

APPROVED
August 21 2025
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-144

DATE August 21, 2025

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK SKATEPARK (PRJ20837) (W.O. #E170186F) PROJECT – ADDITION OF SIGNAGE; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15311 [CONSTRUCTION, OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL FACILITIES] OF STATE CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 11(1) AND CLASS 11(6) OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for* C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans for the “Skateboard Palm Tree” shade structures and signage, as further described in the Summary and Attachment No. 2 of this Report (Project);
2. Authorize the General Manager to execute the Memorandum of Understanding (MOU) with the Department of General Services (GSD) and the Bureau of Engineering (BOE) for the construction of the Project, in substantially the form included herein as Attachment No. 3, subject to the approval of the City Attorney as to form;
3. Approve the award of the construction services for the Project to the Department of General Services for an amount not to exceed \$130,000, including the contingency;
4. Approve the authorization of change order as authorized under Board Report No. 06-136, for the MOU in the budget contingency amounts for the MOU as stated in this Report;
5. Determine that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15311 [Construction, or Placement of Minor Structures Accessory to (Appurtenant to) Existing Commercial, Industrial, or Institutional Facilities] of State CEQA Guidelines as well Article III, Section 1, Class 11(1) and Class 11(6) of City CEQA Guidelines, and direct staff at the Bureau of Engineering (BOE) to file a Notice of Exemption with the Los Angeles County Clerk and the Governor’s Office of Land Use and Climate Innovation; and,

BOARD REPORT

PG. 2 NO. 25-144

6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

BACKGROUND

On March 4, 2021, the Recreation and Parks Board of Commissioners (Board) approved the final acceptance report (Report No. 21-033) for the Echo Park Skatepark, which is included herein as Attachment No. 1. The facility has been open to the public since March 4, 2021.

During the Schematic Design Phase, three “Skateboard Palm Trees” shade structures and new brass signage (as further described in Attachment No 2) were removed from the scope of work to reduce the construction costs. Subsequently, the three proposed shade structures and new brass signage were not initially included in the CEQA analysis for the Echo Park Skatepark approved in Report No. 18-068.

After construction was completed, the Council Office (CD13) requested the installation of the previously noted elements, if additional funding was identified. \$130,000 of Sites and Facilities funding was identified for the Project in the FY19-20 3rd Construction Project Reports (CPR) to offset any funding shortfalls. In order to safeguard the additional funding, the Department of General Services (GSD) was tasked to complete the design and construction of the signage and shade structure.

The Bureau of Engineering (BOE) has since determined that sufficient funds exist to complete this work. Due to the unique and limited scope of the project, the BOE recommends that the Department of General Services (GSD) perform this work. The Draft MOU has been drafted and is included herein as Attachment No. 3. Plans for the work have been completed by BOE and GSD. GSD has obtained the permit for this work. Construction is expected to be completed by August 2026.

GSD's current estimate for this work is approximately \$113,517; allowing for a \$16,483 contingency, the total project cost is \$130,000.

TREES AND SHADE

Existing trees and shade structure canopies will not be decreased by this Project, which will increase the shade canopies around the entrance of the Skatepark, near benches for seating.

ENVIRONMENTAL IMPACT

The proposed Project consists of the installation of accessory structures and new signage.

According to the parcel profile report retrieved on March 8, 2025, this area resides in the methane zone. The construction of this Project will not expose patrons to the risk of additional methane seepage. This site is not within a liquefaction or coastal zone, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would

BOARD REPORT

PG. 3 NO. 25-144

involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of March 8, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 1,000 feet). According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project site. Furthermore, the proposed Project is located at Echo Park, a City of Los Angeles Historic Cultural Monument (HCM) (No. 836). The Skatepark was constructed in 2021, just east of the historic Echo Park Recreation Center building. The Project is located within a recent non-contributing element of the HCM near the southeast boundary of the HCM. Given the Project location and design, it is not anticipated to have an impact the eligibility or designation of the HCM.

Based on this information, staff recommends that the Board determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15311 of California CEQA Guidelines and Article III, Section 1, Class 11(a) and Class 11(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon Board's approval.

FISCAL IMPACT

There is no immediate negative fiscal impact to RAP's General Fund as a result of this Project, which – as previously noted – is fully funded. The scope of work should not increase the maintenance costs, as the Skatepark is currently open to serve the community.

This Report was prepared by Richard Campbell, Project Manager, and reviewed by Ohaji Abdallah, Proposition K Program Manager, Architectural Division, Bureau of Engineering, and Darryl Ford Superintendent, Planning, Construction, and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

- 1) Attachment No. 1 – Board Report No 21-033 – Echo Park Skatepark Final Acceptance
- 2) Attachment No. 2 – “Skateboard Palm Trees” and New Signage Construction Documents
- 3) Attachment No. 3 – Draft MOU between GSD, BOE, and RAP

APPROVED

MAR 04 2021

BOARD OF RECREATION
AND PARK COMMISSIONERS

Attachment No. 1

BOARD REPORT

NO. 21-033

DATE March 04, 2021

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK SKATE PARK (PRJ20837) (W.O. #E170186F) PROJECT –
CONTRACT NO. 3598 – FINAL ACCEPTANCE

AP Diaz _____ M. Rudnick _____
H. Fujita _____ *C. Santo Domingo DF
V. Israel _____ N. Williams _____

M. Shue

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the work performed for the Echo Park Skate Park (PRJ20837) (W.O. #E170186F) Project (Project) by California Landscape and Design, Inc. (CLD), a Department of Recreation and Parks' (RAP) as-needed on-call contractor, under Contract No. 3598, as outlined in the Summary of this Report;
2. Approve the change orders for this Project as set forth in Attachment 3 of this Report;

SUMMARY

The Project is located at 1632 Bellevue Avenue, Los Angeles, CA 90026, within Echo Park, which is located at 751 Echo Park Avenue in the Echo Park community of the City of Los Angeles (City) in Council District Thirteen (CD13). Echo Park encompasses a 28.14-acre area that offers a variety of active and passive recreational activities with facilities including a lake, a boathouse for pedal boat rental, a café for food and beverage services, a recreation center, two children's play areas, tennis courts, walking paths, and is the hosting site of the famous annual Lotus Festival. Echo Park is a registered Historic Cultural Monument (No. 836) of the City. An estimated 18,431 City residents live within a one-half mile walking distance of Echo Park. Due to the facilities, features, programs, and services it provides, Echo Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan. The Project is a Proposition K 8th Cycle Competitive Grant project. The new Echo Park Skate Park has been constructed at the location of the long-closed Echo Park Shallow Pool, located along Bellevue Avenue and the U.S. 101 (Hollywood) Freeway, just east of Glendale Boulevard.

BOARD REPORT

PG. 2 NO. 21-033

The Project consists of demolishing the aged and unused shallow swimming pool, located just east of the historic, and recently renovated, Echo Park Recreation Center building, and constructing a new 7,500-square-foot skate park facility for use by beginner skateboarders and teen skateboarders. The new skateboard facility consists of approximately 7,100 square feet of concrete skating area with various skateboard features, including a 5-stair feature with rails, a bump to ledge, a small bowl, a curb ledge, a “China” bank, a “hip”, a “waterfall”, and a “hubba” ledge. The Project also includes a shade structure with a brick seating wall, wrought iron fencing and gates, upgraded vinyl-coated chain link fencing, a brick monument wall (repeating the brick façade of the adjacent historic Recreation Building), a 400-square-foot entry plaza with eight entry blocks for seating, three security lights, and a drinking fountain.

The Project initially called for open, competitive bids from all regular general contractors (Report No. 18-068, Attachment No. 1). Two (2) bids were received on June 21, 2018, neither of which were determined to be responsive and responsible, and were allowed to expire on December 18, 2018. Subsequently, the Project was bid out to RAP’s as-needed on-call contracts (Report No. 19-069, Attachment No. 2). CLD submitted the lowest responsive and responsible bid, and a Notice to Proceed (NTP) letter was issued to CLD on June 5, 2019.

Plans and specifications were prepared by design consultant HMC Architects under the direction and supervision of the Architectural Division of the Bureau of Engineering (BOE). BOE performed project management and construction management services for the Project, while the Bureau of Contract Administration (BCA) performed the construction inspections. BOE has informed RAP that the Project is complete, and has received a Statement of Completion from BCA, and Certificates of Occupancy for both the shade structure and the skate park from the Department of Building and Safety. The breakdown of the total construction cost is as follows:

NTP Amount	Change Order Amount	Change Order Percentage	Final Construction Cost
\$910,750.00	\$215,425.79	23.7%	\$1,126,175.79

The Project’s construction has a total of twenty (20) executed change orders for a total amount of Two Hundred Fifteen Thousand, Four Hundred Twenty-Five Dollars and Seventy-Nine Cents (\$215,425.79), or 23.7% of the original NTP amount. The major change orders, which exceeded \$25,000 in value were:

1. The grading design underestimated the required amount of net fill material. An additional 300 cubic yards of fill material were imported to complete the backfill and grading work by Change Order No. 5 in the amount of \$25,875.00.
2. The plans detailing the required Low Impact Development (LID) design features were inadvertently omitted from the bid package. The required bio-filtration planter to meet the LID compliance was added by Change Order No. 8 in the amount of \$80,199.00.

BOARD REPORT

PG. 3 NO. 21-033

The table below provides a summary of the change orders and their categories:

Change Order Category	No. of Change Orders	Change Order Amount	Percentage of the Contract Award Amount
Unforeseen Conditions	12	\$61,752.00	6.8%
Errors and Omissions	7	\$150,894.00	16.6%
Change in Scope	1	\$2,779.79	0.3%
TOTAL	20	\$215,425.79	23.7%

The construction of the Project was funded by Proposition K, CIEP, Quimby, and Sites and Facilities funds.

RAP staff consulted with the Office of Contract Compliance (OCC), BCA of the Department of Public Works, concerning the status of the labor compliance requirements on the Project. OCC reported that CLD is in compliance.

TREES AND SHADE

There were no trees added or removed as part of the Project. A 312-square-foot shade structure was constructed as part of the Project.

ENVIRONMENTAL IMPACT

The Project was previously evaluated for environmental impact in accordance with the California Environmental Quality Act (CEQA), and the Board of Recreation and Park Commissioners determined that it is categorically exempt from the provisions of CEQA (Report No. 18-068). A Notice of Exemption (NOE) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on April 23, 2018. RAP staff has determined that the Project and the environmental conditions of the site have not substantially changed since the previous evaluation. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT

There is no immediate fiscal impact to RAP's General Fund as a result of this Project. Maintenance funds for the new skate park will be requested as part of the annual City budget process. This budget will include part time staff, materials and supplies and will provide year-round maintenance.

BOARD REPORT

PG. 4 NO. 21-033

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 1: Offer Affordable and Equitable Recreational Programming

Outcome No. 1: Improved health and social equity for young Angelenos

This Report was prepared by Richard Campbell, Project Manager, Architectural Division and reviewed by Steven Fierce, Principal Architect, BOE Architectural Division; Deborah Weintraub, Chief Deputy City Engineer BOE; Sean Phan, Planning, Construction and Maintenance Branch and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch, RAP.

LIST OF ATTACHMENTS

Attachment No. 1 – Report No. 18-068

Attachment No. 2 – Report No. 19-069

Attachment No. 3 – Change Orders Log

APPROVED

APR 18 2018

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-068DATE April 18, 2018C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK — SKATE PARK (PRJ20837) (W.O. #E170186F) — APPROVAL OF FINAL PLANS AND CALL FOR BIDS; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(11d) [DEMOLITION AND REMOVAL OF EXISTING ACCESSORY STRUCTURES], CLASS 1(12) [OUTDOOR LIGHTING AND FENCING], CLASS 3(6) [CONSTRUCTION OF NEW ACCESSORY FACILITIES], CLASS 3(8) [ADDITIONS TO UNDERGROUND ELECTRIC AND WATER UTILITY DISTRIBUTION SYSTEM FACILITIES], CLASS 11(3) [CONSTRUCTION ACCESSORY GAME COURTS AND PLAY EQUIPMENT] AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] OF THE CITY CEQA GUIDELINES

AP Diaz

V. Israel

*R. Barajas

S. Piña-Cortez

H. Fujita

N. Williams



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve final plans and specifications, substantially in the form on file with the Board of Recreation and Park Commissioners' (Board) Office, for the Echo Park - Skate Park (PRJ20837) (W.O. #E170186F) Project;
2. Approve the reduction in the value of the work that the specifications require to be performed by the prime contractor from 30% to 20% of the base bid price;
3. Approve the date to be advertised for receipt of bids as Thursday, May 17, 2018, at 1:00 P.M. in the Board Office;
4. Find that the proposed project is categorically exempt from California Environmental Quality Act (CEQA);

BOARD REPORT

PG. 2 NO. 18-068

5. Direct the Department of Public Works, Bureau of Engineering (BOE), Environmental Management Group (EMG) staff to file the Notice of Exemption with the Los Angeles County Clerk within five (5) working days of project approval; and,
6. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report

SUMMARY

The Echo Park -- Skate Park (PRJ20837) (W.O. #E170186F) Project (Project) will be located at 1632 Bellevue Avenue, Los Angeles, California 90026, within Echo Park which is located at 751 North Echo Park Boulevard in the Echo Park neighborhood of the City (Council District No. 13). Echo Park (City of Los Angeles Historic Cultural Monument No. 836) is a 28.14 acre park that provides a lake and boathouse, recreation center, children's play areas, tennis courts, swimming pool, and a walking path. An estimated 18,431 City residents live within a one-half (½) mile walking distance of Echo Park. Due to the facilities, features, programs, and services it provides, Echo Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan. The Echo Park Skate Park project is Proposition K 8th Cycle Competitive Grant project.

The Echo Park -- Skate Park (PRJ20837) (W.O. #E170186F) Project (Project) submitted for approval herein consists of demolishing the aged and unused shallow swimming pool just east of the historic recreation building, and constructing a new 7,500 square foot skate park facility for use by beginning skateboarders and teen skateboarders. The new facility will consist of approximately 7,100 square feet of concrete skating area with various skateboard features, including a 5-stair feature with rails, a bump to ledge, a small bowl, a curb ledge, a "China" bank, a "hip", a "waterfall", and a "hubba" ledge. The Project also includes a shade structure with a brick seating wall, wrought iron fencing and gates, PolyVinyl Chloride (PVC) coated chain link fencing with a large mesh sign attached, reading "ECHO SKATE PARK." A brick monument wall with a sign (repeating the brick façade of the historic Recreation Building), a 400 square foot entry plaza with eight entry blocks with signage and for seating, three (3) security lights, and a drinking fountain are also included in the plans for the project.

As required by Proposition K, three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings occurred on October 8, 2015, November 4, 2015, and December 2, 2015, with substantial attendance and participation from the community. The designer presented three (3) options for the design of the skate park. The LVNOC

BOARD REPORT

PG. 3 NO. 18-068

chose the option with street style skateboarding around a small bowl in the center, which is the option contained in the plans. The LVNOC and Council District No. 13 are in full support of the project.

HMC Architects prepared the plans and specifications, and obtained all of the necessary approvals for the Project. BOE will be providing the construction management services on the construction of this project. The City Engineer's estimate for the construction work is Eight Hundred Sixty-Two Thousand Dollars (\$862,000.00).

Funding for this Project is available from the following funds and accounts:

<u>Funding Source</u>	<u>Fund/Dept./Acct No.</u>
Proposition K Year 18	43K/10/10LK02
Proposition K Year 19	43K/10/10MPCI
Quimby	302/89/460K-EC

It has been the policy of the Board to require that the prime construction contractor on projects perform a minimum of 30% of the work, as measured by the base bid price. However, it is recommended that the Board approved reducing the prime contractor's participation requirement from 30% to 20% on this project. This is due in large part to the bid involving a specialized skate park subcontractor. This should help attract a broader range of prime contractors, thus creating a more inviting and competitive bidding environment for this project. In addition, it should create a more competitive pricing among the specialty subcontractors providing bids to the prime contractors.

