

APPROVED

MAR 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-046

DATE March 18, 2021

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK PERFORMING ARTS CENTER – PHASE II – OUTDOOR PERFORMING STAGE, LIGHTING, AND PATHS OF TRAVEL (W.O. #E170202A) PROJECT – APPROVAL OF FINAL PLANS.

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____ <i>fur</i>	C. Santo Domingo	_____ <i>DF</i>
V. Israel	_____	N. Williams	_____

M. Stuee

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office and as attached to this Report as Attachment 1, for the proposed Griffith Park Performing Arts Center – Phase II – Outdoor Performing Stage, Lighting, and Paths of Travel (W.O. #E170202A) Project (Project);
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report; and,
4. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Griffith Park is one of the largest municipal parks in the nation, approximately 4,200 acres in size. Griffith Park was established in 1896 by the donation of private land owned by Colonel Griffith J. Griffith to the City of Los Angeles and is under the jurisdiction of RAP. In 2009, The City designated Griffith Park as Historic-Cultural Monument (HCM) No. 942. The Project site is located adjacent to the old Los Angeles Zoo area.

The proposed Project is a Proposition K – L.A. for Kids Program Specified project.

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The overall scope of work for the proposed Project consists of the construction of an outdoor performing arts stage with four (4) artistic overhead structures, undergrounding of existing utility lines, and renovation of existing restrooms for Americans with Disabilities Act (ADA) compliance, installation of lighting, and ADA-compliant picnic and viewing areas. In addition, there will be an ADA-compliant prefabricated modular pedestrian bridge, ADA-compliant improvements to existing path of travel, installation of pathway lighting, replacement of existing stairs, and ADA-compliant parking improvements. Electrical connections would be provided, but no permanent sound amplification equipment or speakers would be installed as part of the proposed Project. Lighting fixtures would be installed solely to provide safety and security and would be in a rustic or rural style in keeping with the existing visual character of the Old Zoo area and Griffith Park in general.

On September 25, 2014, the Griffith J. Griffith Charitable Trust and Friends of Griffith Park (Friends) filed a lawsuit against the City of Los Angeles, RAP in particular, with the Superior Court of the State of California for the County of Los Angeles in connection with the construction of the performing stage. Subsequently, this proposed Project was placed on hold. In the Fall of 2016, a decision in the lawsuit was issued in favor of the City and the design of the proposed Project resumed. However, due to building code changes, staff had to re-evaluate the entire design, to ensure its compliance with the new code requirements. RAP has also engaged in conversation with the Los Angeles Department of Water and Power (LADWP) to underground an existing power line.

The current LADWP overhead utility line is in the middle of the open space portion of the Project site. It provides power for the park and serves as mounting poles for AT&T telephone lines. However, it diminishes the aesthetic view of the surrounding old zoo area and poses an unpleasant sight during the annual Shakespeare performance and other events. Therefore, to enhance the aesthetics of the surrounding area and provide an obstructed view for spectators at future performances, RAP has worked with LADWP to underground the existing power line. The coordination effort has moved at a slow but steady pace due to personnel changes and existing electrical service impact. LADWP will provide the underground electric system and remove its overhead facilities. RAP will be responsible for the installation of the conduit system and all the substructures required, as well as the LADWP engineering cost.

PROJECT PHASING:

Since the Project site is used for annual events, at the discretion of RAP, such as: Shakespeare in the Park, and Haunted Hayride, RAP staff will be implementing the Project in phases to minimize the impact to the park's usage.

Phase I was the renovation of existing restrooms for ADA compliance. The construction was completed in April of 2020.

Phase II is the current phase, which includes the construction of the remaining scope with major elements such as the permanent stage with four (4) artistic overhead structures, undergrounding of existing utility lines, and an ADA-compliant pedestrian bridge, with other ADA related improvements.

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After review by RAP and Department of Public Works, Bureau of Engineering (BOE) staff, it was determined that the work can be performed by RAP pre-qualified on call contractors. RAP staff recommends the proposed Project to be constructed by the on-call contractors and RAP staff to provide construction management during the construction of these improvements.

RAP's Planning, Construction, and Maintenance Branch prepared the plans, specifications, and obtained the necessary permits for the proposed Project. As required by Proposition K, three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted. The first LVNOC meeting was held on November 7, 2012. The second LVNOC meeting was held on January 17, 2013. The third LVNOC meeting was held on May 23, 2013. Each meeting had an average of twenty-five (25) community members in attendance. The community, the LVNOC members and the Office of Council District 4 are in full support of the proposed Project.

