

APPROVED

Mar 20 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-041

DATE March 20, 2025

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CESAR CHAVEZ RECREATION COMPLEX PHASE IIIC (AKA SHELDON ARLETA PARK PHASE IIIC) (W.O. #E170163A) (PRJ #20817) PROJECT – AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF GENERAL SERVICES, AND THE BUREAU OF ENGINEERING

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Approved X Disapproved _____ Withdrawn _____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. Authorize the General Manager of the Department of Recreation and Parks (RAP) to execute Amended and Restated Memorandum of Understanding (MOU) for the construction of the Cesar Chavez Recreation Complex Phase IIIC (AKA Sheldon Arleta Park Phase IIC) (W.O. #E170163A) (PRJ #20817) Project (Project) by the Department of General Services (GSD) and construction management by the Department of Public Works, Bureau of Engineering (BOE), substantially in the form on file in the Board of Recreation and Park Commissioners (Board) Office and attached to this Report as Attachment No. 1;
2. Authorize RAP's Chief Accounting Employee, subject to Mayor and City Council approval, to request the City Administrative Officer (CAO) include in the CAO report to the City Council that a transfer of the following appropriation in the amount of \$8,858,398 be approved for the construction of the Project; and,
3. Authorize the RAP Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

The proposed Project is located at 12455 Wicks Street, Sun Valley, CA 91352. The site is bound by Sheldon Street, Arleta Avenue, Wicks Street, and Sharp Avenue. This 45-acre park provides recreational amenities such as a baseball field, an outdoor basketball court, an administration building with public restrooms, a children's play area, picnic area and landscaping. Due to the size of the park, the facilities, features, programs, and services it provides, Cesar Chavez Recreation Complex (AKA Sheldon Arleta Park) meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

This Project is a Proposition K – L.A for Kids Program (Proposition K) project. The Project's scope includes the construction of one baseball field, children's play area, prefabricated restroom/office/storage building, picnic area with canopy, landscaping, and irrigation. The Proposition K Program requires at least three Local Voluntary Neighborhood Oversight Committee (LVNOC) meetings to be conducted and a total of four LVNOC meetings were held. The community, the LVNOC, and Council District 6 are in full support of the Project.

The BOE, Architectural Division prepared the plans and specifications for this Project.

On August 3, 2023, the Board approved the cancellation of bids and authorized the General Manager to execute a MOU for the construction of the Project by GSD and construction management by BOE (Board Report No. 23-140). GSD submitted a preliminary estimate for the Project scope of constructing one baseball field, picnic area with canopy, landscaping, and irrigation in the amount of \$3,282,870. The remaining scope of work to be installed by a separate RAP pre-qualified vendor had an estimated cost of \$1,255,245 and remains unchanged.

Per the MOU, BOE requested GSD to complete a Class "A" estimate to determine the final cost of the Project. On May 16, 2024, GSD submitted a revised cost estimate with an increased total construction cost from \$3,282,870 to \$7,708,398. The revision is based on bids received from GSD's vendors and includes overlooked scope items when the preliminary estimate was prepared. In addition, Council District 6 requested park design changes like fencing modifications, lighting, and benches with an estimated cost of approximately \$450,000. Thus, the total revised base estimate is \$8,158,398, with a contingency of \$700,000, for a total amount of \$8,858,398.

On September 26, 2024, the L.A. for Kids Steering Committee authorized a cost adjustment to the MOU and recommends the Board to approve related amendments to the MOU. The amended and restated MOU has been redlined to reflect the changes (Attachment No. 1).

ELECTRICAL DESIGN SERVICES

BOE also requested GSD to complete an estimate for separate electrical design services to be funded outside of this MOU. On August 19, 2024, a Council Motion (C.F. 24-0923) was introduced to transfer \$147,309 to GSD to initiate the electrical design scope of work, which was subsequently approved on September 19, 2024.

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PROJECT FUNDING

Funds are available from the following funding sources and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT NO.</u>
Prop 68	205/89/89RHDU
Prop K (4th Cycle)	43K/10/10W572
Prop K (4th Cycle)	43K/10/10F572
Prop K (4th Cycle)	43K/10/10G572
Prop K (8th Cycle)	43K/10/10LM07
Prop K (8th Cycle)	43K/10/10KM07
Quimby	302/89/89460K-AV
Sites and Facilities (Prop K Bond)	209/88/88RME0
CTIEP FY 2023-24	100/54/00YAAB
MICLA – CTIEP FY 2023-24	298/50/50YPCF
MICLA – CTIEP 2024-25	298/50/50APCF

TREES AND SHADE

The proposed Project (including the proposed amendments to the MOU) will not result in any tree removal. Existing trees near the Project will be protected in place during the construction.

A total of 84 proposed new trees are to be planted as part of the Project. The proposed planted trees are 11 Desert Willow, 11 Tecate Cypress, 7 Mondell Pine, 14 Chinese Pistache, 27 Coast Live Oak, and 14 Tipu tree. At the time of construction completion, the trees would provide approximately 5,847 square feet of canopy coverage. At five years after construction completion, it is anticipated that those trees will provide 14,233 square feet of canopy coverage.

ENVIRONMENTAL IMPACT

The Project was previously evaluated for environmental impact in accordance with California Environmental Quality Act (CEQA). The Board determined that all the environmental impacts of the Sheldon Arleta Park Project can be mitigated to a level less than significant and adopted the Project's Final Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND was adopted by the City Council on June 22, 2004. A Notice of Determination (NOD) for the adopted Final IS/MND was filed with the Los Angeles City Clerk and the Los Angeles County Registrar/Recorder on June 23, 2004. On January 2022, BOE revisited the IS/MND due to the proposed relocation of an emergency access / service entry along Wicks Street and prepared an Addendum to the Final June 22, 2004 IS/MND to analyze the potential environmental impacts associated with the relocation of the emergency access / service entry; it was determined that no new environmental impacts would result from the minor relocation of the entryway.

The proposed Board action consists of reallocation of funds among different City Departments and does not change the characteristics of the Project and its potential impacts on the environment. Staff recommends that the Board take no further action pursuant to CEQA.

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FISCAL IMPACT

There is no immediate fiscal impact to RAP's General Fund at this time. However, operations and maintenance costs will be evaluated and included in future RAP budget requests.

This Report was prepared by Gunwoo Choi, Project Manager, BOE Architectural Division.
Reviewed by Ohaji Abdallah, Prop K Program Manager, BOE Architectural Division.

LIST OF ATTACHMENTS

- 1) Attachment No. 1 – Amended and Restated Memorandum of Understanding
- 2) Attachment No. 2 – L.A. for Kids Steering Committee Report, dated September 26, 2024

AMENDMENT NO. 1

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
CESAR CHAVEZ RECREATION COMPLEX PHASE IIIC
(AKA SHELDON ARLETA PARK PHASE IIIC)

12455 WICKS STREET, SUN VALLEY, CA 91352

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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 Cesar Chavez Recreation Complex (AKA Sheldon Arleta Park), such project being referred to as the Cesar Chavez Recreation Complex Phase IIIC (AKA Sheldon Arleta Park Phase IIIC) project (Project); and

WHEREAS, awarding the rehabilitation and 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 high bid amounts received; and

WHEREAS, GSD has successfully completed numerous rehabilitation/addition/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 Cesar Chavez Recreation Complex Phase IIIC (AKA Sheldon Arleta Park Phase IIIC) project (Project) located at 12455 Wicks Street, Sun Valley, CA 91352.

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

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:

Ted Allen, 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
555 Ramirez St. MS 508
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 before construction commences.
- B. Provide GSD unrestricted access to the Project site through mutually agreed upon working hours and working days.
- 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. Obtain full construction budget appropriation to GSD through actions by the L.A. for Kids Steering Committee and City Council 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 and approve all of GSD's Request(s) for Information in a timely manner.
- F. Review and approve all mutually agreed upon Change Orders that fall within the budgeted 20% contingency amount, subject to Board of Recreation and Park Commissioners (Board) approval, if required.
- G. Approve and process all GSD invoices for all authorized completed work.