TREES AND SHADE

The project includes a shade structure that will provide 340 square feet of shade. There is no planting of new trees planned for this project.

ENVIRONMENTAL IMPACT STATEMENT

The proposed project will consist of construction of new accessory (appurtenant) structures, including concrete skateboard surfaces, walkways retaining walls, fences, and drinking fountains. Therefore, Staff recommends that the Board determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(11d, 12), Class 3(6, 8), and Class 11(3, 6) of the City CEQA Guidelines without exception. Staff recommends that the Board request BOE to file a Notice of Exemption with the Los Angeles County Clerk upon approval of the exemption by the Board.

BOARD REPORT

PG. 4 NO. 18-068

FISCAL IMPACT STATEMENT

The project will be funded by the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund. The future maintenance and operations costs will be requested through the City budget process.

This Report was prepared by Richard Campbell, Project Manager, BOE Recreational and Cultural Facilities Program, Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

APPROVED

APR 03 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS****BOARD REPORT**NO. 19-069DATE April 3, 2019C.D. 13**BOARD OF RECREATION AND PARK COMMISSIONERS**SUBJECT: ECHO PARK - SKATE PARK (PRJ20837) (W.O. #E170186F) -
CANCELLATION OF BIDS

AP Diaz

V. Israel

for *R. Barajas

S. Piña-Cortez

H. Fujita

N. Williams


 General Manager
Approved XDisapproved Withdrawn RECOMMENDATIONS

1. Cancel all bids for the Echo Park - Skate Park (PRJ20837) (W.O. #E170186F) Project (Project) received on June 21, 2018;
2. Approve the Echo Park - Skate Park (PRJ20837) (W.O. #E170186F) to be re-bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors; and,
3. Authorize RAP's Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The proposed Echo Park - Skate Park (PRJ20837) (W.O. #E170186F) Project will be located at 1632 Bellevue Avenue, Los Angeles, California 90026, within Echo Park, which is located at 751 North Echo Park Boulevard in the Echo Park community of the City (Council District No. 13). The overall Echo Park is an approximately 28 acre park that provides a lake and boathouse, recreation center, children's play areas, tennis courts, swimming pool, and a walking path. Echo Park is a City of Los Angeles Historic Cultural Monument No. 836. An estimated 18,431 City residents live within a one-half (½) mile walking distance of Echo Park. Due to the facilities, features, programs, and services it provides, Echo Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan. The Echo Park Skate Park Project is a Proposition K 8th Cycle Competitive Grant project. The new skate park will be constructed at the location of the long closed Echo Park Shallow Pool, located along Bellevue Avenue and the U.S. 101 (Hollywood) Freeway, just easterly of Glendale Boulevard.

BOARD REPORT

PG. 2 NO. 19-069

The Project's scope of work consists of demolishing the aged and unused shallow swimming pool, located just east of the historic, and recently renovated, Echo Park recreation center building, and constructing a new 7,500 square foot skate park facility for use by beginning skateboarders and teen skateboarders. The new facility will consist of approximately 7,100 square feet of concrete skating area with various skateboard features, including a 5-stair feature with rails, a bump to ledge, a small bowl, a curb ledge, a "China" bank, a "hip", a "waterfall", and a "hubba" ledge. The project also includes a shade structure with a brick seating wall, wrought iron fencing and gates, Polyvinyl chloride (PVC) coated chain link fencing with a large mesh sign attached, spelling "ECHO SKATE PARK." A brick monument wall with a sign (repeating the brick façade of the historic Recreation Building), a 400 square foot entry plaza with eight (8) entry blocks with signage and for seating, three (3) security lights, and a drinking fountain are also included in the plans for the project.

On April 18, 2018, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids and Categorical Exemption from provisions of the California Environmental Quality Act (CEQA) (Report No. 18-068). Staff received two (2) bids from ARC Construction, Inc. and AKG Construction, Inc. on June 21, 2018. The bid amounts received were: \$938,000 and \$960,784, respectively. The lowest bid was deemed non-responsive, due to the lack of submitting the experience questionnaire required by the bid documents. The second bid, after extensive investigation, was also deemed non-responsive, due to the lack of the experience of the General Contractor and/or their bid-listed Sub-Contractors, as required by the bid documents. Both bids were allowed to expire on December 18, 2018. After discussion and reviewed by staff of RAP and BOE, it was determined that the work can be performed by RAP's pre-qualified on-call contractors.

Staff recommends the Project be constructed by the RAP's on-call contractors and RAP staff will provide construction management services during the construction of these improvements.

HMC Architects, under the direction of Bureau of Engineering (BOE), prepared the plans and specifications, and obtained all of the necessary approvals for the project. The City Engineer's estimate for the construction work is \$862,000.

Funding for this project is available from the following funds and accounts:

FUNDING SOURCE	FUND/DEPT NO./ACCT. NO.
Proposition K	43K/10/10LK02
Proposition K	43K/10/10MPCI
Quimby Funds	302/89/89460K-EC
Sites & Facilities (2017-2018)	209/88/88PACL

TREES AND SHADE

The Project includes a shade structure that will provide 340 square feet of shade. This Project does not propose the planting of new trees nor the removal of existing trees.

BOARD REPORT

PG. 3 NO. 19-069

FISCAL IMPACT STATEMENT

There is no immediate fiscal impact to RAP's General Fund. Future costs for operations and maintenance have not yet been determined but will be addressed in future budget requests.

This Report was prepared by Richard Campbell, Project Manager, BOE Architectural Division, Recreational and Cultural Facilities Program. Reviewed by Neil Drucker, BOE Architectural Division, Interim Division Manager; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

CHANGE ORDER LOG

Jan-14-2021

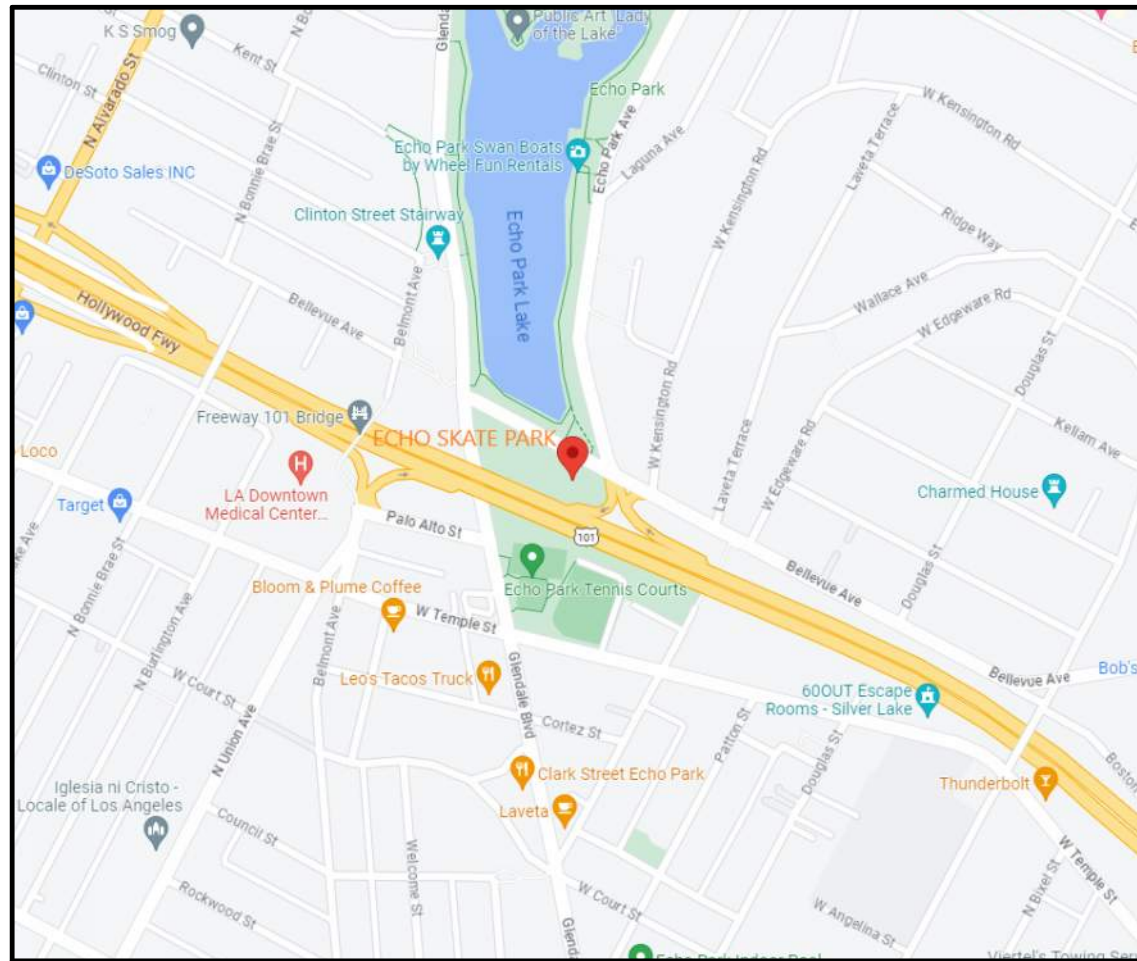
CO No.	COR No.	Subject	Payment Type	CO Cat.	COIN Date	COIN Est. (\$)	PCO ECO T&M Date	GC Proposal (\$)	GC Proposal Date	City Estimate (\$)	Agreed Amount (\$)	Agreed Date	CO Status	CO Date	Time Ext. Cal. Days
1	001-R0	Addition of a Construction Project Sign	LS	E	08/20/19	\$5,000.00	08/20/19	\$3,694.35	08/15/19	\$2,915.00	\$2,915.00	09/03/19	EXEC	09/04/19	0
2	004-R0	Unforeseen Transite Pipes	LS	U	08/21/19	\$10,000.00	08/29/19	\$1,830.19	08/26/19	\$1,830.00	\$1,830.00	09/03/19	EXEC	09/04/19	0
3	005-R0	Removal and Disposal of Asbestos Pipes	LS	U	08/29/19	\$25,000.00	09/03/19	\$13,096.82	08/26/19	\$13,097.00	\$13,097.00	09/03/19	EXEC	09/04/19	10
4	006-R0	Demolition of Existing Footing at North Existing Concrete Wall and New Monument Wall	LS	E	09/12/19	\$25,000.00	09/16/19	\$15,127.37	09/06/19	\$12,500.00	\$13,000.00	09/16/19	EXEC	09/17/19	0
5	007-R0	Import of Fill Material	LS	E	09/20/19	\$50,000.00	09/23/19	\$37,580.16	09/17/19	\$25,875.00	\$25,875.00	10/09/19	EXEC	10/10/19	0
6	008-R0	Addition of 2'-Tall Concrete Wall @ South West Corner of Existing Skate Park	LS	E	10/01/19	\$5,000.00	10/02/19	\$1,095.91	09/27/19	\$1,096.00	\$1,096.00	10/07/19	EXEC	10/08/19	0
7	009-R0	Demolition and Replacement of a Portion of Existing Concrete Wall	LS	E	10/01/19	\$10,000.00	10/02/19	\$6,823.72	09/27/19	\$4,135.00	\$4,135.00	10/07/19	EXEC	10/08/19	0
8	003-R0	Addition of a Bio-Infiltration Planter	LS	E	12/12/19	\$100,000.00	12/16/19	\$93,195.17	08/26/19	\$70,349.08	\$80,199.00	12/23/19	EXEC	01/06/20	0
9	010-R0	Bid Set Plans Difference and Discrepancies	LS	E	12/12/19	\$50,000.00	12/12/19	\$29,296.08	12/13/19	\$23,674.00	\$23,674.00	02/27/20	EXEC	02/28/20	0
10	011-R0	Rainy and Mud Delays Time Extension	LS	U	01/27/20	\$0.00	01/28/20	\$0.00	01/29/20	\$0.00	\$0.00	01/29/20	EXEC	01/31/20	8
11	012-R0	Removal and Disposal of an Asbestos Pipe at the LID Planter Area	LS	U	01/31/20	\$10,000.00	02/03/20	\$8,389.00	01/29/20	\$7,809.00	\$7,809.00	02/04/20	EXEC	02/05/20	0
12	013-R0	Time Extension Due Delays For Asbestos Encountered @LID Planter	LS	U	03/03/20	\$0.00	03/04/20	\$0.00	02/21/20	\$0.00	\$0.00	03/05/20	EXEC	03/09/20	10
13	015-R0	2" Sand On Top Throughout Skatepark	LS	U	03/17/20	\$10,000.00	03/17/20	\$13,358.89	03/17/20	\$10,137.00	\$10,137.00	03/17/20	EXEC	03/23/20	2
14	016-R0	Rainy and Mud Delays Time Extension	LS	U	04/16/20	\$0.00	04/16/20	\$0.00	04/15/20	\$0.00	\$0.00	04/16/20	EXEC	04/20/20	16
15	017-R0 020-R0	Waterproofing Inside LID Planter	LS	U	05/18/20	\$5,000.00	05/19/20	\$2,841.27 \$1,138.00	05/13/20 06/01/20	\$0.00	\$1,230.00	06/02/20	EXEC	06/04/20	2
16	018-R0	Change Metal Based Boxes For Light Poles	LS	U	05/18/20	\$5,000.00	05/19/20	\$1,722.60	05/14/20	\$1,545.00	\$1,545.00	06/02/20	EXEC	06/04/20	1
17	019-R0	Time Extension Request	LS	U	05/26/20	\$0.00	05/26/20	\$0.00	05/22/20	\$0.00	\$0.00	05/27/20	EXEC	05/28/20	18
18	021-R0	New Chain Link Fence and Property Security Services	LS	U	06/11/20	\$25,000.00	06/12/20	\$3,193.34	06/09/20	\$9,580.00	\$9,580.00	06/24/20	EXEC	06/30/20	42
19	022-R0	Property Security Services & 2" Additional Temporary Sand Protection	LS	U	07/22/20	\$25,000.00	07/22/20	\$19,746.00	07/20/20	\$16,524.00	\$16,524.00	07/23/20	EXEC	07/23/20	17
20	023-R0	Final Close Out Change Order	LS	S	08/21/20	\$5,000.00	08/25/20	\$647.00	08/24/20	\$2,779.80	\$2,779.79	08/25/20	EXEC	08/26/20	16
Original Contract			\$910,750.00	Time Extension			142	Payment Type:		CO Category:		U: Unforeseen	12	\$61,752.00	
Original Contingency			\$91,075.00	Approved Comp. CD's			0	LS: Lump Sum				E: Errors & Omissions	7	\$150,894.00	
Revised Contingency			\$227,075.00	Approved Non Comp. CD's			142	TM: Time & Material				S: Change in Scope	1	\$2,779.79	
								CAN: Canceled							
Executed COs & UCOs			\$215,425.79					CO Status:				Executed COs	20	\$215,425.79	
CO Percentage			23.65%					EXEC: Executed				Executed UCOs	0	\$0.00	
Revised Contract			\$1,126,175.79					NEG: Negotiated				Forecasted COs	0	\$0.00	
Remaining Contingency			\$11,649.21					UNR: Unresolved				Canceled COs	0	--	
								CAN: Canceled							