The estimated construction cost for Phase II is approximately \$4,250,000. The anticipated on-call contracts will be for Park Facility Construction and Electrical Construction and Retrofit. The budget contingency for each of these contracts will be as follows: Two Hundred Seventy Thousand Dollars (\$270,000) for Park Facility Construction and Seventy Thousand Dollars (\$70,000) for Electrical Construction and Retrofit.

Funds are available for the construction and construction contingencies from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO</u>
Proposition K	43K/10/10L894
Proposition K	43K/10/10PPBC
Proposition K	43K/10/10RPAM

TREES AND SHADE

Phase II of the proposed Project does not require any tree removal. Existing trees will be protected in place.

ENVIRONMENTAL IMPACT

This proposed Project was previously evaluated for environmental impact in accordance with the California Environmental Quality Act (CEQA), and the Board has determined that all the environmental impacts can be mitigated to a level less than significant and thus adopted the proposed Project's Final Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation and Monitoring and Reporting Plan (MMRP) (Report No. 14-062). A Notice of Determination (NOD) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on April 8, 2014. RAP staff has determined that this proposed Project and the environmental conditions of the site have not substantially changed since the previous evaluation and no additional mitigation measures are required. Therefore, no additional CEQA documentation is required.

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FISCAL IMPACT

This proposed Project is funded by Proposition K. Therefore, there is no fiscal impact to RAP's General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No.3: Create & Maintain World Class Parks and Facilities

Outcome No. 1: Increased park maintenance, with a focus on cleanliness

This Report was prepared by Aren Galustians, Project Manager. Reviewed by Sean Phan and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENT

Attachment 1 - Final plans and specifications.

Attachment 2 – Report No. 06-136

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

DEPARTMENT OF RECREATION AND PARKS CITY OF LOS ANGELES

GRIFFITH PARK OUTDOOR PERFORMING ARTS CENTER

4800 GRIFFITH PARK DRIVE
LOS ANGELES, CA 90027



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THE CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS			
GENERAL MANAGER: MICHAEL A. SHULL	SUPERINTENDENT: DARRYL FORD	PROJECT DESIGNER: AREN GALUSTIANS	UC NO: _____ LIC NO: _____ DATE: 03.04.2019



PROJECT NAME:
**GRIFFITH PARK
PERFORMING ARTS CENTER**
ADDRESS:
4800 N. Griffith Park Drive
Los Angeles, CA 90027

REVISIONS:	DATE:

PLAN NAME: TITLE SHEET	
DATE: 03.04.2019	
DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO. E0000	FILE NO. PRJ20658
DRAWING NO. G100	
SHEET OF SHEETS	

PROJECT TEAM	PROJECT DATA	LEGAL DESCRIPTION	SCOPE OF WORK	VICINITY MAP
<p>DEPARTMENT OF RECREATION AND PARKS MICHAEL A. SHULL, GENERAL MANAGER 221 N. FIGUEROA ST., SUITE 350 LOS ANGELES, CA 90012</p> <p>CATHIE SANTO DOMINGO, ASSISTANT GENERAL MANAGER PLANNING, CONSTRUCTION, AND MAINTENANCE</p> <p>DARRYL FORD, SUPERINTENDENT PLANNING, CONSTRUCTION, AND MAINTENANCE</p> <p>DESIGN: AREN GALUSTIANS, ARCHITECTURAL ASSOC. II 221 N. FIGUEROA ST., SUITE 400 LOS ANGELES, CA 90012</p> <p>BUILDER: TBD</p>	<p>OWNER: CITY OF LOS ANGELES/ DEPARTMENT OF REC. & PARKS</p> <p>ADDRESS: 221 N. FIGUEROA ST., STE. 400 LOS ANGELES, CA 90012</p> <p>FIRE DISTRICT: 35 ZONE: OS - 1XL LOT SIZE: 350,429 SQ FT BLDG: NONE STORIES: N/A BLDG HT: 27' - 0" USE TYPE: PERFORMING ARTS OCCUPANCY: A5 / S-1 BLDG AREA: NOT APPLICABLE CONSTRUCTION TYPE: TYPE IIB BLDG AREA PROVIDED: N/A REQD PKNG: 31 SPACES EXIST. PKNG: 7 STALLS, UNISEX.</p> <p>LOT AREA: 350,429 SQ FT LOT SIZE: 350,429 SQ FT RESTROOM REQ: 7 STALLS, UNISEX.</p>	<p>PIN #: 159B201 22 TRACK: RANCHO LOS FELIZ LOT: PT LT NO 38 BLOCK: NONE ASSESSOR PARCEL #: 5593002906 MAP REFERENCE: PAT 1-163/164 MAP SHEET: 156B201, 159B197, 159B201 ARB (LOT CUT REF): 48 CENSUS TRACK #: 9800.09 APN AREA (CO. OF PUBLIC WORKS): 639.040 DEED REF # (CITY CLERK): NONE</p> <p>OWNER: CITY OF LOS ANGELES DEPT. OF REC. & PARKS ADDRESS: 221 N. FIGUEROA ST., SUITE 400 LOS ANGELES, CA 90012</p>	<p>Build new outdoor stage with back stage area and path of travel to existing restroom.</p>	