- H. Review and approve 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 prepare 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. Upon receipt of final plans from BOE, GSD shall conduct a Class “A” estimate to determine final costs of the Project. If necessary, adjustments shall be made to the construction costs per Article VII.A.2.
- B. 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.
- C. GSD shall coordinate with BOE to establish a Project construction schedule. The schedule shall be subject to the approval of BOE.
- D. 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.
- E. GSD shall provide Shop Drawings and Submittals to BOE, subject to the approval of BOE or RAP.
- F. 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.
- G. GSD shall provide “Operational and Maintenance” manuals, subject to the approval of BOE and RAP.
- H. 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 Record Drawings to BOE to 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 Mylar drawings or as required per designer’s contract.

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 420 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 **\$ 8,858,398** for the complete and satisfactory performance of the terms of this MOU. These funds are available in the following accounts:

Funding Sources	Appropriation	Fund/Dept./Acct. No.	Available Balance
Prop K (4th Cycle)	\$96,318	43K/10/10W572	\$96,318
Prop K (4th Cycle)	\$67,635	43K/10/10F572	\$67,635
Prop K (4th Cycle)	\$104,626	43K/10/10G572	\$104,626
Prop K (8th Cycle)	\$500,000	43K/10/10KM07	\$483,400
Prop K (8 th Cycle)	\$500,000	43K/10/10LM07	\$500,000
Sites and Facilities	\$2,129,342	209/88/88RME0	\$2,129,342
CTIEP G.F.	\$24,363	100/54/00YAAB	\$24,363

MICLA – CTIEP FY2023-24	\$5,367,402	298/50/50YPCF	\$5,367,402
MICLA – CTIEP 2024-25	\$700,000	298/50/50APCF	\$700,000

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, BOE shall coordinate with the appropriate City Departments to arrange the appropriation of \$8,858,398 into GSD salary and material accounts for construction services.
2. Scheduled payment reimbursements for GSD’s services shall be made, on a quarterly basis. GSD shall provide a quarterly report detailing the expenses incurred for that quarter. The amount of the quarterly 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 and if requested, GSD shall provide copies to BOE.

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 exceeding \$100,000 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

Ted Allen, P.E., City Engineer

Executed this _____ day of _____, 20__

For: Department of General Services

Tony Royster, General Manager

Executed this _____ day of _____, 20__

ATTACHMENT B

Project Name

Work Order No.

1. Cesar Chavez Recreation Complex Phase IIIC Also Known As:
Sheldon Arleta Park Phase IIIC

E170163A

**CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDANCE
L.A. FOR KIDS STEERING COMMITTEE MEETING
SEPTEMBER 26, 2024
AGENDA ITEM # (2)**

**CESAR CHAVEZ RECREATION COMPLEX PHASE III C ALSO KNOWN AS:
SHELDON ARLETA PARK PHASE III C**

DATE: September 26, 2024

TO: Proposition K - L.A. for Kids Steering Committee

FROM: Ohaji K. Abdallah, Interim Prop K Program Manager *Ohaji K. Abdallah, P.A.*
Architectural Division, Recreation and Cultural Facilities Program
Bureau of Engineering, Department of Public Works

SUBJECT: BUREAU OF ENGINEERING (BOE) REPORT REQUESTING APPROVAL TO AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE DEPARTMENT OF GENERAL SERVICES FOR THE CONSTRUCTION OF THE CESAR CHAVEZ RECREATION COMPLEX PHASE III C ALSO KNOWN AS: SHELDON ARLETA PARK PHASE III C PROJECTS (PROPOSITION K PROJECT ID# C125-4 AND C219-8), USE OF PROPOSITION K: LA FOR KIDS PROGRAM AND OTHER FUNDS, AND AUTHORIZATION OF THE COST ADJUSTMENTS. (PROPOSITION K, COUNCIL DISTRICT 6) ACTION BY COMMITTEE. DIRECTION TO STAFF AND RELATED ACTIONS

RECOMMENDATION:

The Bureau of Engineering (BOE) recommends that the Proposition K – L.A. for Kids Steering Committee (Steering Committee):

1. Approve the use of L.A. for Kids Proposition K funds (Proposition K) and other funds, as described further below, for the Department of General Services (GSD) to provide construction services for the Cesar Chavez Recreation Complex Phase III C Also Known As: Sheldon Arleta Park Phase III C (Proposition K Project ID# C-125-4 and C-219-8) project ; and,
2. Authorize a cost adjustment to the Memorandum of Understanding (MOU) and recommend the Board of Recreation and Park Commissioners (RAP Board) approve an Amendment to the MOU, based on the revised cost estimate, dated May 16, 2024, from the GSD.

BACKGROUND

The Cesar Chavez Recreation Complex Phase III C Also Known As: Sheldon Arleta Park Phase III C Project (Project) is a Proposition K L.A. for Kids Program Competitive Project. The Project is located in Council District 6 at 12455 Wicks Street, Sun Valley, CA. There are two Prop K competitive grants (C-125-4 and C-219-8) funding a portion of the park's development. Due to the complexity of the project and multiple funding sources, the project is being completed in phases. The scope of work described in the 8th Funding cycle RFP Proposition K Application requires the City to design and construct baseball field, a children's play area, and a picnic area.

At the Steering Committee meeting on March 31, 2022, a report was approved which included recommendations for the utilization of the Department of Recreation and Parks (RAP) on-call construction contractors and that the BOE provide construction management services during the construction of these improvements (Attachment No. 1).

On April 7, 2022, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids for this project (Attachment No. 2, Board Report No. 22-076).

On May 21, 2022, two (2) bids were received from Ford E.C., Inc. in the amount of \$6,863,191 and 2H Construction, Inc. in the amount of \$7,528,170 from the list of ten (10) RAP As-Needed Prequalified General Contractors for Park Facilities Construction – New Facility Construction (PQOC), approved by the Board on May 21, 2020. However, the bids received exceeded the funds available at the time by approximately \$4M.

Since the base bids came in significantly higher than the City Engineer's estimate, BOE reached out to GSD for an estimate for the same scope of work. On March 7, 2023, GSD submitted a budgetary estimate (Attachment No. 3) in the amount of \$3,282,870, with a recommended twenty percent contingency in the amount of \$656,574, for a total of estimated construction cost of 3,939,444, which was \$2,923,747 lower than the lowest base bid received on May 18, 2022.

In addition to the base bid, the project scope of work includes the following items: restroom/admin building, playground, and bleachers to be installed by separate RAP pre-qualified vendors for the total estimated amount of \$1,255,245.

On August 3, 2023, the Board cancelled all bids received on May 18, 2022, and authorized RAP to execute a Memorandum of Understanding (MOU) for the construction of the Project by GSD and construction management by BOE (RAP Board Report No. 23-140). Per the MOU, BOE requested GSD to complete a Class “A” Estimate to determine the final cost of the project as well as a separate estimate for electrical design services in order to accelerate the schedule.

On May 6, 2024, GSD submitted a cost estimate for the electrical design services in the amount of \$128,095 and fifteen percent contingency in the amount of \$19,214, totaling in the amount of \$147,309 (Attachment No 4).

On May 16, 2024, GSD submitted a revised cost estimate for the rest of the scope of work, which was increased from \$3,282,870 to \$7,408,398. The cost estimate was revised based on the actual bids received by GSD from its vendors and scope of work that was missed at the time when the initial cost estimate was made (Attachment No. 5).

In addition, Council District 6 has requested to make changes to the park design, including fence modification, lighting, and benches. The estimated costs for these changes are approximately \$450,000. An additional \$56,000 is also estimated for the vault adjustments and post closure report that will be performed by LASAN. The revised cost estimate is \$8,361,707 Million, plus a contingency of \$700K, for a total amount of \$9,061,707.