SCOPE OF WORK

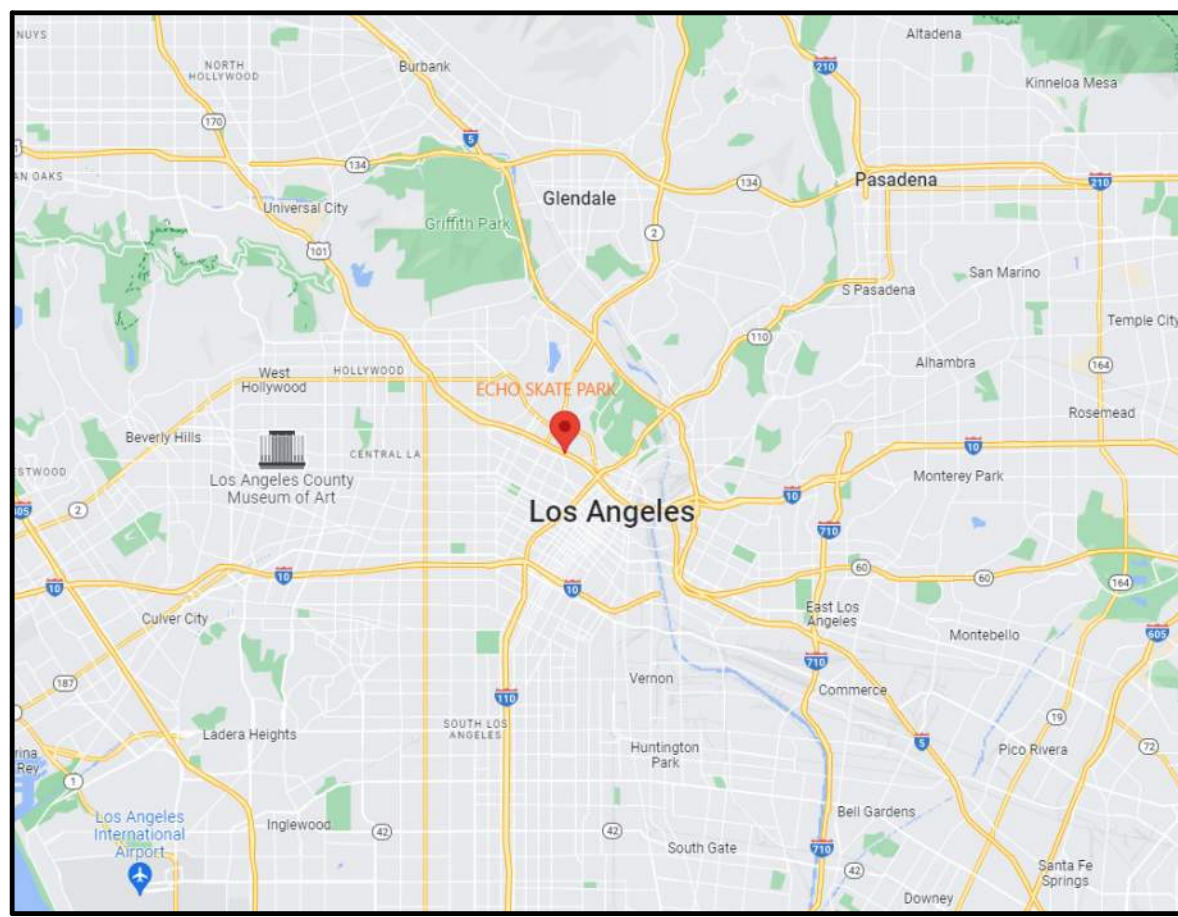
INSTALL 3 METAL PALM TREE POSTS. TOTAL HEIGHT OF METAL PALM TREE'S WILL BE 20ft, 21ft, AND 23ft HIGH.

PROJECT LOCATION

1632 N BELLEVUE AVENUE
LOS ANGELES, CA 90026



CITY MAP



LOCATION MAP

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH **CALIFORNIA BUILDING CODE 2022 (CBC 2022)**, **CALIFORNIA CODE AND REGULATION (CCR)**, **TITLE 24 PART 2**.
2. ALL DRAWINGS AND SPECIFICATIONS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE **CONTRACTOR** SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE **OWNER**, HERE AFTER REFERRED TO AS **OWNER**, PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE **CONTRACTOR** AT THE **CONTRACTOR'S** OWN EXPENSE, AND AT NO EXPENSE TO THE **OWNER**.
3. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE **CONTRACTOR** SHALL NOTIFY THE **OWNER** PRIOR TO PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS AND THE SITE CONDITIONS SHALL BE VERIFIED BY THE **CONTRACTOR** AT THE JOB SITE PRIOR TO BID SUBMITTAL, START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVIATE FROM COVERED BY THE CONTRACT DOCUMENTS, THE **CONTRACTOR** SHALL NOTIFY THE **OWNER & CONSULTING TEAM** FOR CLARIFICATION.
5. **CONTRACTOR** SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS, WHICH MAY BE DAMAGED AS A RESULT OF THE NEW WORK.
6. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE SCALE OVER SMALL.
7. WHERE NO SPECIFIC DETAIL IS SHOWN THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
8. THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE **CONTRACTOR** SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE **OWNER** OR **STRUCTURAL ENGINEER** SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS, AND DOES NOT IN ANY WAY RELIEVE THE **CONTRACTOR** OF THE RESPONSIBILITIES FOR THE ABOVE.
9. FOR TRENCHES OR EXCAVATIONS **FIVE FEET (5' - 0")** OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, THE **CONTRACTOR** IS TO OBTAIN THE NECESSARY PERMIT FROM THE **STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY**, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. NO HOLES, NOTCHES, BLOCKOUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE **STRUCTURAL ENGINEER**.
11. COORDINATE BUILDING FOOTPRINT WITH ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
12. IN CASE OF DISCREPANCIES BETWEEN NOTES & SPECIFICATIONS, THESE NOTES SHALL TAKE PRECEDENCE OVER SPECIFICATIONS.
13. CUTTING, BORING, SAWCUTTING AND/OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SHOWN IN DETAIL ON THE DRAWINGS OR ACCESSED BY THE **ARCHITECT (STRUCTURAL ENGINEER)**, WITH THE APPROVAL OF THE **OWNER**. DO NOT CUT EXISTING REINFORCEMENT BARS IN CONCRETE COMPONENTS WHERE SPECIFIED ON DETAILS. IF EXISTING BARS ARE ENCOUNTERED DURING DRILLING STOP SEEK INSTRUCTION FROM THE **ENGINEER OF RECORD** AND THE **OWNER**. **CONTRACTOR** SHALL OBTAIN A COPY OF AS-BUILTS FOR AFFECTED MEMBERS.
14. THE EXACT DEPTH, EXTENT, AND LOCATION OF ALL FLOOR DEPRESSIONS, ELEVATED AREAS, OR OTHER IRREGULARITIES SHALL BE COORDINATED WITH ARCHITECTURAL OR APPLICABLE DRAWINGS. THE STRUCTURAL DRAWINGS DO NOT NECESSARILY INDICATE ALL OF THESE ITEMS.
15. SUBSTITUTIONS SHALL BE CONSIDERED AS A CHANGE ORDER AND BE APPROVED BY THE **OWNER** PRIOR TO FABRICATION OR USE.
16. FOR NEW OPENING LOCATIONS & DEMOLITION PLANS, REFER TO THE **ARCH. DRAWINGS**.
17. TESTING LABORATORY, EMPLOYED BY THE **CONTRACTOR**, SHALL BE APPROVED BY THE **ARCHITECT, STRUCTURAL ENGINEER** AND BY THE **OWNER**.
18. THE **SPECIAL INSPECTOR**, ASSIGNED TO THE PROJECT, SHALL BE APPROVED BY THE **ARCHITECT, STRUCTURAL ENGINEER** AND BY THE **OWNER**.

DRAWING INDEX

<u>SHEET NUMBER</u>	<u>SHEET TITLE</u>
G-0.00	GENERAL PROJECT NOTES
S-0.01	GENERAL NOTES
S-0.02	GENERAL NOTES
S-0.03	GENERAL NOTES
S-0.04	STRUCTURAL TYPICAL CONCRETE DETAILS
S-0.05	STRUCTURAL TYPICAL CONCRETE DETAILS
S-1.00	SITE PLAN
S-2.00	ENLARGE PLAN
S-3.00	SECTIONS AND DETAILS

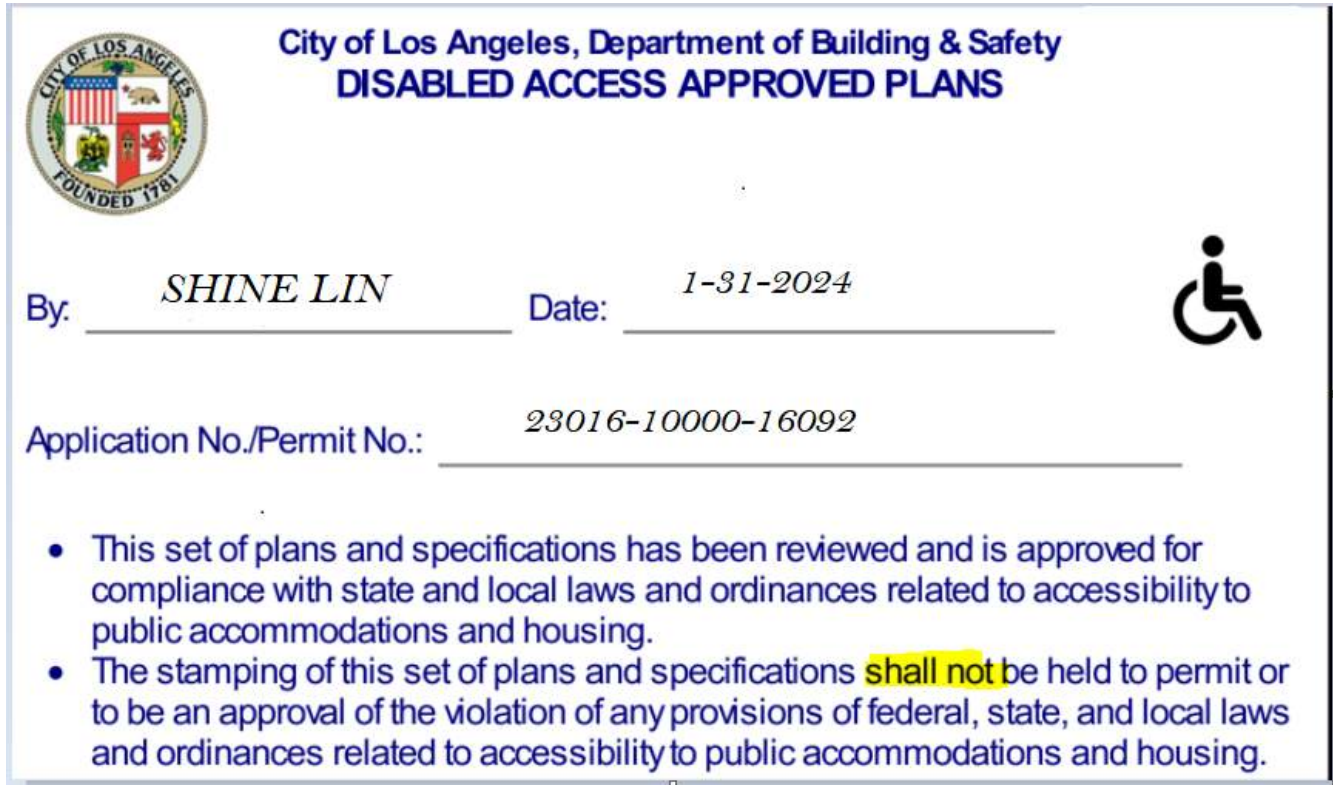
ABBREVIATIONS

ABV.	ABOVE
ALT	ALTERNATE
ARCH.	ARCHITECT(URAL)
BM.	BEAM
(B) OR BOTT.	BOTTOM
BTWN.	BETWEEN
CBC	CALIFORNIA BUILDING CODE
CJP	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
D.C.W	DESIGN CRITICAL WELD
DIA. OR Ø	DIAMETER
DIM.	DIMENSION
DWG.	DRAWING(S)
(E)	EXISTING
EA.	EACH
EMBED.	EMBEDMENT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.O.D.	EDGE OF DECK
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
FN.D.	FOUNDATION
FT.	FOOT (OR) FEET
FTG.	FOOTING
GA.	GAGE
GALV.	GALVANIZED
HORIZ.	HORIZONTAL
HSS	HIGH STRENGTH
HS	HOLLOW STRUCTURAL STEEL
I.	INSIDE FACE (OR) INNER FACE
IN.	INCH
INT.	INTERIOR
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
(N)	NEW
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
O.C.	ON CENTER
OPNG.	OPENING
O.H.	OPPOSITE HAND
PL	PLATE (OR) PROPERTY LINE
QTY.	QUANTITY
REF.	REFERENCE
REINF.	REINFORCING
REQ.	REQUIRED
S.D.	SEE ARCHITECTURAL DRAWING
SCHED.	SCHEDULE
SEOR	STRUCTURAL ENGINEER OF RECORD
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
S.S.	STAINLESS STEEL
STHTG	STEATHING
STD.	STANDARD
STAGG.	STAGGERED
STIFF.	STIFFENER
STL.	STEEL
STRUCT.	STRUCTURAL
T&B	TOP & BOTTOM
THK.	THICK
Typ	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VERT. OR (V)	VERTICAL
W/	WITH

PROJECT DATA	
NAME OF PROJECT	BOE ECHO PARK SKATE PARK /PALM TREE
OWNER:	CITY OF LOS ANGELES 111 E. FIRST ST. , LOS ANGELES 90012
ADDRESS:	1632 N BELLEVUE AVE. LOS ANGELES, CA 90026
TRACK: BLOCK: LOT:	GLASSELL'S SUBDIVISION OF LOT 3 ETC BLOCK 39 HANCOCK'S SURVEY NO. 2 23 10-11-12-13-14-15-16-17-18-20

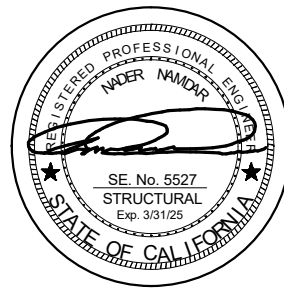
LEGAL DESCRIPTION

SITE ADDRESS:	1632 N BELLEVUE AVE. LOS ANGELES, CA 90026
TRACT:	GLASSELLS SUBDIVISION OF LOT ETC BLOCK HANCOCK'S SURVEY NO.
LOT:	10-11-12-13-14-15-16-17-18-19-20
OWNER:	CITY OF LOS ANGELES
APPLICANT:	ABRAM SANTOS, ADDRESS 555 RAMIREZ ST. LOS ANGES, CA, 90012 PHONE NO. 21-216-9766 EMAIL: abram.santos@lacity.org



220 TECHNOLOGY DR., STE. 100
IRVINE, CA 92618
FAX: (949) 860-4810
TEL: (949) 860-4800
www.owengroup.com

STRUCTURAL ENGR



CONSULTANT ENGINEERS

APPROVAL

Project: P-12810-01430

ECHO SKATE PARK- " PALM TREE" SIGNAGE

1632 BELLEVUE AVE,
LOS ANGELES, CA 90026

[illegible]

