area of Griffith Park.

Note and File.

20) Stacy Lieberman, Vice President of Communications and Visitor Experience, relative to meetings with the Board President.

Note and File.

21) J. Michael Schaefer, JD, Activist, Member Hollywood-Los Feliz Kiwanis Club, relative to how Board Meetings are run and the Los Angeles Breakfast Club.

Note and file with respect to the Board Meetings; Referred to General Manager with respect to the Los Angeles Breakfast Club.

This report was prepared by Paul Liles, Clerk Typist, Commission Office.





REPORT OF GENERAL MANAGER

NO. For Info Only

DATE April 23, 2014

BOARD OF RECREATION AND PARK COMMISSIONERS

Memorandum: Promotional Launch of Pilot Shuttle Program for Hollywood Sign Viewing and Access to Griffith Observatory and Griffith Park Hiking Trails

R. Adams	_____	V. Israel	_____
R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

\_\_\_\_\_  
The final Report has not yet been received by the Office of the Board of Recreation and Park Commissioners.



## MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

### GENERAL MANAGER'S REPORTS:

ORIGINALLY PLACED ON <u>BOARD AGENDA</u>	PLACED ON MATTERS <u>PENDING</u>	DEEMED <u>WITHDRAWN</u>
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None

### BIDS TO BE RECEIVED:

4/29/14 Dearborn Park – Irrigation and Field Improvements (W.O. #E170332F)

### PROPOSALS TO BE RECEIVED:

6/10/14 Operation and Maintenance of The Lummis House  
7/15/14 Griffith Park Halloween Event

### QUALIFICATIONS TO BE RECEIVED:

4/22/14 Heating, Ventilation, and Air Conditioning Construction, Retrofit, Maintenance  
and/or Repairs