On August 19, 2024, a Council Motion (C.F. 24-0923) was introduced to transfer funds to the GSD to initiate the electrical design scope of work, and was subsequently approved by Council on September 19, 2024. It should also be noted that the amount of the project construction cost for RAP pre-qualified vendor items has not changed from what was previously approved.

COMMUNITY OUTREACH

The BOE, RAP, and CD6 have conducted four (4) LVNOC meetings to date. Three (3) meetings were held on March 31, 2011, and one (1) meeting was held on October 27, 2021. The project was well received by the community and has the support of the local neighborhood, adjacent neighbors, and the Council Office.

STATUS OF FUNDING

The remaining available Proposition K funding for the Cesar Chavez Recreation Complex Phase III C Also Known As: Sheldon Arleta Park Phase III C Project is approximately \$983,400.

The current total Project budget for the GSD scope is estimated to be approximately \$9,065,000 million. Funding consolidated from Prop K (4th and 8th Cycles), Sites and Facilities, CTIEP and MICLA accounts amount to \$9,088,437 (Attachment No. 6).

CONCLUSION

After taking the abovementioned changes into account, and the funding restrictions, BOE recommends proceeding with the GSD construction work as noted in the attached construction budget analysis.

Attachment(s):

1. LAFKSC report dated March 31, 2022
2. RAP Board report No 22-076
3. GSD Estimate dated March 7, 2023
4. GSD Estimate Dated May 6, 2024
5. GSD Estimate Dated May 16, 2024
6. BOE Sheldon Arleta Park Phase IIIC - Project Construction Budget Analysis

cc:

Antoinette Woodward, Mayor's Office
Steven Hong, City Attorney
Christie Hwang, CAO
Melinda Gejer, CAO
Xochitl Ramirez, CLA
Darryl Ford, RAP
Steven Fierce, BOE
Marcelino Ascensio, BOE
Gunwoo Choi, BOE

**CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDANCE
L.A. FOR KIDS STEERING COMMITTEE MEETING
MARCH 31, 2022
AGENDA ITEM # (5)**

**CESAR CHAVEZ RECREATION COMPLEX PHASE III C ALSO KNOWN AS:
SHELDON ARLETA PARK PHASE III C**

DATE: March 31, 2022

TO: Proposition K - L.A. for Kids Steering Committee

FROM: Ohaji K. Abdallah, Interim Program Manager *Ohaji K. Abdallah, R.A.*
Architectural Division, Recreation and Cultural Facilities Program
Bureau of Engineering, Department of Public Works

SUBJECT: CESAR CHAVEZ RECREATION COMPLEX PHASE III C ALSO KNOWN AS: SHELDON ARLETA PARK PHASE III C (PROPOSITION K project ID# C-125-4) - REQUEST TO AUTHORIZE \$1,167,000 OF THE REMAINING BALANCE OF PROPOSITION K FUNDS, AUTHORITY TO BID

RECOMMENDATION:

The Bureau of Engineering (BOE) recommends that the Proposition K – L.A. for Kids Steering Committee (Steering Committee) recommend that:

1. The City Council authorize BOE to utilize approximately \$1,167,000 of the remaining balance of Proposition K (Prop K) funds, for Phase III C of the Cesar Chavez Recreation Complex Phase III C Also Known As: Sheldon Arleta Park Phase III C Proposition K Competitive Project (Project); and,
2. The Board of Recreation and Park Commissioners (RAP Board) approve the call-for-bids for the Project and instruct staff that the award of the Project be subject to the identification of full funding.

BACKGROUND

The Cesar Chavez Recreation Complex Phase III C Also Known As: Sheldon Arleta Park Phase III C Project (Project) is a Proposition K L.A. for Kids Program Competitive Project. The Project is located in Council District 6 at 12455 Wicks Street, Sun Valley, CA. There are two Prop K competitive grants (C-125-4 and C-219-8) funding a portion of the park's development. Due to the complexity of the project and multiple funding sources, the project is being completed in phases. The

scope of work in the Proposition K Ballot Measure is one (1) baseball field, children's play area, picnic area with canopy, landscaping, and irrigation.

Phase I of the Project consisted of retrofitting the methane gas collection system, which was completed in 2009.

Phase II of the project consisted of rough grading, which was completed in 2012. Phase II A of the project consisted of the construction of the Stormwater drainage system, including storm drain culverts, inlets, swales, and connection to LA County storm drain, and was completed in 2014.

Phase III A of the project, completed in 2014, consisted of the design and construction of three (3) soccer fields, one (1) baseball field, landscaping, irrigation system upgrades, a parking lot, security lighting, fencing, hydration stations and a restroom building. Phase III B of the project, completed in 2012, consisted of design and construction of landscape and pedestrian pathways, jogging/ walking trails, irrigation, landscaping, picnic tables, trash receptacles and fencing. Phase III C of the project consists of design and construction of a baseball field, a gravel overflow parking lot, a paved parking, landscaping, basketball courts, a picnic area with a shade structure, a playground, and a structure housing exterior facing restrooms, a small office and storage.

A portion of grant work for Phase III C was advertised and received bids in May 2014, but the bids received exceeded the funds available. The project could not move forward until additional funding was identified. Redesign and value engineering were also required to reduce the funding deficit. The preparation of construction documents was completed in November 2021. After review by staff of RAP and BOE, it was determined that the work can be performed by RAP's pre-qualified on-call general contractors for new facility construction. Staff recommends that the Project be constructed by the on-call contractors and recommends that BOE provide construction management services during the construction of these improvements.

COMMUNITY OUTREACH

The BOE, RAP, and CD6 have conducted four (4) LVNOC meetings to date. Three (3) meetings were held on March 31, 2011 and one (1) meeting was held on October 27, 2021. The project was well received by the community and has the support of the local neighborhood, adjacent neighbors and the Council Office.

STATUS OF FUNDING

The remaining available Proposition K funding for the Cesar Chavez Recreation Complex Phase III C Also Known As: Sheldon Arleta Park Phase III C Project is approximately \$1,167,000. BOE would like to request the remaining balance of approximately \$1,167,000 from Prop K funds to complete construction.

The current total Project budget is estimated at \$6.5 Million, with a construction cost of approximately \$6 Million. Funding consolidated from Prop K, Proposition 68, Quimby, and Sites and Facilities accounts amount to \$5,496,802, leaving a shortfall of roughly 1 Million Dollars (See Attachment No 1.)

The BOE has submitted a CIEP request for \$700,000 and has agreed to absorb staff costs where feasible to reduce the funding gap. RAP, the CAO and BOE will work to identify other potential funding sources, prior to the award of the construction contract.