Job. No.	###
Drawn By	JL
Checked By	NN/AT

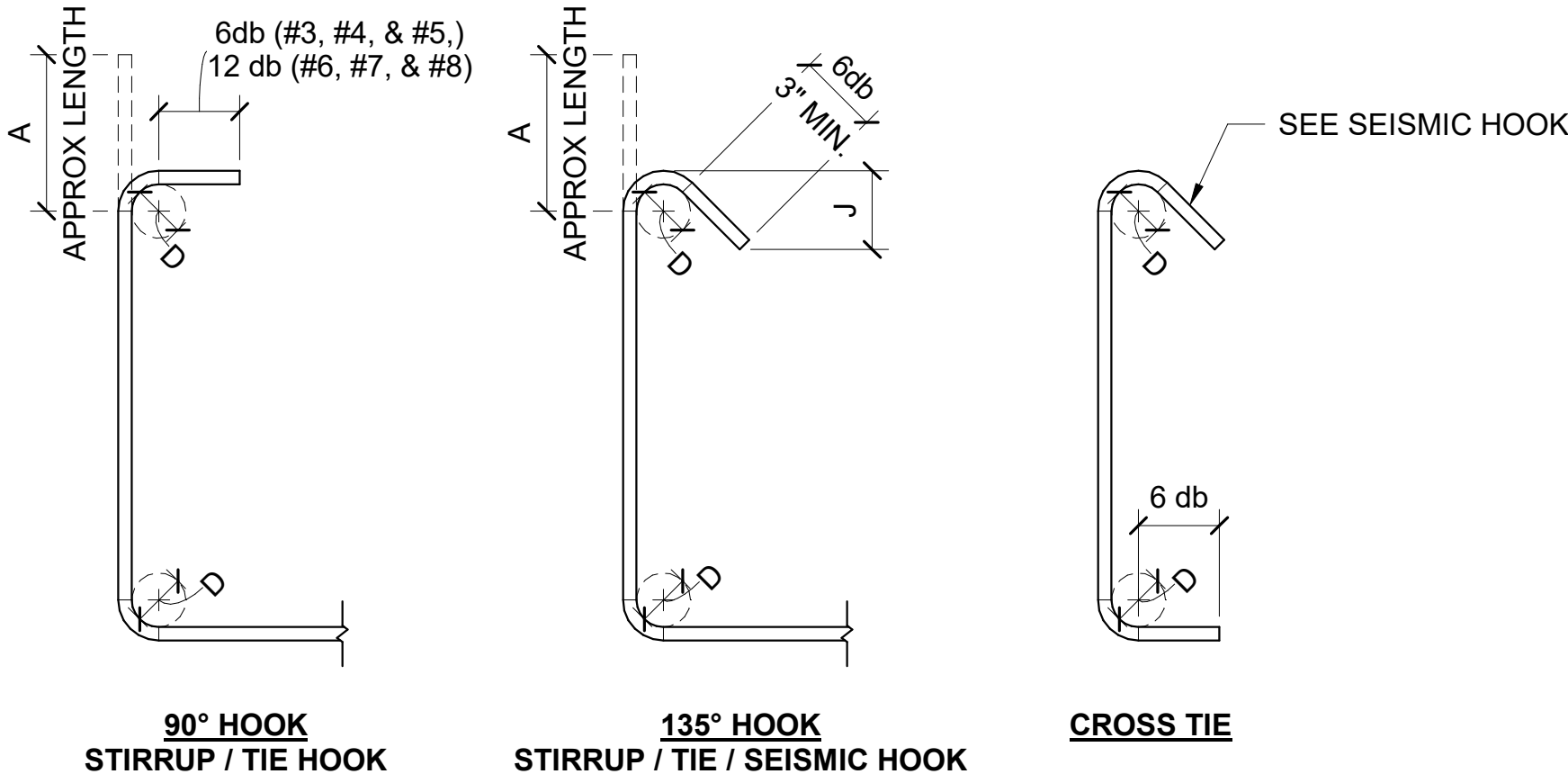
GENERAL PROJECT NOTES

G-0.00



Page 1 of 1

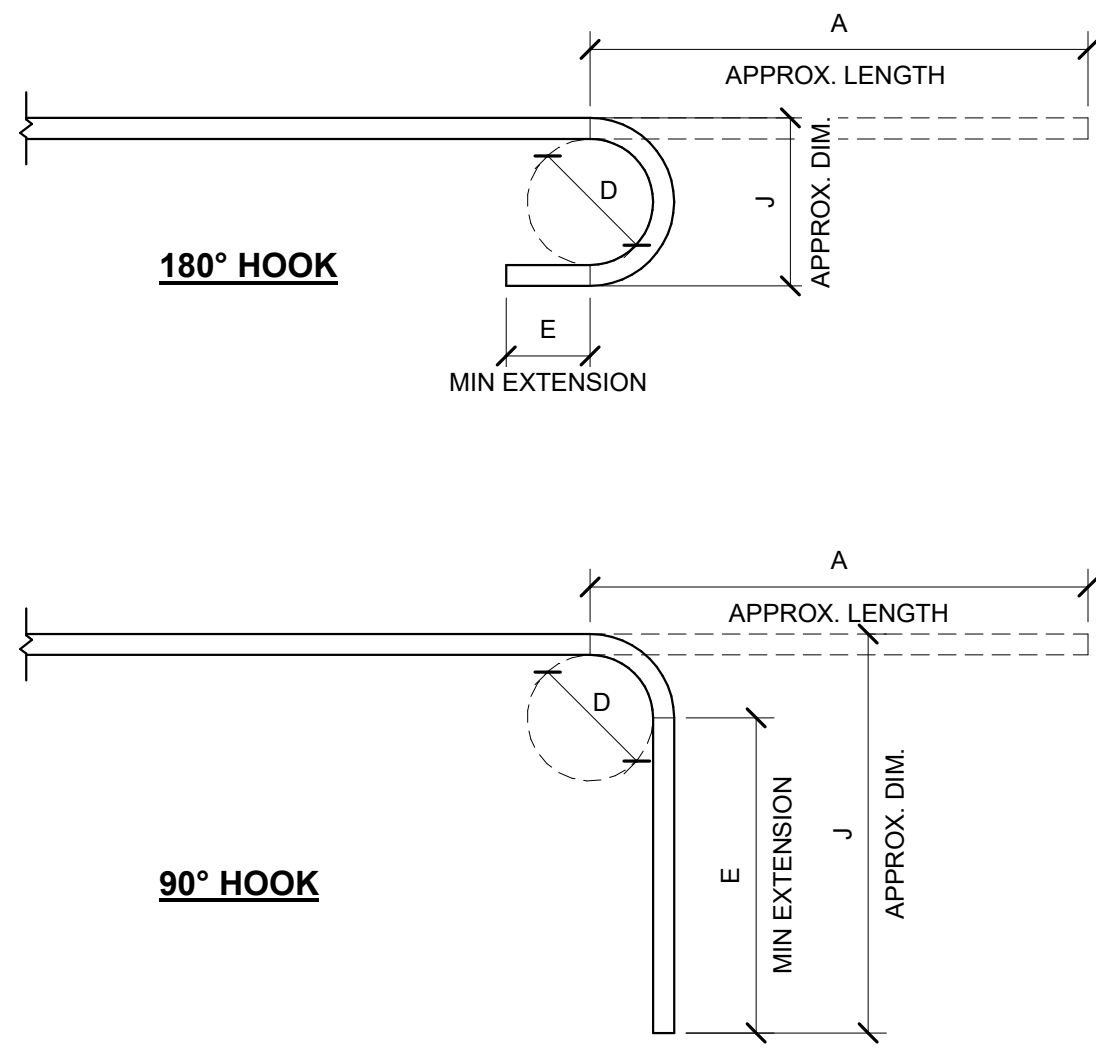
STANDARD HOOK DIMENSIONS				
DIM.	D	90° HOOK A	135° HOOK A	135° HOOK J
BAR SIZE				
#3	2 1/4"	0' - 4 1/2" (4 1/2")	0' - 7" (7")	0' - 7" (7")
#4	3"	0' - 6" (6")	0' - 9" (9")	0' - 8" (8")
#5	3 3/4"	0' - 7 1/2" (7 1/2")	0' - 11" (11")	0' - 10" (10")
#6	4 1/2"	0' - 9" (9")	1' - 2" (14")	1' - 0" (12")
#7	5 1/4"	0' - 10 1/2" (10 1/2")	1' - 4" (16")	1' - 2" (14")
#8	6"	1' - 0" (12")	1' - 6" (18")	1' - 4" (16")



16 STIRRUP, TIES, & SEISMIC HOOK DIM.

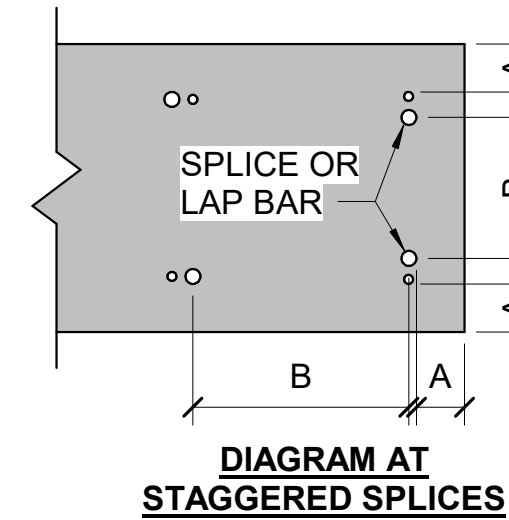
Scale: 1 1/2" = 1'-0" Ref:

STANDARD HOOK DIMENSIONS								
BAR SIZE	DIM.	D	90° HOOK			180° HOOK		
			E	A	J	E	A	J
#3		2 1/4"	0' - 4 1/2" (4 1/2")	0' - 7" (7")	0' - 7" (7")	0' - 2 1/2" (2 1/2")	0' - 7" (7")	0' - 3 1/2" (3 1/2")
#4		3"	0' - 6" (6")	0' - 9" (9")	0' - 8" (8")	0' - 2 1/2" (2 1/2")	0' - 8" (8")	0' - 4" (4")
#5		3 3/4"	0' - 7 1/2" (7 1/2")	0' - 11" (11")	0' - 10" (10")	0' - 2 1/2" (2 1/2")	0' - 10" (10")	0' - 5" (5")
#6		4 1/2"	0' - 9" (9")	1' - 2" (14")	1' - 0" (12")	0' - 3" (3")	1' - 0" (12")	0' - 6" (6")
#7		5 1/4"	0' - 10 1/2" (10 1/2")	1' - 4" (16")	1' - 2" (14")	0' - 3 1/2" (3 1/2")	1' - 2" (14")	0' - 7" (7")
#8		6"	1' - 0" (12")	1' - 6" (18")	1' - 4" (16")	0' - 4" (3")	1' - 3" (15")	0' - 8" (8")
#9		9"	1' - 1 1/2" (13 1/2")	1' - 10" (22")	1' - 8" (20")	0' - 4 1/2" (3 1/2")	1' - 9" (21")	1' - 0" (12")
#10		10"	1' - 3" (15")	2' - 0" (24")	1' - 10" (22")	0' - 5" (3")	1' - 11" (23")	1' - 1" (13")
#11		11"	1' - 4 1/2" (16 1/2")	2' - 3" (27")	2' - 0" (24")	0' - 5 1/2" (3 1/2")	2' - 1" (25")	1' - 2" (14")
#14		1' - 5" 17"	1' - 9" (21")	2' - 2" (26")	2' - 4" (28")	0' - 7" (7")	2' - 4" (28")	1' - 9" (21")



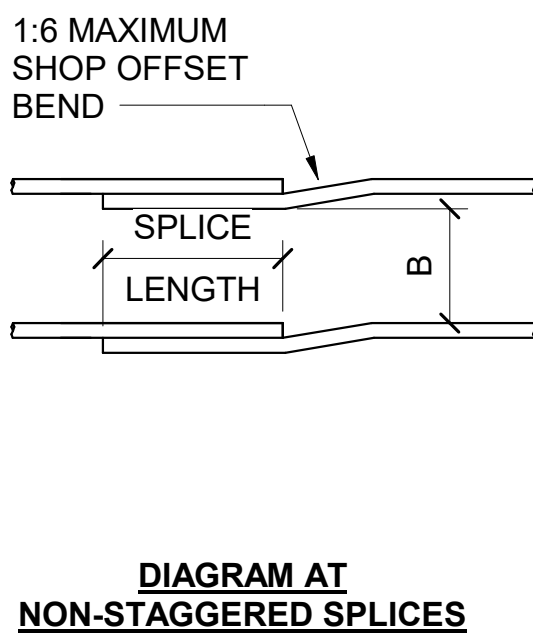
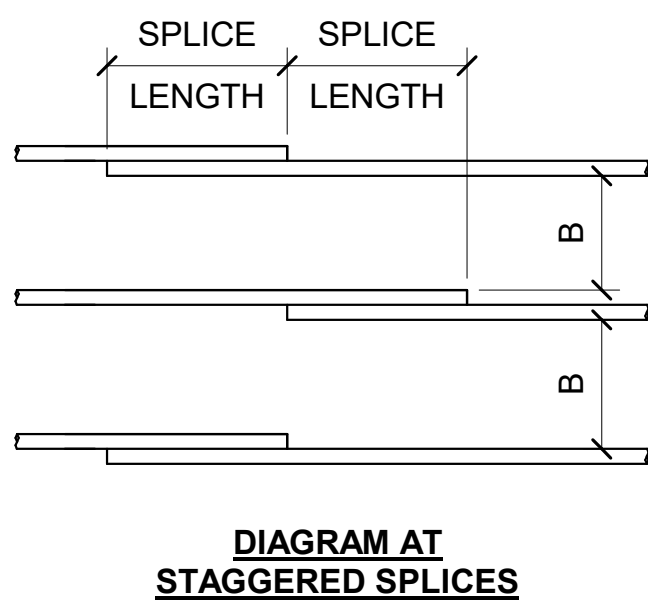
15 STANDARD HOOK DIMENSIONS

Scale: 1 1/2" = 1'-0" Ref:



LEGEND:

- A - CLEAR EDGE DISTANCE
- B - CENTER TO CENTER SPACING OF SPICED OR LAPPED BARS (SEE SPLICING & LAPPING DETAILS FOR MINIMUM CLEAR SPACING).