APPROVED
JUN 07 2006

REPORT OF GENERAL MANAGER

NO. 06-136

DATE June 7, 2006

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CAPITAL PROJECTS: DELEGATION OF AUTHORITY TO THE GENERAL MANAGER FOR APPROVAL OF CHANGE ORDERS TO CONSTRUCTION CONTRACTS UP TO THE AMOUNT OF \$100,000

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>ms</u>

Robert H. Jensen (da)
General Manager

Approved /

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board authorize the General Manager to approve single change orders to construction contracts up to the amount of \$100,000, which is an increase from the previous authority of \$25,000, as long as the scope of the change does not impact the ability to provide recreational programs to the community or reduce the scope of the project and is within the budgeted construction contingency amount, but not to exceed 10% of the original construction contract amount awarded by the Board for a single change order or 25% of the original construction contract amount for the total sum of all change orders.

SUMMARY:

On November, 20, 2002, (Board Report No. 02-389), the Board approved delegation of the change order authority from the Board of Recreation and Parks Commission to the Bureau of Engineering (BOE), to a maximum of \$25,000 per change order for the projects being managed by the Prop K Program Manager and to the BOE Prop K Program Manager to a maximum of \$100,000 per change order for the Griffith Observatory project. Because the Griffith Observatory project is extraordinarily large, this exception to the previous policy assured that the Griffith Observatory project, being managed by Bureau of Engineering for the Department, moved quickly during construction without excessive delays.

REPORT OF GENERAL MANAGER

PG. 2 NO. 06-136

On January 8, 2003, Board Report No. 03-09 was approved which increased the authority of the Department of Recreation and Parks General Manager to approve change orders to construction contracts up to \$25,000 from \$5,000. At that time, most construction contracts awarded were below \$400,000. Since then, construction contracts were awarded well in excess of \$1 million per contract. Due in part to the award of larger construction contracts, staff has received numerous requests for change orders exceeding \$25,000, which, therefore have required Board approval. The added length of time needed for Department staff to obtain Board approval of staff-reviewed and negotiated change orders has often led to delays in construction, complaints from the contractors, and ultimately, to further claims at the close of construction.

Department staff believes that delegating authority for the approval of change orders up to \$100,000.00 will decrease construction delays and reduce the risk of damages sought by contractors. Staff's recommendation to increase the change order authority is in line with other City departments. For example, the Department of Water and Power (DWP) General Manager's change order authority limit was increased to \$150,000 several years ago and a recent policy change, approved a few months ago, increased the authority limit on change orders to \$200,000. Similarly, the Department of Airports (LAWA) General Manager's limit was increased to \$100,000 in the 1980's; the Harbor Department General Manager's authority limit was increased to \$150,000; and, the Bureau of Engineering (BOE) City Engineer's authority limit was increased to \$100,000 in 2005 for other City department's projects.

Staff recommends the increase in approval limit of change orders up to \$100,000 be granted to the Department of Recreation and Parks, General Manager. The provision requires approval of the Board should any addition or deletion to a construction contract, regardless of cost, change the scope of the project, reducing potential service to the community of the new facility. Board approval will be requested should the amount of any change order exceed the amount of the contingency that exists with a particular project and also, when a single change order exceeds 10% of the contract award or multiple change orders would exceed 25% of the contract award.

FISCAL IMPACT STATEMENT:

This increase in the delegation of authority to the General Manager will not have any fiscal impact to the City. Intangible project savings, such as minimal work stoppage and better work coordination and scheduling between job specialties, will be realized when change orders are processed without delays that may otherwise increase changes.

Report prepared by Gino Ogtong, Management Analyst II, Planning and Development.