Attachments:

1. Sheldon Arleta Park Phase IIIC - Project Budget Summary

cc:

Zachia Nazarzai, Mayor's Office
Steven Hong, City Attorney
Bernyce Hollins, CAO
Kristine Harutyunyan , CAO
Melinda Gejer, CAO
Xochitl Ramirez, CLA
Darryl Ford, RAP
Steven Fierce, BOE
Gunwoo Choi, BOE

BUREAU OF ENGINEERING PROJECT BUDGET SUMMARY



A	PROJECT TITLE:	Cesar Chavez Recreation Complex Phase III C a.k.a. Sheldon Arleta Park Phase III C			
B	WORK ORDER NUMBER:	WO# E170163A			
C	PROJECT SCOPE:	Project Scope as described by Proposition K Competitive Grant Application is to "construct baseball field, picnic area and playground".			
D	CLIENT DEPARTMENT:	Recreation & Parks Department ▼			
E	BOE CONTACT:	Steven Fierce, Principal Architect Gunwoo Choi, Project Manager			
F	TYPE OF ESTIMATE:	<input checked="" type="checkbox"/> Class "A"	<input type="checkbox"/> Class "B"	<input type="checkbox"/> Class "C"	
		+5% to -10%	+20% to -15%	+30% to -20%	
G	PROJECT COST ESTIMATE:				
	ACTIVITIES	PROJECT BUDGET VALUES	PROJECT BUDGET TEMPLATE %	COSTS	REMARKS
1	LAND				
	1.01 Environmental Reviews (Phase I/II)	\$ -			
	1.02 Appraisal/Escrow/Title	\$ -			
	1.03 Acquisition	\$ -			
	1.04 Relocations and Related Costs	\$ -			
	Land Cost Total			\$ -	
2	PRE-DESIGN OWNER COSTS				
	2.01 Real Estate	\$ -	0.0%		<i>Note [1]</i>
	2.02 Environmental- Actual	\$ 6,059	0.1%		<i>Note [2]</i>
	2.03 Survey	\$ -	0.0%		<i>Note [3]</i>
	2.04 Geotechnical	\$ 12,118	0.2%		<i>Note [4]</i>
	2.05 Hazmat Survey	\$ 6,059	0.1%		<i>Note [5]</i>
	2.06 Entitlement	\$ -	0.0%		<i>Note [6]</i>
	Pre-Design Owner Cost Total			\$ 24,237	
3	CONSTRUCTION				
	3.01 Site Preparation, Clearing, Demolition	\$ 1,510,081			
	3.03 Utility Connections	\$ 93,973			
	3.04 Site Improvements/Construction	\$ 2,980,148			
	3.07 Vendor Items (Restroom, Playground, Bleachers)	\$ 924,150			
	Construction Cost Subtotal			\$ 5,508,352	
	3.09 Sustainability Cost	\$ -	0.0%		
	3.10 Design Contingency	\$ -	0.0%		<i>Note [7]</i>
	3.11 Construction Contingency	\$ 550,835	10.0%		
	Construction Cost Total			\$ 6,059,187	
4	BOE COSTS - DESIGN PHASE				
	4.01 Project Management	\$ 90,888	1.5%		
	4.02 Project Engineering	\$ -	0.0%		
	4.03 Architectural	\$ 6,059	0.1%		
	4.04 Structural	\$ 42,414	0.7%		
	4.05 Mechanical	\$ -	0.0%		
	4.06 Electrical	\$ 6,059	0.1%		
	4.07 Landscaping	\$ 121,184	2.0%		
	4.08 Bid & Award	\$ -	0.0%		
	4.09 CMD Estimating / Constructability Review	\$ 12,118	0.2%		
	BOE Cost Total - Design		4.6%	\$ 278,723	

BUREAU OF ENGINEERING PROJECT BUDGET SUMMARY



5	BOE COSTS - CONSTRUCTION PHASE					
	5.01	Project Management	\$ 54,533	0.9%		
	5.02	Construction Management	\$ 242,367	4.0%		
	5.03	Construction Administration/As-Builts	\$ 42,414	0.7%		
	5.04	Structural	\$ 18,178	0.3%		
	5.05	Geotechnical	\$ 12,118	0.2%		
	5.06	Survey	\$ 12,118	0.2%		
	5.07	BOE Cost Total - Construction		6.3%	\$ 381,729	
6	TOTAL BOE COSTS			10.9%	\$ 660,451	
7	CONSULTANT COSTS					
	7.01	Electrical Engineer (costs to be confirmed)	\$ 30,000			
	7.02	NA	\$ -			
	7.03	Constructability Review/Cost Estimating (Independent)	\$ -	0.0%		
	7.04	LEED Commissioning (Independent)	\$ -	0.0%		
	7.05	Consultant Cost Total			\$ 30,000	
8	INSPECTION					
	8.01	BCA Inspection	\$ 165,251	3.0%		
	8.02	Material Testing	\$ 55,084	1.0%		
	8.03	BCA Cost Total		4.0%	\$ 220,334	
9	OTHER DIRECT COST					
	9.01	Public Art (DCA IDO)	\$ 55,084	1.0%		
	9.02	Plan Check & Permit Fees (LADBS IDO)	\$ 82,625	1.5%		
	9.03	Other Approval Agencies (BOE, LASAN, LAFD, etc.)	\$ 27,542	0.5%		
	9.04	Printing & Reproduction	\$ -	0.0%		
	9.05	Bid Advertising	\$ -	0.0%		
	9.06	Building Commissioning	\$ -	0.0%		
	9.07	Other Direct Cost Total		3.0%	\$ 165,251	
10	PROJECT TOTAL COST BEFORE ESCALATION				\$ 7,159,460	
11	CONSTRUCTION COST ESCALATION					
	11.01	Projected Construction Cost Escalation - 15% Escalation included in the base construction costs as CE Estimate	\$ -	0.0%		Note [8]
	11.02	Projected Escalation Total			\$ -	
12	PROJECT TOTAL COST				\$ 7,159,460	
13	STAFF COSTS ABSORBED BY DEPARTMENTS				\$ 660,451	
14	FINAL PROJECT COST				\$ 6,499,009	
15	FUNDING SOURCES					
	15.01	Proposition 68	\$1,500,000			Note [9]
	15.02	Proposition K	\$1,167,460			Note [9]
	15.03	Quimby	\$700,000			
	15.04	Sites and Facilities	\$2,129,342			Note [9]
	15.05	Total Funding Available			\$ 5,496,802	
16	FUNDING SURPLUS / SHORTFALL				\$ (1,002,207)	
		Prepared by:	Gunwoo Choi			Date: 3/1/2022
		Reviewed by:				Date:
		Approved by:				Date:

APPROVED

APR 07 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-076

DATE April 07, 2022

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CESAR CHAVEZ RECREATION COMPLEX PHASE IIIC (AKA SHELDON ARLETA PARK PHASE IIIC) (W.O. #E170163A) (PRJ #20817) PROJECT – APPROVAL OF FINAL PLANS AND CALL FOR BIDS.

AP Diaz, H. Fujita, J. Kim, M. Rudnick, C. Santo Domingo, N. Williams with handwritten initials 'fu' and 'DF'.

Signature of General Manager

Approved X With Corrections 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 Cesar Chavez Recreation Complex Phase IIIC (AKA Sheldon Arleta Park Phase IIIC) (W.O. #E170163A) (PRJ# 20817) Project (Project);
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) As-Needed Pre-Qualified General Contractors for Park Facilities Construction – New Facility Construction (PQGC);
3. Approve the date to be advertised for receipt of bids as May 18, 2022 at 2:00 P.M. in the Board Office; and,
4. Authorize the RAP Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Project is located at 12455 Wicks Street, Sun Valley, CA 91352. The site is bound by Sheldon Street, Arleta Avenue, Wicks Street, and Sharp Avenue. This 45-acre park provides recreational amenities such as a baseball field, an outdoor basketball court, an administration building with public restrooms, a children’s play area, picnic area and landscaping. Due to the size of the park, the facilities, features, programs, and services it provides, Cesar Chavez Recreation Complex (AKA Sheldon Arleta Park) meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

BOARD REPORT

PG. 2 NO. 22-076

This Project is a competitive Proposition K – L.A for Kids Program (Proposition K) project. The Project’s scope includes the construction of one (1) baseball field, children’s play area, pre-fabricated restroom/office/storage building, picnic area with canopy, landscaping, and irrigation. The Proposition K Program requires that at least three Local Voluntary Neighborhood Oversight Committee (LVNOC) meetings be conducted. There was a total of four LVNOC meetings for the project. The last meeting was held on October 27, 2021. The community, the LVNOC, and Council District No. 6 are in full support of the Project.

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division prepared the plans and specs for this Project.

After review by RAP and BOE staff, it was determined that the construction work can be completed by RAP’s PQGC, and that BOE’s Construction Management Division will provide construction management services.