19 STAGGERED SPLICE & BAR DIAGRAM

Scale: 1 1/2" = 1'-0" Ref:

STD. HOOK DEVELOPMENT LENGTH (ldh)						
f'c	3,000 psi	4,000 psi	5,000 psi	6,000 psi	7,000 psi	8,000 psi
BAR SIZE						
#3	0' - 9" (9")	0' - 8" (8")	0' - 7" (7")	0' - 6" (6")	0' - 6" (6")	0' - 6" (6")
#4	0' - 11" (11")	0' - 10" (10")	0' - 9" (9")	0' - 8" (8")	0' - 8" (8")	0' - 7" (7")
#5	1' - 2" (14")	1' - 0" (12")	0' - 11" (11")	0' - 10" (10")	0' - 9" (9")	0' - 9" (9")
#6	1' - 5" (17")	1' - 3" (15")	1' - 1" (13")	1' - 0" (12")	0' - 11" (11")	0' - 11" (11")
#7	1' - 8" (20")	1' - 5" (17")	1' - 3" (15")	1' - 2" (14")	1' - 1" (13")	1' - 0" (12")
#8	1' - 10" (22")	1' - 7" (19")	1' - 5" (17")	1' - 4" (16")	1' - 3" (15")	1' - 2" (14")
#9	2' - 1" (25")	1' - 10" (22")	1' - 8" (20")	1' - 6" (18")	1' - 5" (17")	1' - 4" (16")
#10	2' - 4" (28")	2' - 0" (24")	1' - 10" (22")	1' - 8" (20")	1' - 6" (18")	1' - 5" (17")
#11	2' - 7" (31")	2' - 3" (27")	2' - 0" (24")	1' - 10" (22")	1' - 8" (20")	1' - 7" (19")
#14	3' - 1" (37")	2' - 9" (33")	2' - 5" (29")	2' - 3" (27")	2' - 1" (25")	1' - 11" (23")

NOTES:

- HOOKED BAR DEVELOPMENT LENGTHS (ldh) SPECIFICALLY INDICATED ON DRAWINGS (PLANS, ELEV., ETC.) SHALL GOVERN.
- LENGTHS APPLY TO GRADE 60 REBAR, IN NORMAL WEIGHT CONCRETE.
- FOR GRADE 75 REBAR, MULTIPLY LENGTH BY 1.25
- FOR LIGHT WEIGHT CONCRETE, MULTIPLY LENGTH BY 1.3
- FOR EPOXY COATED BARS, MULTIPLY BY 1.2

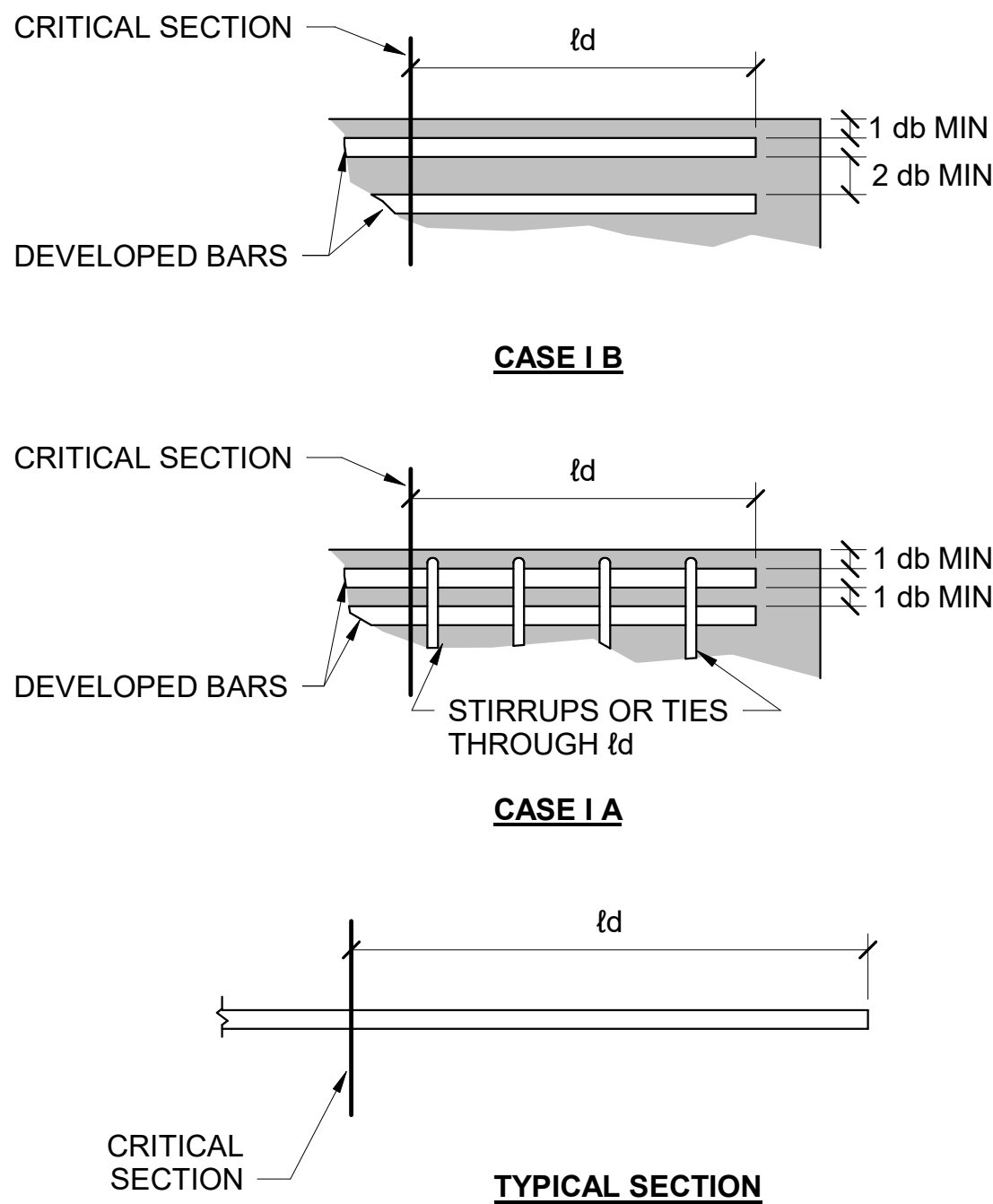
7 STANDARD HOOK DEVELOPMENT

Scale: 1 1/2" = 1'-0" Ref:

TENSION DEVELOPMENT LENGTH (ld)						
f'c	3,000 psi	4,000 psi	5,000 psi	6,000 psi	7,000 psi	8,000 psi
BAR SIZE						
#3	1' - 5" (17")	1' - 3" (15")	1' - 1" (13")	1' - 0" (12")	1' - 0" (12")	1' - 0" (12")
#4	1' - 10" (22")	1' - 7" (19")	1' - 5" (17")	1' - 4" (16")	1' - 3" (15")	1' - 2" (14")
#5	2' - 4" (28")	2' - 0" (24")	1' - 10" (22")	1' - 8" (20")	1' - 6" (18")	1' - 5" (17")
#6	2' - 9" (33")	2' - 5" (29")	2' - 2" (26")	2' - 0" (24")	1' - 10" (22")	1' - 9" (21")
#7	4' - 0" (48")	3' - 6" (42")	3' - 2" (38")	2' - 10" (34")	2' - 8" (32")	2' - 6" (30")
#8	4' - 7" (55")	4' - 0" (48")	3' - 7" (43")	3' - 3" (39")	3' - 0" (36")	2' - 10" (34")
#9	5' - 2" (62")	4' - 6" (54")	4' - 0" (48")	3' - 8" (44")	3' - 5" (41")	3' - 2" (38")
#10	5' - 9" (69")	5' - 0" (60")	4' - 6" (54")	4' - 1" (49")	3' - 9" (45")	3' - 6" (42")
#11	6' - 4" (76")	5' - 6" (66")	4' - 11" (59")	4' - 6" (54")	4' - 2" (50")	3' - 11" (47")
#14	9' - 10" (76")	8' - 6" (102")	7' - 8" (92")	7' - 0" (84")	6' - 5" (77")	6' - 0" (72")

NOTES:

- SPLICE LENGTHS (ld) SPECIFICALLY INDICATED ON DRAWINGS (PLANS, ELEV., ETC.) SHALL GOVERN.
- LENGTHS APPLY TO GRADE 60 REBAR, IN NORMAL WEIGHT CONCRETE COMPLYING WITH SPACING REQUIREMENTS OF CASE IA OR IB.
- CASE I
CASE IA CLEAR SPACING OF BARS BEING DEVELOPED NOT LESS THAN db, CLEAR COVER NOT LESS THAN db, AND STIRRUPS OR TIES THROUGHOUT ld NOT LESS THAN THE CODE MINIMUM
CASE IB CLEAR SPACING OF BARS BEING DEVELOPED NOT LESS THAN 2db, AND CLEAR COVER NOT LESS THAN db.
CASE II ALL OTHER CASES NOT CONFORMING TO CASE I, SHALL MULTIPLY LENGTH BY 1.5
- FOR GRADE 70 REBAR, MULTIPLY LENGTH BY 1.25
- FOR LIGHT WEIGHT CONCRETE, MULTIPLY LENGTH BY 1.3
- FOR TOP BARS, DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW, MULTIPLY BY 1.3
- FOR EPOXY COATED BARS:
A. WITH COVER OF LESS THAN 3 BAR DIAMETERS OR CLEAR SPACING MORE THAN 6 BAR DIAMETERS, MULTIPLY LENGTH BY 1.5
B. ALL OTHER EPOXY CONDITIONS, MULTIPLY BY 1.2
- THE PRODUCT OF NOTES #6 & #7 NEED NOT EXCEED 1.7
- DEVELOPMENT LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE LARGEST INDIVIDUAL BAR, INCREASED BY 20% FOR THREE (3) BARS AND 33% FOR FOUR (4) BARS



5 TENSION DEVELOPMENT

Scale: 1 1/2" = 1'-0" Ref:

GSD
CONSTRUCTION
FORCES DIVISION
111 E. 1ST STREET
Los Angeles, CA 90012

OWEN

220 TECHNOLOGY DR., STE. 100
IRVINE, CA 92618
FAX: (949) 860-4810
TEL: (949) 860-4800
www.owengroup.com

STRUCTURAL ENGR.



CONSULTANT ENGINEERS:

APPROVAL:

Project: P-12810-01430

ECHO SKATE PARK- "PALM TREE"
SIGNAGE

1632 BELLEVUE AVE.
LOS ANGELES, CA 90026

Date									
Description									

Job No.	###
Drawn By	JL
Checked By	NN/AT

STRUCTURAL
TYPICAL
CONCRETE
DETAILS

S-0.05



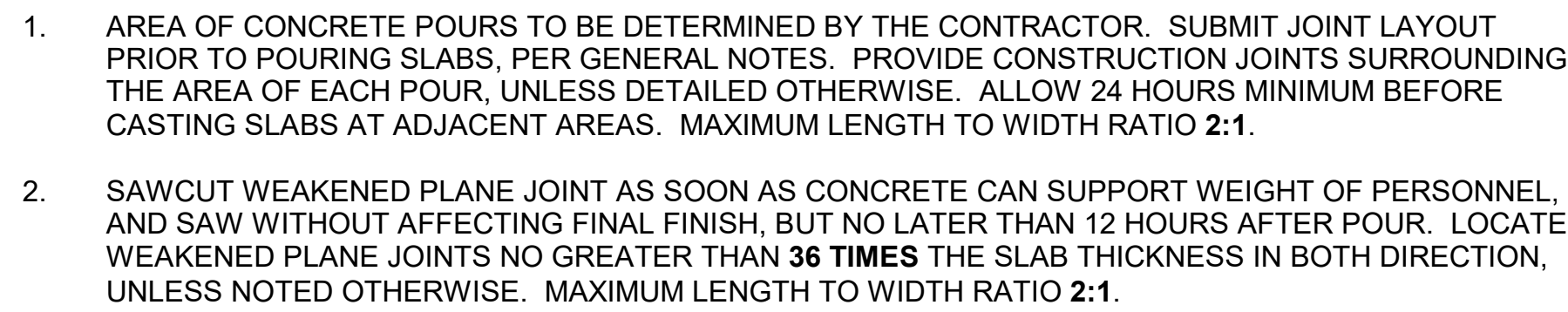
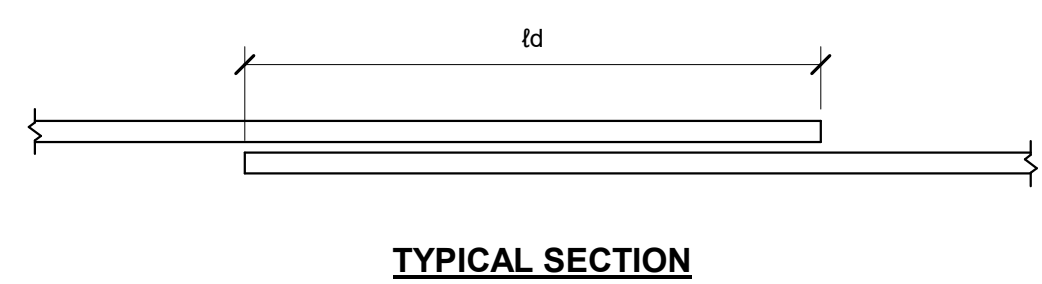
NOTES:

1. ALL SPLICES SHALL BE CLASS B SPLICES UNLESS NOTED OTHERWISE (UNO).
2. SPLICE LENGTHS (1d) SPECIFICALLY INDICATED ON DRAWINGS (PLANS, ELEV., ETC.) SHALL GOVERN.
3. LENGTHS APPLY TO GRADE 60 REBAR, IN NORMAL WEIGHT CONCRETE COMPLYING WITH SPACING REQUIREMENTS OF CASE IA OR IB.
4. CASE I
CASE IA CLEAR SPACING OF BARS BEING DEVELOPED, INCLUDING SPLICE BARS, NOT LESS THAN **db**, CLEAR COVER NOT LESS THAN **db**, AND STIRRUPS OR TIES THROUGHOUT **2d** NOT LESS THAN THE CODE MINIMUM

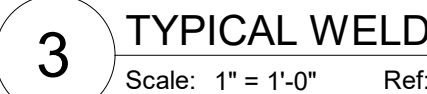
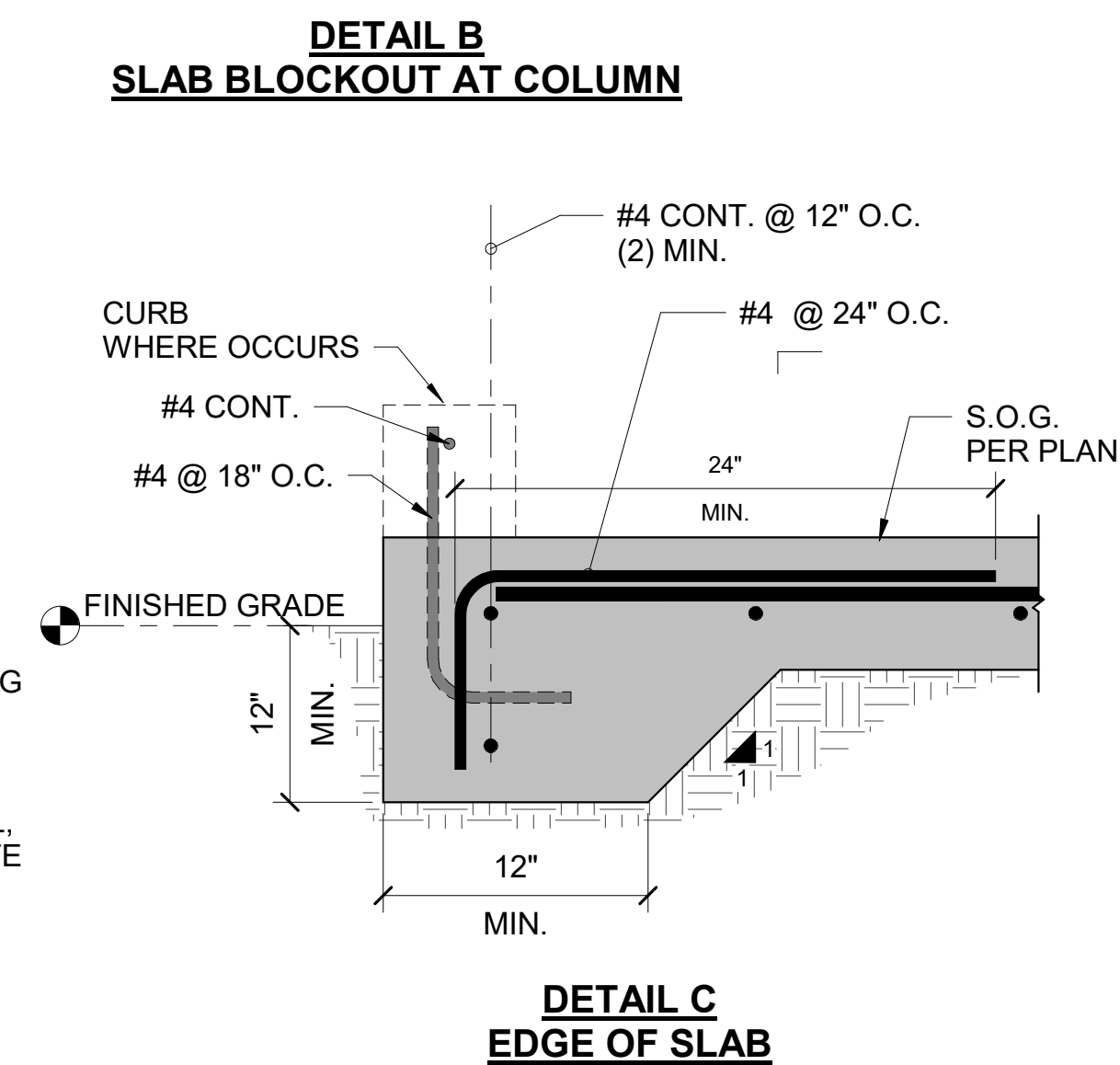
CASE IB CLEAR SPACING OF BARS BEING DEVELOPED, INCLUDING SPLICE BARS, NOT LESS THAN **2db**, AND CLEAR COVER NOT LESS THAN **db**.

