

APPROVED

DEC 18 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-250

DATE December 18, 2019

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK PERFORMING ARTS CENTER – PHASE I – RESTROOMS
RENOVATION - (W.O. #E170202A) PROJECT – APPROVAL OF FINAL PLANS.

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	*C. Santo Domingo	_____
V. Israel	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office and as attached to this Report, for the proposed Griffith Park Performing Arts Center – Phase I – Restrooms Renovation (W.O. #E170202A) Project (Project); and,
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or Designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

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

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

The overall scope of work for the proposed Project consists of the construction of an outdoor performing arts stage with two (2) artistic overhead structures, undergrounding of existing utility lines, and renovation of existing restrooms for Americans with Disabilities Act (ADA) compliance, installation of lighting, and ADA picnic and viewing areas. In addition, there will be an ADA-compliant prefabricated modular pedestrian bridge, ADA-compliant improvements to paths, installation of path lighting, refurbishment of existing stairs, and ADA-compliant parking improvements. Electrical connections would be provided, but no permanent sound amplification equipment or speakers would be installed as part of the proposed Project. Lighting fixtures would

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be installed solely to provide safety and security and would be in a rustic or rural style in keeping with the existing visual character of the Old Zoo area and Griffith Park in general.

In order to minimize the impact to the park's usage, this complete set of improvements is being constructed in phases. Phase I is the renovation of existing restrooms for ADA compliance. The detailed scope for Phase I includes the replacement of existing fixtures, interior modification to create an ADA-compliant stall.

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

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

The construction cost estimate for Phase I is Two Hundred Thousand Dollars (\$200,000.00).

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

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

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

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

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FISCAL IMPACT

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

STRATEGIC PLAN INITIATIVES AND GOALS

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

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

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

This Report was prepared by Aren Galustians, Project Manager, Planning, Construction and Maintenance Branch. Reviewed by Neil Drucker, Interim Division Manager, BOE Architectural Division, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENT

Final plans and specifications.

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

DEPARTMENT OF RECREATION AND PARKS CITY OF LOS ANGELES GRIFFITH PARK PERFORMING ARTS CENTER RESTROOM REFURBISHMENT

4800 N. GRIFFITH PARK DRIVE
LOS ANGELES, CA 90027

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- A201 RESTROOM PLAN AND AXON.



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

SUPERINTENDENT: DARRYL FORD

GENERAL MANAGER: MICHAEL SHULL

PROJECT DESIGNER: AREN GALUSTIANS

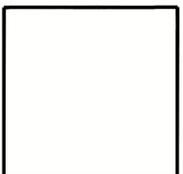
PROJECT ENGINEER: _____

AS-BUILT DRAWN BY: _____

LIC. NO. _____

LIC. NO. _____

DATE: 08.23.2019



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

REVISIONS:	DATE:

PLAN NAME:
TITLE SHEET

DATE: 08.23.2019

DRAWN BY: _____ APPROVED BY: _____

SCALE: _____ ISSUE DATE: _____

W.O. NO. _____ FILE NO. _____
EXXXX PRJ20558

DRAWING NO.
G100

SHEET OF SHEETS

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

READY TO ISSUE
BY PERMITTEE
SEP 27 2019
Signature _____