The City Engineer estimate for the project is 4,584,202 the Contruction contingency for the Project is \$458,200.

Funds are available from the following fund and account:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT NO.</u>
Prop 68	205/89/89RHDU
Prop K (8th Cycle)	43K/10/10LM07
Prop K (8th Cycle)	43K/10/10KM07
Quimby	302/89/89460K-AV
Sites and Facilities (Prop K Bond)	209/88/88RMEO
Sites and Facilities (Shortfall Reserve)	209/88/88RMFG
Prop K (4th Cycle)	43K/10/10G572
Prop K (4th Cycle)	43K/10/10F572
Prop K (4th Cycle)	43L/10/10Y572
Prop K (4th Cycle)	43K/10/10W572
CIEP FY 2022-23	TBD

TREES AND SHADE

The proposed project will not result in any tree removal, and existing trees near the project will be protected during the construction.

A total of eighty-four (84) proposed new trees are to be planted as part of the Project. The proposed planted trees are: eleven (11) Desert Willow, eleven (11) Tecate Cypress, seven (7) Mondell Pine, fourteen (14) Chinese Pistache, twenty-seven (27) Coast Live Oak, and fourteen (14) Tipu tree.

At the time of construction completion, the trees would provide approximately 5,847 square feet of canopy coverage. At five (5) years after construction completion, it is anticipated that those trees will provide 14,233 square feet of canopy coverage.

BOARD REPORT

PG. 3 NO. 22-076

ENVIRONMENTAL IMPACT

The Project was previously evaluated for environmental impact in accordance with California Environmental Quality Act (CEQA), and the Board determined that all the environmental impacts can be mitigated to a level less than significant and adopted the Project's Final Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND was adopted by the Board on June 16, 2004. A Notice of Determination (NOD) for the adopted Final IS/MND was filed with the Los Angeles City Clerk and the Los Angeles County Registrar/Recorder on June 23, 2004. On January 2022, BOE revisited the IS/MND due to the proposed relocation of an emergency access / service entry along Wicks Street and prepared an Addendum to the Final June 22, 2004 IS/MND to analyze the potential environmental impacts associated with the relocation of the emergency access / service entry; it was determined that no new environmental impacts would result from the minor relocation of the entryway.

According to CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR, was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative;

BOARD REPORT

PG. 4 NO. 22-076

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Careful review of the IS/MND adopted on June 22, 2004 and the Addendum prepared in January 2022 for the proposed Sheldon-Arleta Park Project was conducted in light of the proposed Phase IIIC and Adjoining Street Improvement refinements. This review finds that there are no new significant environmental effects or increase in severity of environmental effects that were not previously identified under the prior environmental review conducted under the provisions of CEQA Guidelines; there are no substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance that would result in any of the circumstances describe in a.3 above. As none of the conditions listed above is met, no subsequent MND is required.

FISCAL IMPACT

Construction of the Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund at this time.

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood

This Report was prepared by Gunwoo Choi, Project Manager, BOE Architectural Division. Reviewed by Ohaji Abdallah, Project Manager, BOE Architectural Division; Steve Fierce, Division Manager, BOE Architectural Division; Sean Phan, Planning, Maintenance and Construction Branch; and Darryl Ford, Superintendent, Planning, Maintenance and Construction.

LIST OF ATTACHMENTS

Attachment No. 1 - Final Plans

Attachment No. 2 - Specifications

**GENERAL SERVICES DEPARTMENT
CONSTRUCTION FORCES DIVISION**

URGENT

BUDGETARY ESTIMATE

DATE: 3/7/2023 **W.O. #:** H634010E r2
TO: GUNWOO CHOI **C&M:** Nicolás Díaz
FROM: Daniel Rodriguez , Director. **PREPARED BY:** Bob Dulude
BLDG. NAME: SHELDON ARLETA PARK **ADDRESS:** 12455 WICKS ST. SUN VALLEY, **BLDG. NO.:** 0/0
DURATION: 10-12 Month (Const.) **PLAN # & DATE:** N/A **DATE REC'D:** N/A
PROJECT TITLE: BOE SHELDON ARLETA PK OHIIIC / **COUNCIL DIST.:** 6

SCOPE OF WORK: R.O.M. (Rough Order of Magnitude). No plans or design at the time of estimate. 30% Design plans provided at the time of estimate with NO MEP plans. Design and Engineering for Methane Mitigation System. Install Basketball Courts, Baseball Field, Picnic Area with Shade Structure, Parking Area, Pathways, Trash Enclosure, Fencing, Grading and Drainage Improvements, Low Impact Development Biofiltration Planters, Site Utilities, Planting and Irrigation Improvements, Site Amenities, electrical Design and Construction Including Electrical Service Equipment, lighting, and Electrical Vehicle Charging Stations. (COVID-19)

NOT IN SCOPE OF WORK: Unforeseen conditions, Off-hour work, Overtime, Prefab Restroom, Driveway, 8' high pedestrian gate, play structure, 8' cantilevered vehicular gate, bleachers, and playground resilient surface.

CFT	DESCRIPTION OF WORK	LABOR HOURS	LABOR	MATERIAL or SUB-CONTR	COMMENTS
1 371	GENERAL REQUIREMENTS	571	\$0	\$16,525	
2 372	PLUMBING	868	\$77,079	\$19,701	
3 373	ELECTRICAL	1,154	\$116,141	\$273,804	
4 375	CARPENTER	519	\$41,584	\$62,115	
5 378	CONCRETE	1,490	\$112,942	\$53,148	
6 390	VENDOR	0	\$0	\$2,218,962	
7					
8	NOTE: SEE ADDITIONAL PAGES FOR WORK BREAKDOWN, ETC.				
10					
TOTALS:			\$347,747	\$2,644,255	

Budgetary estimates are for budget purposes and based on preliminary plans and information. Budgetary estimates do not include unforeseen conditions and changes in the original scope of work. **Budgetary estimates are good for 90 days from date of estimate.**

IMPORTANT NOTE: The recommended funding amount includes a 20% contingency for unforeseen conditions, missed and/or underestimated line items.

MATERIAL TOTAL: \$2,644,255
OP SUPPORT 11%: \$290,868
LABOR TOTAL: \$347,747
ADD ALTERNATIVES: \$0
ESTIMATE TOTAL: \$3,282,870
RECOMMENDED 20% CONTINGENCY: \$656,574
RECOMMENDED FUNDING AMOUNT: \$3,939,444