CASE II ALL OTHER CASES NOT CONFORMING TO CASE I, SHALL MULTIPLY LENGTH BY **1.5**
5. FOR GRADE 75 REBAR, MULTIPLY LENGTH BY **1.25**
6. FOR LIGHT WEIGHT CONCRETE, MULTIPLY LENGTH BY **1.3**
7. FOR TOP BARS, DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW, MULTIPLY BY **1.3**
8. FOR EPOXY COATED BARS.
 - A. WITH COVER OF LESS THAN 3 BAR DIAMETERS OR CLEAR SPACING MORE THAN 6 BAR DIAMETERS, MULTIPLY LENGTH BY **1.5**
 - B. ALL OTHER EPOXY CONDITIONS, MULTIPLY BY **1.2**
9. THE PRODUCT OF **NOTES #7 & #8** NEED NOT EXCEED **1.7**
10. WHERE BARS OF DIFFERENT SIZES ARE LAP SPICED, THE SPLICE LENGTH SHALL BE THE LARGER OF THE DEVELOPMENT LENGTH OF LARGER BAR OR SPLICE LENGTH OF SMALLER BAR.
11. LAP SPLICES OF BARS IN A BUNDLE SHALL BE BASED ON THE LAP SPLICE LENGTH REQUIRED FOR INDIVIDUAL BARS WITHIN THE BUNDLE, INCREASE BY:
20% FOR BUNDLES WITH THREE (3) BARS AND
33% FOR BUNDLES WITH FOUR (4) BARS
12. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.
13. CONTACT LAP SPLICES SHALL BE USED IN ALL CASES, UNLESS NOTED OTHERWISE.

Scale: 1 1/2" = 1'-0" Ref:



Scale: $\frac{3}{64}'' = 1'-0''$ Ref:





1632 BELLEVUE AVE,
LOS ANGELES, CA 90026

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED DEFECTS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE, WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION, SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED DEFECTS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS' CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

S-0.06

I certify that "the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum slope or a disabled accessible elevator. I understand that if the primary path of travel is found not to be as indicated, significant delays may result."

 **City of Los Angeles, Department of Building & Safety**
DISABLED ACCESS APPROVED PLANS

By: SHINE LIN Date: 1-31-2024 

Application No./Permit No.: 230106-10000-16092

• This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications **shall not** be permitted to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.



220 TECHNOLOGY DR., STE. 100
IRVINE, CA 92618
FAX: (949) 860-4810
TEL: (949) 860-4800
www.owengroup.com

STRUCTURAL ENGR.



CONSULTANT ENGINEERS:

APPROVAL: _____

Project: P-12810-01430
ECHO SKATE PARK
SILVERDALE
1632 BELL
LOS ANGELES

[illegible]

Job. No.	###
Drawn By	Jl
Checked By	NN/AT

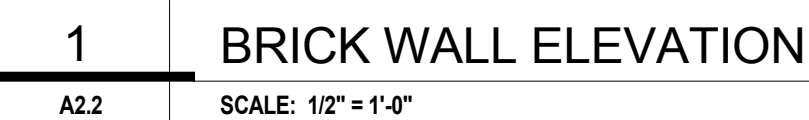
SITE PLAN

S-1.00



1 SITE PLAN
Scale: 1" = 20'-0" Ref:

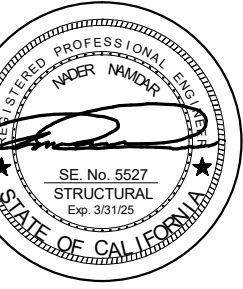






OWEN

STRUCTURAL ENGR.



CONSULTANT ENGINEERS:

APPROVAL: _____

ECHO SKATE PARK- "PALM TREE",
SIGNAGE

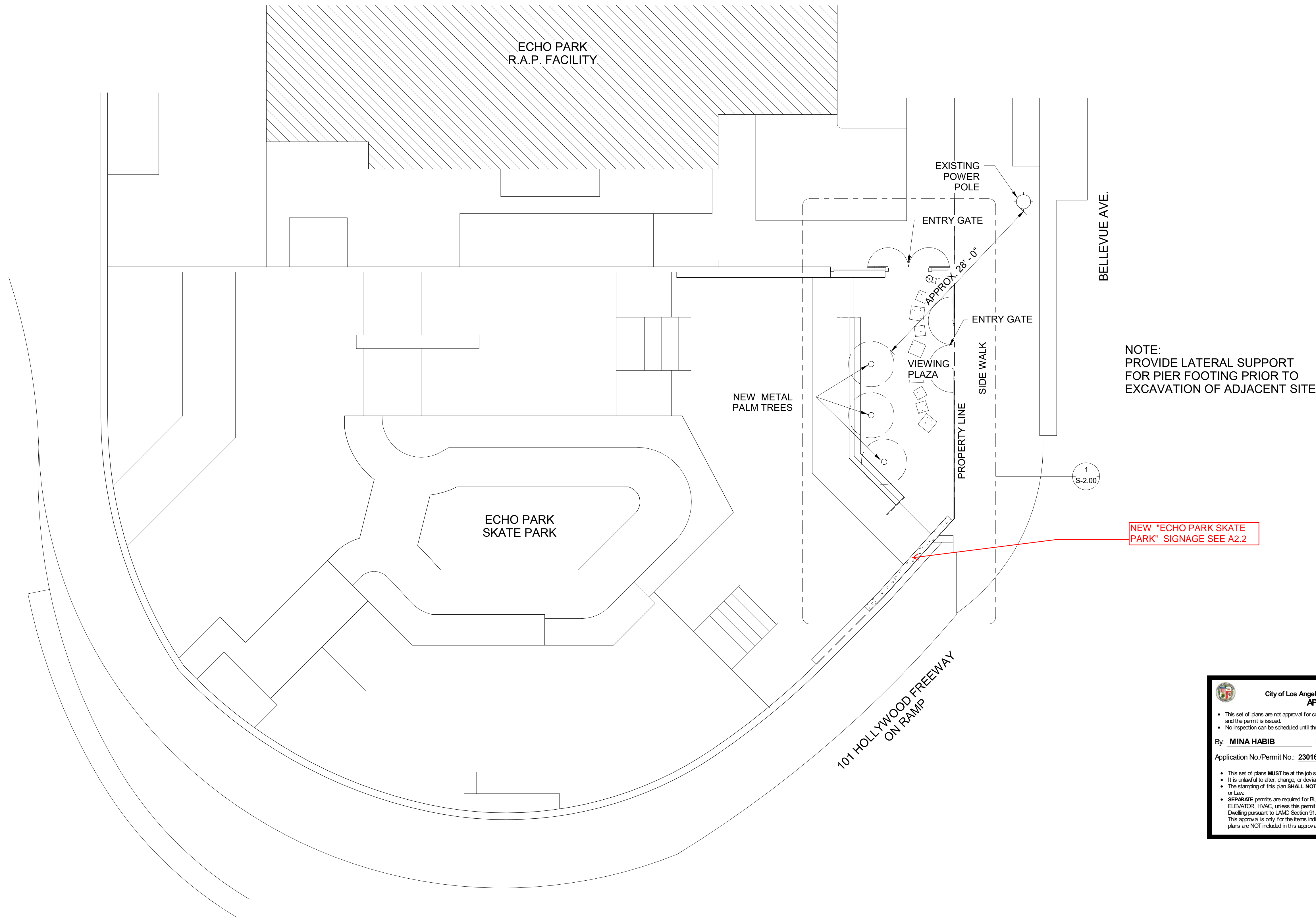
1632 BELLEVUE AVE,
LOS ANGELES, CA 90026

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO ANY BUILDING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PREVIOUSLY EXISTING OR PROPOSED CONDITIONS OF THE SITE AND OF ANY PREVIOUSLY EXISTING OR PROPOSED CONDITIONS OF THE SITE AND OF ANY PREVIOUSLY EXISTING OR PROPOSED CONDITIONS OF THE SITE. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION OF THEIR PROCEEDINGS ARE NOT FOLLOWED.

b. No.	###
Drawn By	JL
Checked By	NN/AT

LOCATION PLAN

S-1.01



1 LOCATION PLAN
Scale: 1/8" = 1'-0" Ref:





STRUCTURAL ENGR.



CONSULTANT ENGINEERS:

APPROVAL: _____

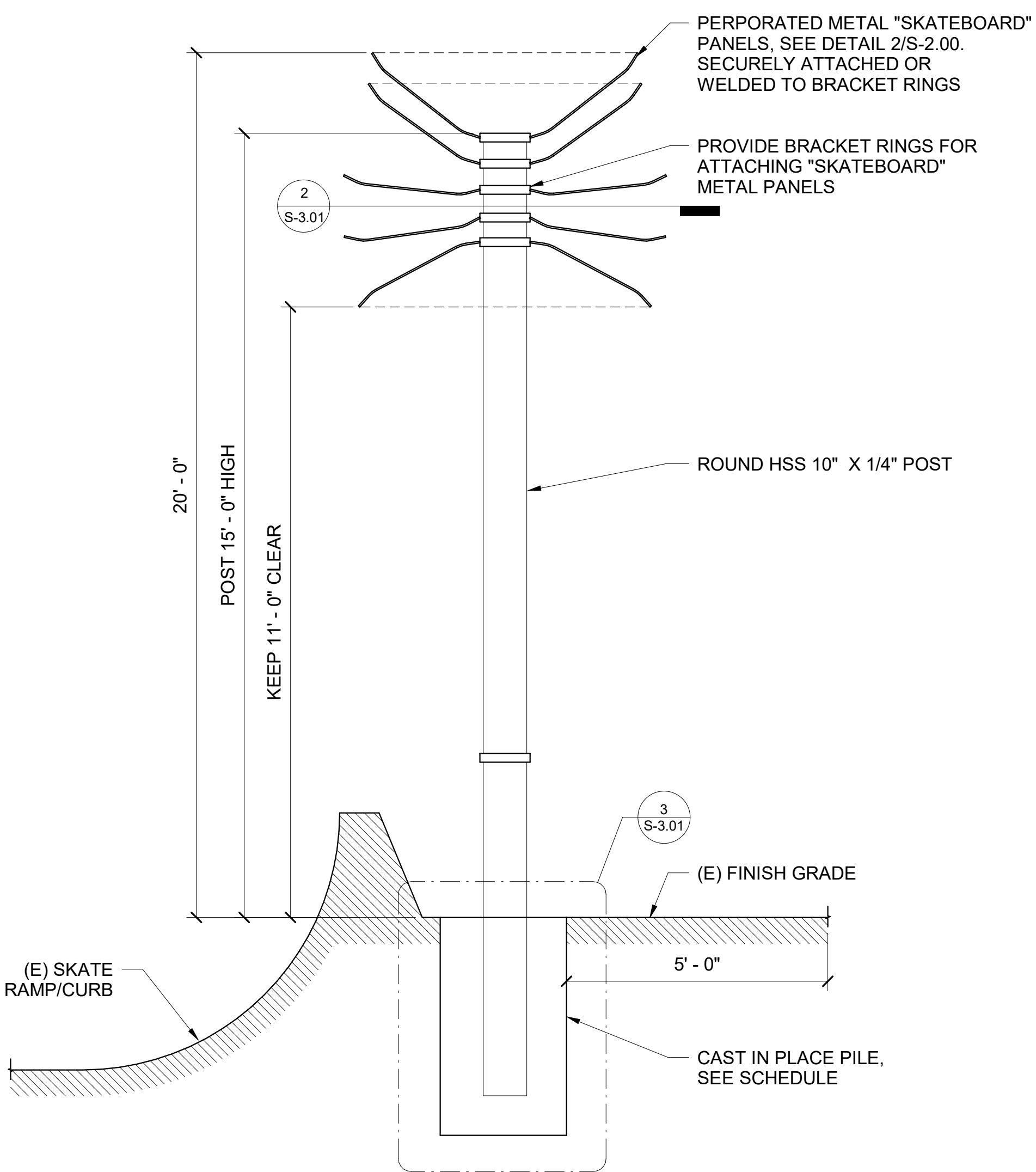
1632 BELLEVUE AVE,
LOS ANGELES, CA 90026

[illegible]

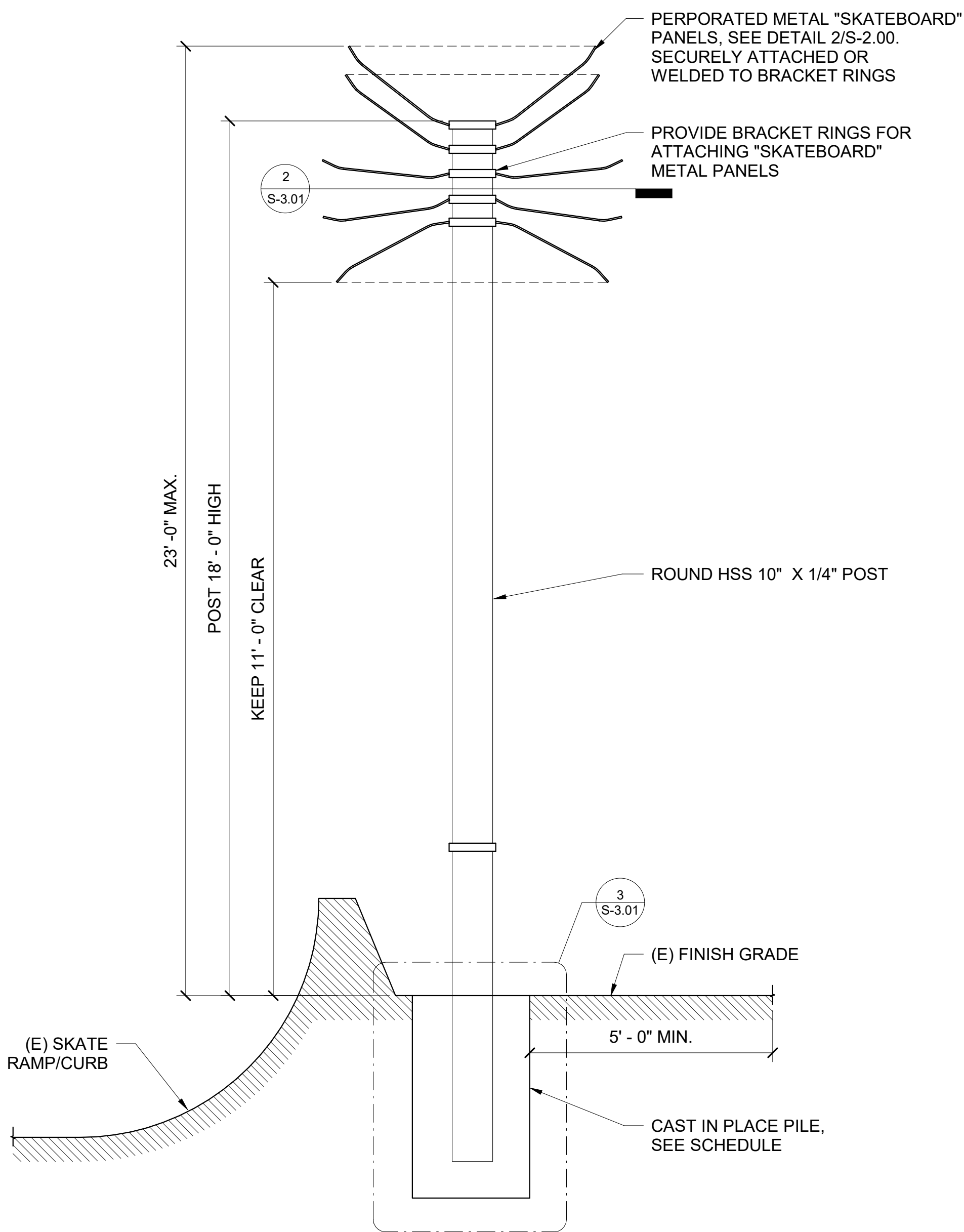
Job. No.	###
Drawn By	Jl
Checked By	NN/AT