WORK BREAKDOWN STRUCTURE (WBS)		H634010E r2 BOE SHELDON ARLETA PK OHIIC /					
URGENT	item (sorted by craft)	craft/ class	labor		matl. / allow.	sub total	comments
			labor- hrs	cost			
	SCOPE OF WORK		4,602	392,092	2,644,255	3,036,348	
1	371 - GENERAL REQUIREMENTS		571	44,346	16,525	60,871	
2	Design & Engineering.	371.9	0	0	14,000	14,000	Allowance
3	Plans/Permit.	371.9	20	1,605	2,500	4,105	
4	Scheduling.	371.9	120	9,631	0	9,631	
5	Pre-Construction Meeting.	371.9	6	482	0	482	
6	Progress Meetings.	371.9	60	4,816	0	4,816	
7	Estimating.	371	90	6,010	0	6,010	
8	COVID-19 requirements.	371	20	1,336	25	1,361	
9	Final Job Walk with Client.	371.9	3	241	0	241	
10	Supervision, CONST & MAINT SUPV- Draft an action plan and timeline that incorporates, revises and updates activities outlined on this WBS, To whatever detail is required.	371.9	252	20,226	0	20,226	
11	372 - PLUMBING		868	77,079	19,701	96,780	
12	Mobilization.	372	20	1,760	0	1,760	
13	Install Sewer Line.	372	82	7,216	1,798	9,014	
14	Install Water Line.	372	106	9,328	2,331	11,659	
15	Install Storm Drain.	372	550	48,400	12,100	60,500	
16	Install Drinking Fountains.	372	21	1,848	3,472	5,320	
17	Inspection.	372	10	880	0	880	
18	Supervision, PLUMBING	372.9	79	7,647	0	7,647	
19	373 - ELECTRICAL		1,154	116,141	273,804	389,945	
20	Mobilization.	373	20	2,004	0	2,004	
21	Rough Electrical.	373	363	36,369	29,792	66,161	
22	Finish Electrical.	373	339	33,964	120,526	154,490	
23	Install Electrical Transformer and Switchboard.	373	296	29,656	118,446	148,102	
24	Install EV Charging Stations.	373	22	2,160	5,040	7,200	
25	Inspection.	373	10	978	0	978	
26	Supervision, ELECTRICAL	373.9	105	11,009	0	11,009	
27	375 - CARPENTER		519	41,584	62,115	103,699	
28	Mobilization.	375	20	1,588	0	1,588	
29	Install Trash Enclosure Roof.	375	10	794	190	984	
30	Install Infield Storage Box.	375	10	794	2,149	2,943	
31	Install Player Benches.	375	2	159	3,944	4,103	
32	Install Trash Cans.	375	11	873	8,100	8,973	
33	Install Concrete Picnic Tables.	375	10	794	7,804	8,598	
34	Continuous Cleanup.	375	160	12,702	0	12,702	
35	Final Cleanup.	375	40	3,176	0	3,176	
36	Install Trash Enclosure Gates.	375	62	4,922	11,088	16,010	
37	Install Bat Racks.	375	2	159	1,801	1,960	
38	Install Wood Headers.	375	85	6,748	15,750	22,498	
39	Install Concrete Benches.	375	9	715	3,993	4,708	
40	Install Bicycle Racks.	375	8	635	3,685	4,320	
41	Fabricate Signs.	375	24	1,905	2,095	4,000	
42	Install signs.	375	12	953	241	1,194	
43	Install Baseball Bases with Home Plate and Pitchers Mound.	375	5	397	677	1,074	
44	Install Concrete Hot Coal Container.	375	1	79	598	677	
45	Supervision, CARPENTER	375.9	48	4,192	0	4,192	
46	378 - CONCRETE		1,490	112,942	53,148	166,091	
47	Mobilization.	378	20	1,503	0	1,503	
48	Stake and form New Restroom Pad.	378	26	1,953	825	2,778	
49	Stake and pour Curbs & Gutters.	378	539	40,495	13,500	53,995	
50	Install Caissons for Lights and Foul Poles.	378	20	1,503	796	2,299	
51	Pour Concrete Restroom Pads.	378	5.00	376	1,995	2,371	
52	Stake and Pour Misc. Concrete Pads.	378	20	1,479	796	2,276	
53	Form, Pour & Strip Concrete Headers.	378	171	12,847	6,930	19,777	
54	Install V-Gutter.	378	51	3,832	675	4,507	
55	Install Baselines Foul/Fair Poles,	378	4	301	12,569	12,870	
56	Stake and Pour Sidewalks.	378	399	29,977	10,000	39,977	

WORK BREAKDOWN STRUCTURE (WBS)		H634010E r2 BOE SHELDON ARLETA PK OHIIIC /					
URGENT	item (sorted by craft)	craft/ class	labor		matl. / allow.	sub total	comments
			labor- hrs	cost			
57	Install Concrete Wheel Stops.	378	5	376	366	742	
58	Install Detectable Warning Surface (DWS).	378	19	1,427	3,296	4,723	
59	Install CMU Walls for Trash Enclosure.	378	75	5,635	1,400	7,035	
60	Supervision, CONCRETE	378.9	136	11,239	0	11,239	
61	390 - VENDOR		0	0	2,218,962	2,218,962	
62	Tranch and Backfill for Utilities.	390	0	0	45,000	45,000	
63	Install Baseball Dugouts.	390	0	0	5,097	5,097	
64	Site Grading.	390	0	0	362,133	362,133	
65	Install Shade Structure,	390	0	0	59,318	59,318	
66	Install Landscaping with Irrigation.	390	0	0	1,156,250	1,156,250	
67	DWP{ Disconnect / Reconnect.	390	0	0	7,000	7,000	
68	Install Asphalt Paving.	390	0	0	51,405	51,405	
69	Install DG Paving.	390	0	0	99,905	99,905	
70	Parking Lot Striping.	390	0	0	4,275	4,275	
71	Equipment Rental.	390	0	0	8,000	8,000	
72	Temporary Facilities.	390	0	0	1,500	1,500	
73	Remove Spoils.	390	0	0	2,700	2,700	
74	Dump Fees.	390	0	0	180	180	
75	Rebar.	390	0	0	22,500	22,500	
76	Install BBQ Grills.	390	0	0	1,070	1,070	
77	Clear and Grub.	390	0	0	2,224	2,224	
78	Install Chailing Gates.	390	0	0	3,975	3,975	
79	Install Chailink Fence.	390	0	0	95,565	95,565	
80	Install CMB Paving.	390	0	0	104,400	104,400	
81	Install Basketball Striping.	390	0	0	14,250	14,250	
82	Install Temporary Construction Fence.	390	0	0	6,975	6,975	
83	Install Basketball Goals.	390	0	0	12,240	12,240	
84	Install Basketball Court Paving.	390	0	0	153,000	153,000	
						0	
Totals, check, summary:			4,602	392,092	2,644,255		
			Labor & matl.:	3,036,348			
			OP SUPPORT 11%	290,868			
			Subtotal:	3,327,216			
			Add alternatives total:	0			
			ESTIMATE TOTAL:	3,327,216			
			Recommended 20% contingency:	665,443			
			RECOMMENDED FUNDING AMOUNT:	3,992,659			



Shade Structure Quotation

Customer:

Company	City of Los Angeles	Date	2/6/2023
Name	Greg Moeser, PLA	Manufacture	Classic Recreation Systems
Address	1149 S Broadway, Suite 830	Rep.	Bill MacMullin
City	Los Angeles State CA Zip 90015	Quote #	122339
Phone	213-485-4299 Fax _____	Bid Date	Oct. 3, 2022

Project Name	Sheldon Arleta Park	Location	City of Los Angeles	Contact & Phone
--------------	----------------------------	----------	----------------------------	-----------------

Qty.	Description	Unit Price	
1 ea.	Classic Recreation Systems, Shade Structure AS EQUAL to Poligon MSX 32X38 32 X 38 Sierra Model (Shed Style Roof) Width: 32', Length: 38', 1 Tier, Roof Pitch: 2:12 Roof Type: Multi-Rib, Fascia: 24 Ga. Trim, Eave Height 10' 0" 4 Columns, Sub-surface Mounted Frame finish: Zinc Rich primer w/ TGIC powder coat ONLY 5 MID-BEAMS TOTAL, 10' EAVE	\$51,386.25	\$51,386.25
1 ea.	3 Sets of Wet Stamped Sealed drawings with CA structural engineers calculations (includes caisson and spread footing designs) Supply Only Anchor Bolts By Others Installation By Others Footings must be installed on level elevation This quote is good until March 31, 2023	\$1,100.00	

Sub Total	\$51,386.25
CA State Tax @ 9.5%	\$4,881.69
Delivery Charge	\$1,950.00
Structural Calculations	\$1,100.00
Total	\$59,317.94

This quote is valid for 30 days and subject to our confirmation thereafter. Shipments can occur within 12 weeks after receipt of an acceptable order and final specifications. Shipping packages are usually heavy and awkward and require mechanical handling to accomplish truck unloading at the final destination. Truck unloading and job site work are extra and not included. A 50% deposit is required at the time the order is placed. Balance due before shipment.

RecWest Outdoor Products, Inc. 31316 Via Colinas #118 Westlake Village, CA 91362 818-735-3838 www.recwest.com

URGENT

SCOPE: (rough order of magnitude): No plans or design at the time of estimate. 30% Design plans provided at the time of estimate with NO MEP plans. Design and Engineering for Methane Mitigation System. Install Basketball Courts, Baseball Field, Picnic Area with Shade Structure, Parking Area, Pathways, Trash Enclosure, Fencing, Grading and Drainage Improvements, Low Impact Development Biofiltration Planters, Site Utilities,

**H634010Er2
 BOE SHELDON ARLETA PK OHIIC /**

**GENERAL SERVICES DEPARTMENT
CONSTRUCTION FORCES DIVISION**

ATTACHMENT NO. 4

URGENT

BUDGETARY ESTIMATE

DATE: 5/6/2024 **W.O. #:** H634020E
TO: GUNWOO CHOI **C&M:** Nicolás Díaz
FROM: Daniel Rodriguez, Director. **PREPARED BY:** Bob Dulude
BLDG. NAME: SHELDON ARLETA PARK **ADDRESS:** 12455 WICKS ST. SUN VALLEY, **BLDG. NO.:** 0/0
DURATION: 4-6 weeks (Const.) **PLAN # & DATE:** N/A **DATE REC'D:** N/A
PROJECT TITLE: BOE SHELDON ARLETA PK PHIIIC / VRS WORK **COUNCIL DIST.:** 6
SCOPE OF WORK: Electrical Design and Construction Including Electrical Service Equipment, lighting, and Electrical Vehicle Charging Stations.
NOT IN SCOPE OF WORK: Unforeseen conditions, Off-hour work, Overtime, Everything not electrical.

CFT	DESCRIPTION OF WORK	LABOR HOURS	LABOR	MATERIAL or SUB-CONTR	COMMENTS
1	371 GENERAL REQUIREMENTS	56	\$4,441	\$111,400	
2					
3	NOTE: SEE ADDITIONAL PAGES FOR WORK BREAKDOWN, ETC.				
3					
4					
5					
TOTALS:			\$4,441	\$111,400	

Budgetary estimates are for budget purposes and based on preliminary plans and information. Budgetary estimates do not include unforeseen conditions and changes in the original scope of work. **Budgetary estimates are good for 90 days from date of estimate.**

IMPORTANT NOTE: The recommended funding amount includes a 15% contingency for unforeseen conditions, missed and/or underestimated line items.

MATERIAL TOTAL: \$111,400
OP SUPPORT 11%: \$12,254
LABOR TOTAL: \$4,441
ADD ALTERNATIVES: \$0
ESTIMATE TOTAL: \$128,095
RECOMMENDED 15% CONTINGENCY: \$19,214
RECOMMENDED FUNDING AMOUNT: \$147,309

WORK BREAKDOWN STRUCTURE (WBS)			H634020E BOE SHELDON ARLETA PK PHIIC / VRS WORK					
URGENT May 6, 2024			craft/ class	labor		matl. / allow.	sub total	comments
				labor- hrs	cost			
SCOPE OF WORK				56	4,441	111,400	115,841	
1	371 - GENERAL REQUIREMENTS			56	4,441	111,400	115,841	
2	Design & Engineering.(Electrical)		371.9	0	0	108,900	108,900	
3	Plans/Permit.		371.9	10	803	2,500	3,303	
4	Pre-Construction Meeting.		371.9	10	803	0	803	
5	Estimating.		371	4	267	0	267	
6	Supervision, CONST & MAINT SUPV		371.9	32	2,568	0	2,568	
Totals, check, summary:				56	4,441	111,400		
					Labor & matl.:	115,841		
					OP SUPPORT 11%	12,254		
					Subtotal:	128,095		
					Add alternatives total:	0		
					ESTIMATE TOTAL:	128,095		
					Recommended 15% contingency:	19,214		
					RECOMMENDED FUNDING AMOUNT:	147,309		

**GENERAL SERVICES DEPARTMENT
CONSTRUCTION FORCES DIVISION**

ATTACHMENT NO. 5

URGENT

BUDGETARY ESTIMATE

DATE: 5/16/2024 **W.O. #:** H634010E r8

TO: GUNWOO CHOI **C&M:** Nicolás Díaz

FROM: Daniel Rodriguez , Director. **PREPARED BY:** Bob Dulude

BLDG. NAME: SHELDON ARLETA PARK **ADDRESS:** 12455 WICKS ST. SUN VALLEY, **BLDG. NO.:** 0/0

DURATION: 10-12 Month (Const.) **PLAN # & DATE:** N/A **DATE REC'D:** N/A

PROJECT TITLE: BOE SHELDON ARLETA PK PHIIIC / VRS WORK **COUNCIL DIST.:** 6

SCOPE OF WORK: Install Basketball Courts, Baseball Field, Picnic Area with Shade Structure, Parking Area, Pathways, Trash Enclosure, Fencing, Grading and Drainage Improvements, Low Impact Development Biofiltration Planters, Site Utilities, Planting and Irrigation Improvements and Site Amenities. Methane system design for public restroom.

NOT IN SCOPE OF WORK: Unforeseen conditions, Off-hour work, Overtime, Prefab Restroom, Driveway, 8' high pedestrian gate, play structure, 8' cantilevered vehicular gate, bleachers, and playground resilient surface. Site security services. Electrical.

CFT	DESCRIPTION OF WORK	LABOR HOURS	LABOR	MATERIAL or SUB-CONTR	COMMENTS
1 371	GENERAL REQUIREMENTS	3,132	\$250,026	\$35,000	
2 372	PLUMBING	6,751	\$599,457	\$137,338	
4 375	CARPENTER	2,880	\$230,754	\$70,309	
5 378	CONCRETE	136	\$10,320	\$17,626	
6 390	VENDOR	0	\$0	\$5,215,991	* Median Price
7					
8	NOTE: SEE ADDITIONAL PAGES FOR WORK BREAKDOWN, ETC.				
8					
9					
10					
TOTALS:			\$1,279,410	\$5,791,880	

Budgetary estimates are for budget purposes and based on preliminary plans and information. Budgetary estimates do not include unforeseen conditions and changes in the original scope of work. **Budgetary estimates are good for 90 days from date of estimate.**

IMPORTANT NOTE: The recommended funding amount includes a 15% contingency for unforeseen conditions, missed and/or underestimated line items.

MATERIAL TOTAL: \$5,791,880
OP SUPPORT 11%: \$637,107
LABOR TOTAL: \$1,279,410
ADD ALTERNATIVES: \$0
ESTIMATE TOTAL: \$7,708,398
RECOMMENDED 15% CONTINGENCY: \$1,156,260
RECOMMENDED FUNDING AMOUNT: \$8,864,657
\$8,408,398