SECTIONS AND DETAILS

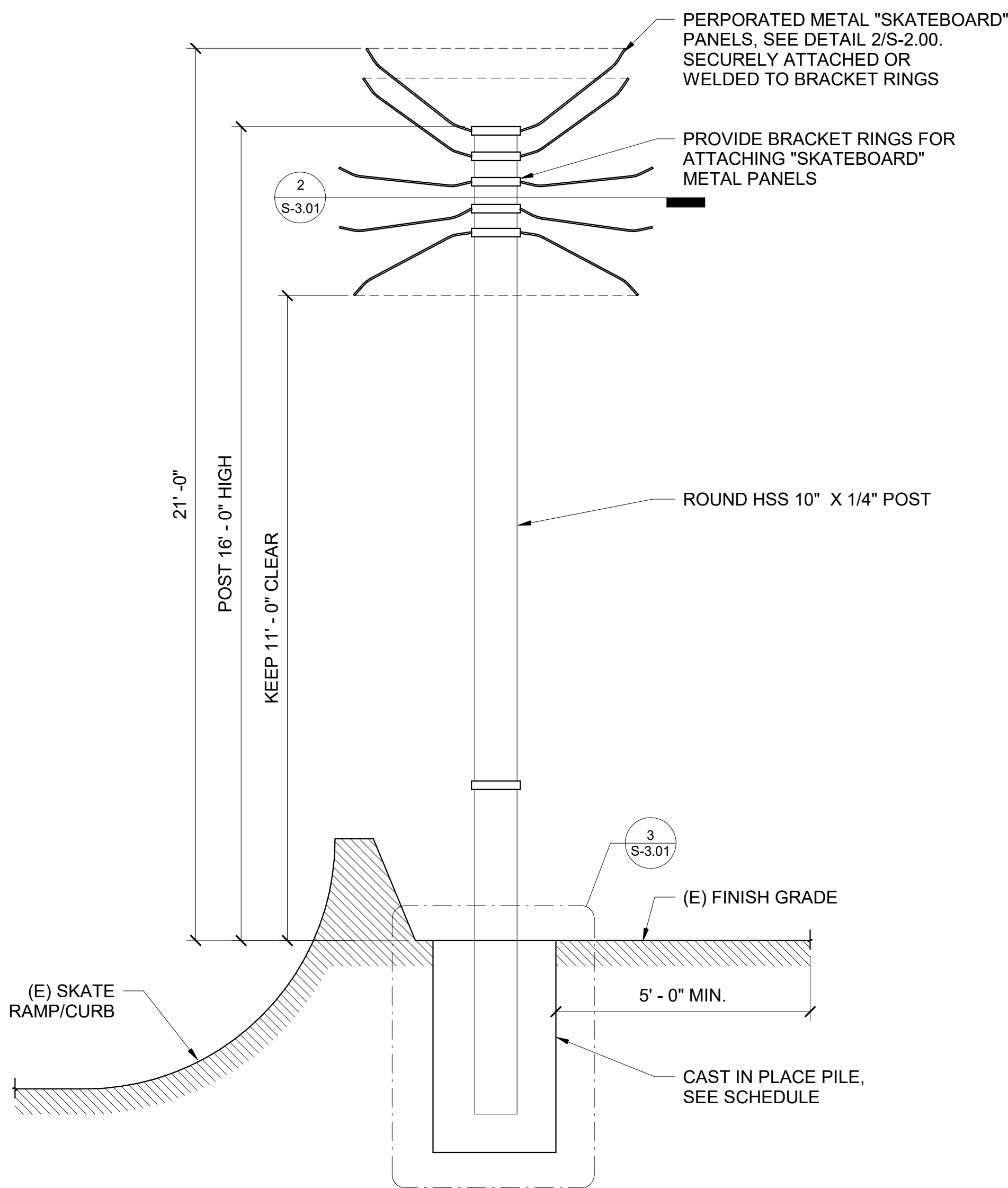
S-3.00



1 15' POST ELEVATION
Scale: 1/2" = 1'-0" Ref: S-2.00



2 18' POST ELEVATION
Scale: 1/2" = 1'-0" Ref: S-2.00

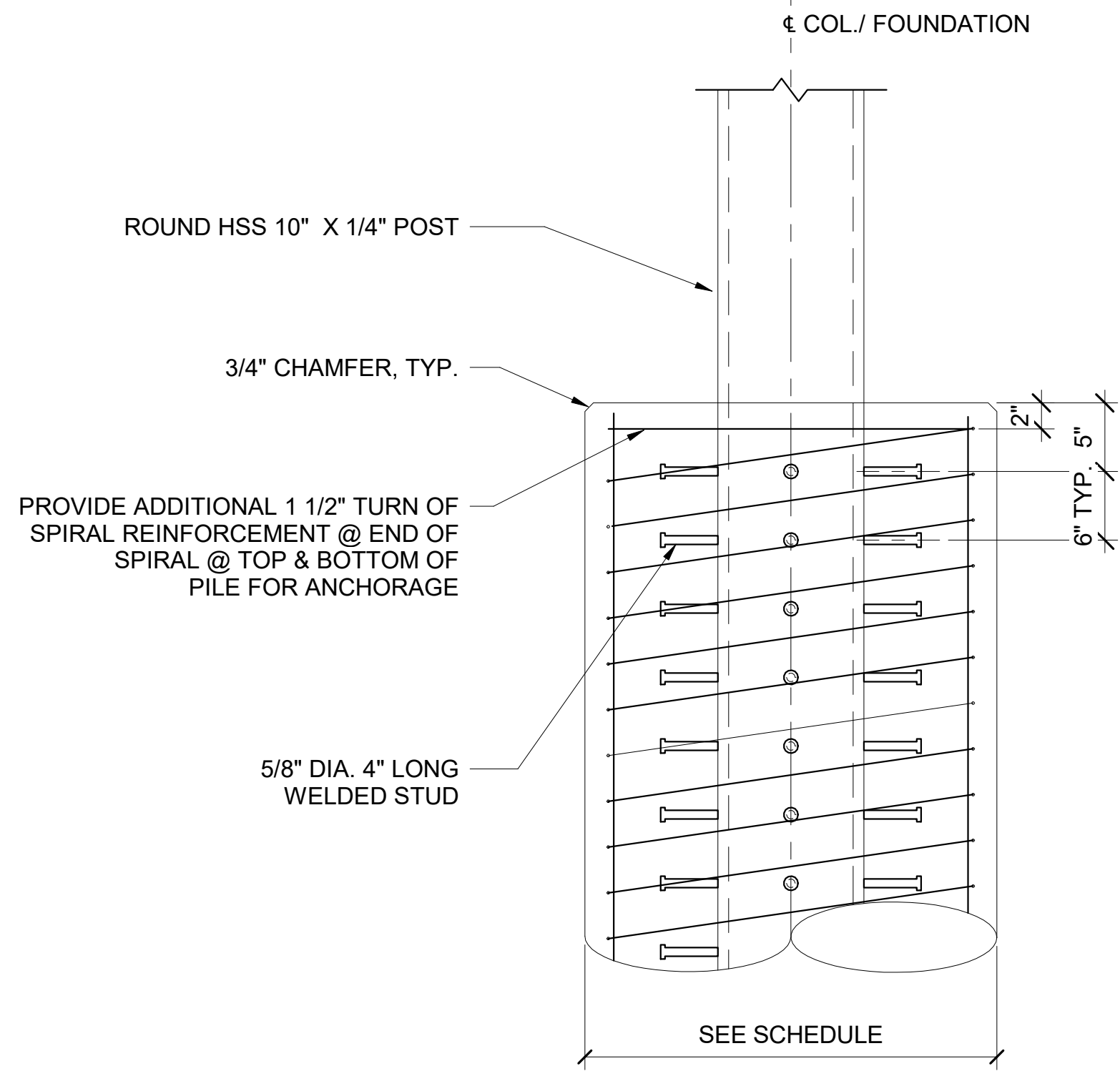


3 16' POST ELEVATION
Scale: 1/2" = 1'-0" Ref: S-2.00

4

CAST IN PLACE PILE ELEVATION

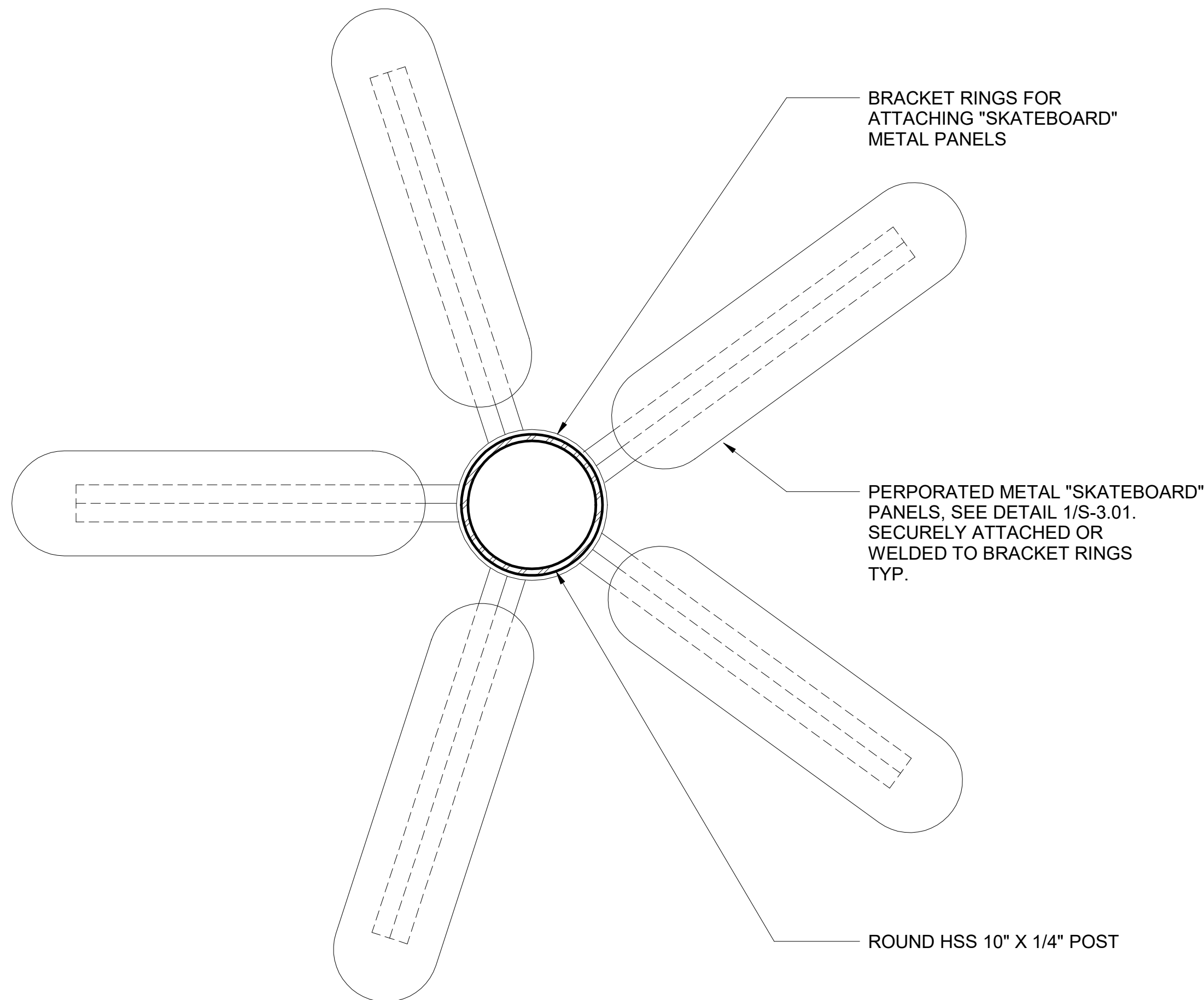
Scale: 1" = 1'-0" Ref: S-3.01



2

SECTION

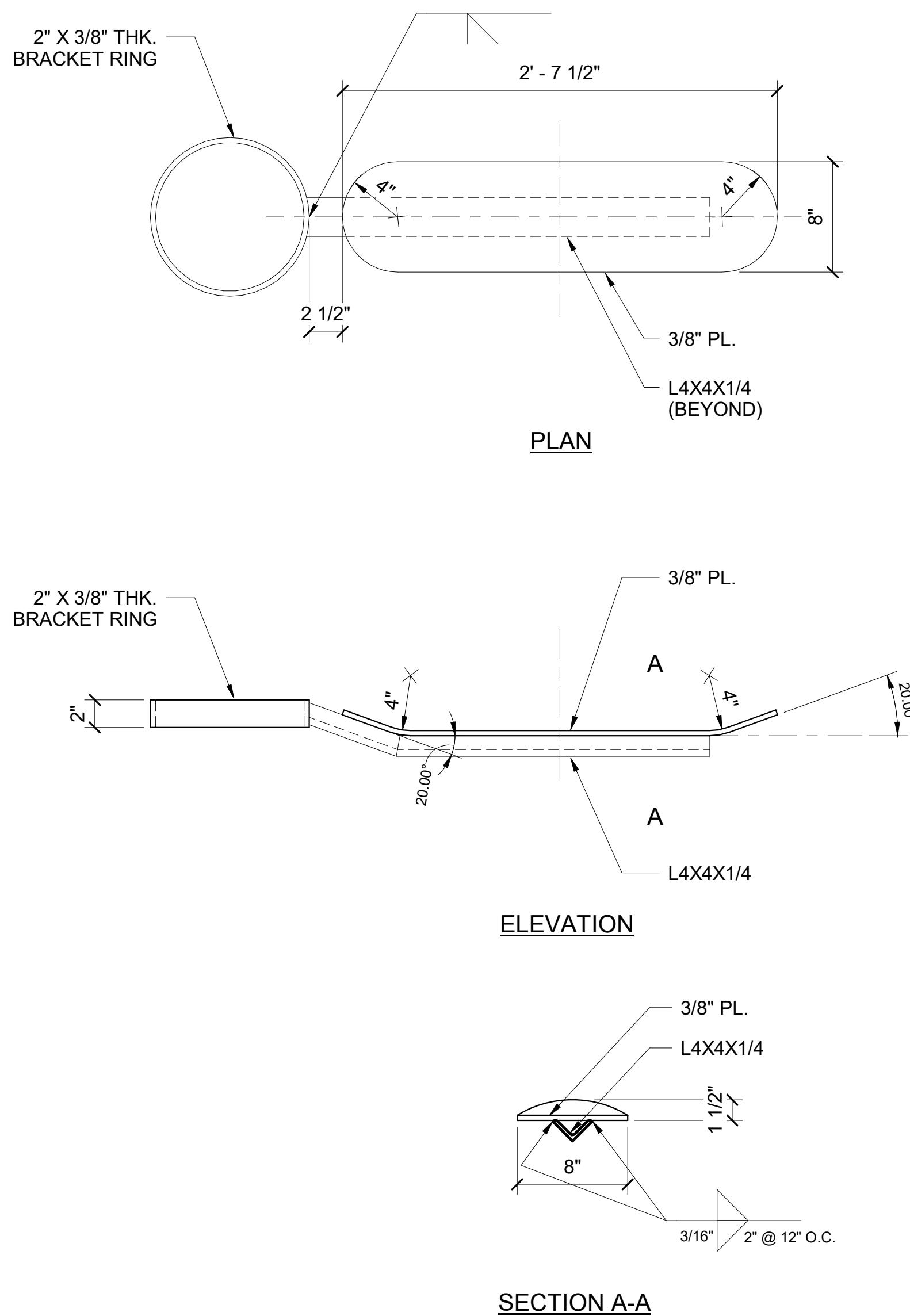
Scale: 1 1/2" = 1'-0" Ref: S-3.00



1

PERFORATED BENT PANEL TEMPLATE

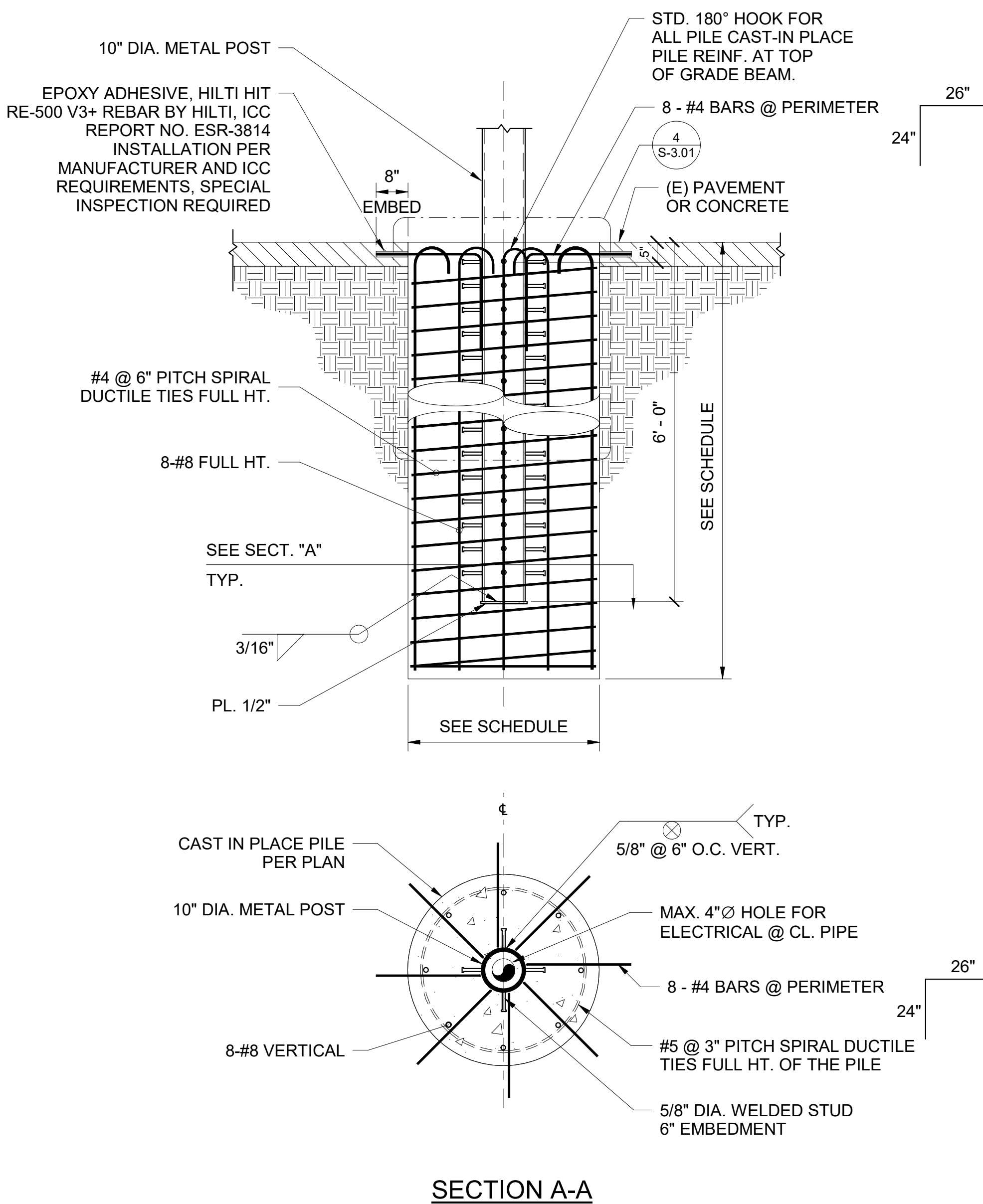
Scale: 1 1/2" = 1'-0" Ref:



3

CAST IN PLACE PILE FULL ELEVATION

Scale: 1/2" = 1'-0" Ref: S-3.00



Project: P-12810-01430

ECHO SKATE PARK- "PALM TREE",
SIGNAGE

1632 BELLEVUE AVE,
LOS ANGELES, CA 90026

Description

Date

Job No.

Drawn By

Checked By

##

JL

NN/AT

SECTIONS AND
DETAILS

S-3.01

GSD
CONSTRUCTION
FORCES DIVISION
111 E. 1ST STREET
Los Angeles, CA 90012

OWEN

220 TECHNOLOGY DR., STE. 100
IRVINE, CA 92618
FAX: (949) 860-4810
TEL: (949) 860-4800
www.owengroup.com

STRUCTURAL ENGR.



CONSULTANT ENGINEERS:

APPROVAL:



MEMORANDUM OF UNDERSTANDING

BETWEEN

THE DEPARTMENT OF RECREATION AND PARKS,

CONSTRUCTION FORCES OF THE
DEPARTMENT OF GENERAL SERVICES

AND

THE BUREAU OF ENGINEERING
OF THE DEPARTMENT OF PUBLIC WORKS
OF THE CITY OF LOS ANGELES

FOR THE CONSTRUCTION
OF THE
ECHO PARK SKATE PARK - SIGNAGE

1632 BELLEVUE AVE., LOS ANGELES, CA - 90026

TABLE OF CONTENTS

ARTICLE	PAGE
ARTICLE I – THE MOU	2
A. 1	
B. 2	
C. 2	
ARTICLE II – SERVICES TO BE PERFORMED BY RAP	4
ARTICLE III – SERVICES TO BE PERFORMED BY BOE	4
ARTICLE IV – SERVICES TO BE PERFORMED BY GSD	5
ARTICLE V – RECORD DRAWINGS	6
ARTICLE VI – TIME PERIODS	6
ARTICLE VII – PAYMENT	6
A. 5	
B. 6	
ARTICLE VIII – MODIFICATIONS	7

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is made and entered into by and between the Department of Recreation and Parks, hereinafter referred to as RAP, Construction Forces of the Department of General Services, hereinafter referred to as GSD, and the Bureau of Engineering of the Department of Public Works, hereinafter referred to as BOE.

W I T N E S S E T H

WHEREAS, on November 5, 1996, the voters of Los Angeles approved Proposition K: The Los Angeles for Kids Program (Prop K), which authorized funding for certain competitively awarded projects; and

WHEREAS, RAP was awarded Prop K funding for certain facility enhancements at Echo Park, such project being referred to as the Echo Park Skate Park– Signage Project (Project); and

WHEREAS, awarding the construction services for the Project to GSD is in the best interest of the City as the City could not execute a timely contract for such service through a public bid process due to the small scope of the signage; and,

WHEREAS, GSD has successfully completed numerous new construction projects and has represented that it can provide the needed construction services for the Project at a significantly lower cost than the bids received through the public bid process; and

WHEREAS, BOE will provide construction management services for the GSD for the Project; and

WHEREAS, RAP, GSD, and BOE wish to memorialize their understanding and collaboration on the Project in this MOU regarding the terms and conditions of the services to be provided for construction of the Project.

NOW, THEREFORE, RAP, GSD, and BOE agree to enter into and abide by the terms and conditions of this MOU.

ARTICLE I – THE MOU

A. PURPOSE OF THE MOU – The purpose of this MOU is:

To establish the responsibility of GSD to provide construction services for the Project located at 1632 Bellevue Ave., Los Angeles, CA 90026.

To establish the responsibility of BOE to provide construction management services and coordinate with GSD and RAP.

(1)

To memorialize how BOE will pay GSD for construction services for the Project.

B. TERM OF THE MOU

This MOU will commence upon execution by the authorized representatives of RAP, GSD, and BOE, and will expire twenty-four (24) months thereafter unless extended by written amendment per Article VIII.A.

C. REPRESENTATIVE OF THE PARTIES OF THIS MOU

The representatives of the respective parties who are authorized to administer this MOU and to whom formal notices, demands, requests and communications shall be given are as follows:

1. For RAP:

Jimmy Kim, General Manager
Department of Recreation and Parks

Attn: Darryl Ford, Superintendent
221 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

2. For BOE:

Alfred Mata, P.E., City Engineer
Bureau of Engineering
Department of Public Works

Attn.: Steven Fierce, Principal Architect
1149 S. Broadway, 8th Floor
Los Angeles, CA 90015

3. For GSD:

Tony Royster, General Manager
Department of General Services

Attn.: Daniel Rodriguez, Director
Construction Forces
111 E. 1st Street, Room 610
Los Angeles, CA 90012

ARTICLE II – SERVICES TO BE PERFORMED BY RAP – RAP will do the following:

- A. Review and approve the construction documents and specifications for the Project prior to construction commencement.
- B. Provide GSD unrestricted access to the Project site through mutually agreed upon working hours and working days. Close the skate park while construction is ongoing inside the skate park.
- C. Respond to GSD's Request(s) for Information when owner review and approval is required. Such responses shall be forwarded to BOE for processing.
- D. Review all applicable Shop Drawings and Submittals and approve within seven (7) working days when owner approval is required. Comments shall be forwarded to BOE for processing.
- E. Notify BOE in writing of any owner requested changes to the construction documents and if such changes are outside the current scope of work, RAP shall provide adequate funding for such changes.

ARTICLE III – SERVICES TO BE PERFORMED BY BOE – BOE will do the following:

- A. Provide full construction budget appropriation to GSD through actions by the appropriate agencies prior to the start of construction.
- B. Review and authorize GSD expenditures, submitted on a quarterly basis, for labor, equipment and material costs incurred by GSD.
- C. Provide a complete permitted set of construction documents and specifications as approved by RAP.
- D. Provide overall Project Management and Construction Management activities, which shall include expenditures vs. budget review, schedule review and weekly meetings with GSD to review budget, design and construction issues.
- E. Respond to of GSD's Request(s) for Information in a timely manner.
- F. Review and negotiate mutually agreed upon change orders that fall within the budgeted contingency amount, subject to Board of Recreation and Park Commissioners (Board) approval, if required.