Note: BOE adjustments in bold blue

WORK BREAKDOWN STRUCTURE (WBS)		H634010E r8 BOE SHELDON ARLETA PK PHIIC / VRS WORK					
URGENT		craft/ class	labor		matl. / allow.	sub total	comments
item (sorted by craft)			labor- hrs	cost			
	SCOPE OF WORK		14,721	1,279,410	5,791,880	7,071,291	
1	371 - GENERAL REQUIREMENTS		3,132	250,026	35,000	285,026	
2	Design & Engineering.(Methane)	371.9	0	0	32,500	32,500	
3	Plans/Permit.	371.9	20	1,605	2,500	4,105	
4	Scheduling.	371.9	120	9,631	0	9,631	
5	Pre-Construction Meeting.	371.9	10	803	0	803	
6	Progress Meetings.	371.9	60	4,816	0	4,816	
7	Estimating.	371	100	6,678	0	6,678	
8	Final Job Walk with Client.	371.9	10	803	0	803	
9	GSD Job Completion Package.	371.9	20	1,605	0	1,605	
10	Supervision, CONST & MAINT SUPV- Draft an action plan and timeline that incorporates, revises and updates activities outlined on this WBS, To whatever detail is required.	371.9	2,792	224,086	0	224,086	
11	372 - PLUMBING		6,751	599,457	137,338	736,795	
12	Mobilization.	372	20	1,760	0	1,760	
13	Install Sewer Line.	372	395	34,800	8,700	43,500	
14	Install Water Line.	372	255	22,480	5,620	28,100	
15	Install Storm Drain.	372	5,435	478,240	119,560	597,800	
16	Install Drinking Fountains.	372	21	1,862	3,458	5,320	
17	Inspection.	372	10	880	0	880	
18	Supervision, PLUMBING	372.9	614	59,435	0	59,435	
19	373 - ELECTRICAL		1,822	188,854	315,616	504,470	
20	Mobilization.	373	20	2,054	0	2,054	
21	Rough Electrical.	373	536	55,086	38,619	93,705	** Design Build
22	Finish Electrical.	373	332	34,046	120,709	154,755	** Design Build
23	Install Electrical Transformer and Switchboard.	373	455	46,679	118,484	165,163	** Design Build
24	Install EV Charging Stations.	373	300	30,806	37,804	68,610	** Design Build
25	Inspection.	373	10	978	0	978	
26	Supervision, ELECTRICAL	373.9	170	19,205	0	19,205	
27	375 - CARPENTER		2,880	230,754	70,309	301,063	
28	Mobilization.	375	20	1,588	0	1,588	
29	Install Trash Enclosure Roof.	375	56	4,464	1,116	5,580	
30	Install Infield Storage Box.	375	10	795	2,148	2,943	
31	Install Player Benches.	375	13	1,067	3,036	4,103	
32	Install Trash Cans.	375	11	897	8,076	8,973	
33	Install Concrete Picnic Tables.	375	12	960	8,640	9,600	
34	Continuous Cleanup.	375	160	12,702	0	12,702	
35	Final Cleanup.	375	40	3,176	0	3,176	
36	Install Trash Enclosure Gates.	375	61	4,830	11,271	16,101	
37	Install Bat Racks.	375	2	196	1,764	1,960	
38	Install Wood Headers.	375	85	6,750	15,750	22,500	
39	Install Concrete Benches.	375	16	1,240	11,160	12,400	
40	Install Bicycle Racks.	375	4	279	3,002	3,281	
41	Remove/replace existing bleachers.	375	5	383	43	425	
42	Fabricate Signs.	375	24	1,921	2,081	4,002	
43	Install signs.	375	12	953	241	1,194	
44	Install Baseball Bases with Home Plate and Pitchers Mound.	375	5	397	677	1,074	
45	Install Concrete Hot Coal Container.	375	2	145	1,305	1,450	
46	Project oversight.	375	2,080	165,131	0	165,131	
47	Supervision, CARPENTER	375.9	262	22,880	0	22,880	
48	378 - CONCRETE		136	10,320	17,626	27,946	
49	Mobilization.	378	20	1,503	0	1,503	
50	Install Baselines Foul/Fair Poles,	378	4	305	12,564	12,869	
51	Install Concrete Wheel Stops.	378	5	376	366	742	
52	Install Detectable Warning Surface (DWS).	378	19	1,427	3,296	4,723	
53	Install CMU Walls for Trash Enclosure.	378	75	5,635	1,400	7,035	
54	Supervision, CONCRETE	378.9	13	1,074	0	1,074	
55	390 - VENDOR		0	0	5,215,991	5,215,991	
56	Trench and Backfill for Utilities.	390	0	0	45,000	45,000	

WORK BREAKDOWN STRUCTURE (WBS)			H634010E r8 BOE SHELDON ARLETA PK PHIIC / VRS WORK					
URGENT			craft/ class	labor		matl. / allow.	sub total	comments
item (sorted by craft)				labor- hrs	cost			
57	Site Demo.		390	0	0	342,712	342,712	* Median price
58	Site Concrete.		390	0	0	3,079,950	3,079,950	* Median price
59	Install Shade Structure,		390	0	0	59,318	59,318	
60	Install Landscaping with Irrigation.		390	0	0	663,275	663,275	* Median price
61	DWP{ Disconnect / Reconnect.		390	0	0	7,000	7,000	
62	Equipment Rental.		390	0	0	8,000	8,000	
63	Temporary Facilities.		390	0	0	7,500	7,500	
64	Install BBQ Grills.		390	0	0	1,070	1,070	
65	Install Chain link Fence.		390	0	0	650,480	650,480	
66	Install Basketball Striping.		390	0	0	14,250	14,250	
67	Install Temporary Construction Fence.		390	0	0	6,975	6,975	
68	Install Basketball Goals.		390	0	0	12,240	12,240	
69	Construction Trailer. (18 months)		390	0	0	18,000	18,000	
70	SWPP/Erosion Control Implementation with QSP Weekly Inspection.(18 months)		390	0	0	300,221	300,221	Allowance
Totals, check, summary:			14,721	1,279,410	5,791,880			
Labor & matl.:				7,071,291				
OP SUPPORT 11%				637,107				
Subtotal:				7,708,398				
Add alternatives total:				0				
ESTIMATE TOTAL:				7,708,398				
Recommended 15% contingency:				1,156,260				
RECOMMENDED FUNDING AMOUNT:				8,864,657				

PROJECT CONSTRUCTION BUDGET SUMMARY

RAP VENDOR PROJECT DELIVERY METHOD

SCOPE: PREFAB RESTROOM/ OFFICE, PLAYGROUND, BLEACHERS

FUNDING TABLE	
PROJECT CONSTRUCTION COST	Amount
RAP Pre-qualified Vendor Items	\$1,256,000
Total Construction Cost	\$1,256,000
FUNDING SOURCES	
Prop 68 (205/89RH DU)	\$1,500,000
Quimby (302/89460K-AV)	\$700,000
<u>Total Funding Available for Construction</u>	\$2,200,000

Note: Prop 68 funding is reimbursement basis and Quimby funding cannot be transferred to a different department.

GSD PROJECT DELIVERY METHOD

The rest of the funding will be used for the GSD construction. The funding information for this scope of work is shown in the below table:

FUNDING TABLE	
PROJECT CONSTRUCTION COST	Amount
Construction Cost (Contractor)-GSD – See Note 1.	\$7,708,398
CD 6 Changes – Fence Modification, Lighting, Benches	\$450,000
LASAN Cost Estimate – Amendment to the post-closure report and vault adjustments	\$56,000
Electrical Design	\$147,309
Estimated Construction Cost	\$8,361,707
CONTINGENCY	
Recommended Contingency	\$700,000
Total	\$9,061,707

L.A. for Kids Steering Committee Report – September 26, 2024

Cesar Chavez Recreation Complex Phase III C Also Known As: Sheldon Arleta Park Phase III C Project

Page 2

FUNDING SOURCES	
Prop K (4 th Cycle) (43K/10W572)	\$96,318*
Prop K (4 th Cycle) (43K/10F572)	\$67,635
Prop K (4 th Cycle) (43K/10G572)	\$104,626*
Prop K (8th Cycle) (43K/10LM07)	\$500,000
Prop K (8th Cycle) (43K/10KM07)	\$483,400*
Sites and Facilities (209/88RME0)	\$1,744,693
CTIEP G.F. (100/54/00YAAB)	\$24,363
MICLA - CTIEP FY 2023-24 (298/50/50YPCF)	\$5,367,402
MICLA – CTIEP 2024-25 (298/50/50APCF)	\$700,000
<u>Total Funding Available for Construction</u>	<u>\$9,088,437</u>

* Includes uncommitted and encumbered funds

Note:

1. Construction Cost is based on the estimate (r8) received from GSD on 5/16/2024 and BOE's decreased contingency recommendation.
2. BOE Staff costs for construction are being absorbed.
3. The estimates are rounded up to the nearest \$1,000.