- G. Review and process all GSD invoices for all authorized completed work.

- H. Review all submittals and service contracts forwarded by GSD, including shop drawings and product data and samples, for this Project in a timely manner.
- I. Advise RAP of any changes that may change the intended function or overall design characteristics of the Project.
- J. Participate and coordinate the final acceptance inspections for the Project in conjunction with RAP. Once all noted items have been corrected, transmit final status report to RAP.
- K. After the end of construction, BOE and RAP shall review and approve "Operational and Maintenance" manuals provided by GSD.

ARTICLE IV – SERVICES TO BE PERFORMED BY GSD – GSD will do the following:

- A. GSD shall perform all required work to improve the Project site per the final construction documents and Specifications approved by the Board in compliance with applicable Federal, State and City codes and regulations.
- B. GSD shall coordinate with BOE to establish a Project construction schedule. The schedule shall be subject to the approval of BOE.
- C. GSD shall immediately notify BOE in writing of issues or barriers that impede or delay the completion of the work, including changes to cost estimates and to the construction schedule.
- D. GSD shall provide Shop Drawings and Submittals to BOE, subject to the approval of BOE or RAP.
- E. GSD shall immediately notify BOE of the need for modifications by way of a change order. All change orders are subject to the approval of BOE and RAP.
- F. GSD shall provide "Operational and Maintenance" manuals, subject to the approval of BOE and RAP.
- G. GSD shall provide a monthly report to the BOE within fourteen (14) days of the end of each month, covering all expenditures on the Project during construction. The report shall include all costs for labor, equipment and materials incurred through that period.

ARTICLE V – RECORD DRAWINGS

- A. After completion of construction, GSD shall revise and correct the final Construction Documents indicating all changes made during construction based on the construction records including, but not limited to, change orders, plan clarification/corrections and addenda. Each drawing sheet shall be prominently marked “AS-BUILT”. These drawings shall be reviewed and approved by BOE.
- B. When the “AS-BUILT” drawings are approved, GSD shall deliver two (2) copies of the “AS-BUILT” to BOE, for the development of Record Drawings, that will be forwarded to RAP for its use.
- C. In addition to the Record Drawings above, BOE will deliver to RAP, one (1) updated electronic file and one (1) updated set of pdf drawings or as required.

ARTICLE VI – TIME PERIODS

- A. It is understood and agreed in this MOU that time is of the essence. The construction phases will be completed within 180 calendar days from the issuance by BOE to GSD of a Notice-To-Proceed.
- B. The time during which GSD is delayed in its work by BOE or any other agency, whose approval is required, shall be added to the time period for completion of construction. Delays due to unforeseen circumstances, which are not the fault or negligence of GSD, shall also be added to time period for completion.

ARTICLE VII – PAYMENT

A. COMPENSATION

- 1. Upon approval of the appropriation of the approved funds below, BOE shall authorize the expenditure of an amount not to exceed \$130,000.00 for the complete and satisfactory performance of the terms of this MOU. These funds have been transferred to GSD and are available in the following GSD accounts:

Fund / Dept.	Appropriation	Description	Amount
100/40	001014	Salaries, Construction	\$51,817
100/40	003180	Construction Materials	\$78,183
TOTAL			\$130,000

- 2. The construction cost may be adjusted as necessary upon the completion of the Class “A” estimate. BOE shall approve a cost and/or scope adjustment after authorization from the Proposition K – LA for Kids Steering Committee, and subject to approval of an Amendment to the MOU by Board per Article VIII.A.

3. The GSD shall not be obligated to perform services under this MOU where the cost of work exceeds the estimate stipulated in this MOU, until written authorization is received from the BOE. Written authorization shall be in the form of a change order. Unforeseen conditions shall be addressed through the standard change order system.
4. The Change Order System includes an initiation document originating from the Construction Manager, a preliminary estimate by the BOE, a cost proposal from GSD to the BOE, an analysis of the proposal by the BOE, and a change order document signed by the GSD and the BOE.

B. METHOD AND TIME OF PAYMENT

1. Upon execution of this MOU, GSD shall begin construction, utilizing the funds previously transferred to GSD per Article VII.A.1.
2. Scheduled payment reimbursements for GSD's services shall be made, on a monthly basis. GSD shall provide a monthly report detailing the expenses incurred for that month. The amount of the monthly payment will be based on the number of staff hours and purchase orders directly chargeable to the Project supported by timesheet records and the current hourly rate and verification of the purchase orders. GSD shall provide monthly requests, with backup documentation, for BOE approval.

ARTICLE VIII – MODIFICATIONS

- A. Except as otherwise provided herein, this MOU may be altered, modified or amended only in writing, and executed by the parties hereto.
- B. Modifications or extra work requested during the construction phase shall be documented by a change order. The change order shall contain a description of the scope change or extra work, any additional costs approved by BOE and any time extensions approved by BOE. Change orders that exceed the budgeted contingency amount shall require approval by Board prior to commencement of the work covered by the change order.
- C. This MOU contains the full and complete agreement between RAP, BOE and GSD. No verbal agreement or conversation with any officer or employee of the parties shall affect or modify any of the terms and conditions of the MOU.

IN WITNESS WHEREOF, RAP, GSD, and BOE have caused this Memorandum of Understanding to be executed by their duly authorized representatives.

For: Department of Recreation and Parks

Jimmy Kim, General Manager

Executed this _____ day of _____, 20__

For: Bureau of Engineering, Department of Public Works

Alfred Mata, P.E., Interim City Engineer

Executed this _____ day of _____, 20__

For: Department of General Services

Tony Royster, General Manager

Executed this _____ day of _____, 20__