

APPROVED

DEC 18 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-252

DATE December 18, 2019

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HANSEN DAM BASEBALL FIELDS REFURBISHMENT & RESTROOMS (PRJ20041) (W.O. #E170111A) PROJECT – PHASE II - APPROVAL OF FINAL PLANS.

AP Diaz \_\_\_\_\_ S. Piña-Cortez \_\_\_\_\_
H. Fujita \_\_\_\_\_ C. Santo Domingo DP
V. Israel \_\_\_\_\_ N. Williams \_\_\_\_\_

[Signature]
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Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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, for the proposed Hansen Dam Baseball Fields Refurbishment & Restrooms (PRJ20041) (W.O. #E170111A) Project – Phase II (Phase II); 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

The Hansen Dam Baseball Fields Refurbishment & Restrooms Project (Project) is located at 11100 Dronfield Avenue, Pacoima, CA 91331 in Council District No.7. This is a Proposition K – L.A for Kids Program Competitive Grant 7th Cycle (Grant) funded Project. The Project's scope is to refurbish three (3) existing baseball fields, install new restrooms, security lighting, bleachers and fencing.

The U.S. Army Corps of Engineers (USACE) created the 1,463-acres Hansen Dam Recreation Area for flood control and a small portion was reserved for "intensive Recreation". The entire Hansen Dam Recreation area is owned by the USACE and is leased to RAP. The area is both a natural and man-made resource that offers a large open space within the Los Angeles metropolitan area. The undeveloped area, considered a natural habitat, covers the majority of the park and is home to diverse plant and animal species. The Hansen Dam recreation facilities include Hansen Dam Park, which covers 37 acres, with baseball diamonds (Phase II), soccer fields, an amphitheater, a 16-acre equestrian center, an 18-hole golf course with club house and

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restaurant, group picnic area, and children play areas. In addition, Hansen Dam has a hiking and bicycle trail along its top and an equestrian trail at its base. It also had a non-motor boating lake and 1.5-acre swimming pool.

The Project site is part of Hansen Dam Park, and located on the west side of the park. The Project's complete scope of work is being constructed in phases due to limited funding.

### Phase I – COMPLETE:

Phase I scope of work included the installation of two (2) pre-fabricated new restrooms with Americans with Disabilities Act (ADA) compliant stalls and paths of travel from parking lot to restrooms, drinking fountains and security lighting. One (1) restroom was installed at Field 1, located north of Osborne and Dronfield Avenue; the other was installed at Field 2 which is adjacent to Field 3, west of Osborne and Dronfield Avenue. The construction was completed by RAP's pre-qualified on-call contractors. The pre-fab restroom was installed by CXT Inc, sewer lines by Mike Prlich and Sons, Inc, electrical lines by Electro Construction, and lastly the ADA-compliant paths of travel by Commercial Paving. The construction was completed in November 7, 2018.

### Phase II

The proposed Phase II is the current and final phase. The scope of work for the proposed Phase II is to refurbish the existing ball field bleachers; provide an ADA-compliant path of travel, fencing and irrigation as proposed in the Grant.

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division prepared the plans and specifications.

As required by the Proposition K - L.A. For Kids Program, the proposed Project was presented to the community. Three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted on December 13, 2011, January 25, 2012, and March 3, 2012 respectively. The community, the LVNOC and Office of Council District 7 (CD7) are in full support. Approximately two (2) RAP staff and nine (9) community members, including the seven (7) LVNOC members, attended each of the meetings.

After review by RAP and BOE staff, it was determined that the work can be performed by RAP's prequalified on-call contractors. RAP staff recommends Phase II to be constructed by the on-call contractors and recommends BOE to provide construction management services during the construction of these improvements. The City Engineer's estimate for the construction of Phase II is Four Hundred Twenty Thousand Dollars (\$420,000).

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

<u>FUNDING SOURCE</u>	<u>FUND/DEP./ACCT. NO.</u>
Proposition K	43K/10/10J264
Quimby	302/89/89460K-HG
Sites & Facilities	209/88/88LAB3

### TREES AND SHADE

The proposed Phase II provides for new walkways and bleachers, and will include the removal of three (3) trees that are non-protected, non-native and with destructive root systems. The trees that are being removed will be replaced with twelve (12) African Pines which in five (5) years will double, or more, the canopy area coverage of the trees being removed. The park has existing trees and shade structures which will be protected during construction.

### ENVIRONMENTAL IMPACT

RAP staff has determined that the Project has been previously evaluated for environmental impacts in compliance with the California Environmental Quality Act (CEQA) Guidelines, and the proposed Phase II was part of the Project. A Notice of Exemption was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on January 16, 2013. The proposed Phase II project scope will not result in any new environmental impacts, intensify previously identified impacts, or require any new mitigation measures. In addition, the environmental conditions for the project have not substantially changed since the Categorical Exemption was filed. Therefore, no additional CEQA documentation is required for Board approval.

### FISCAL IMPACT

The proposed Phase II project is fully funded by Proposition K, Quimby, and Sites & Facilities funds. Therefore, there is no immediate fiscal impact to RAP's General Fund.

### STRATEGIC PLAN INITIATIVES AND GOALS

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

<b>Goal No. 1:</b>	Provide safe and accessible parks.
<b>Outcome No. 2:</b>	All parks are safe and welcoming.
<b>Result:</b>	The installation of the proposed ADA compliant path of travel and refurbishment of the bleachers will result in a more accessible and welcoming park.

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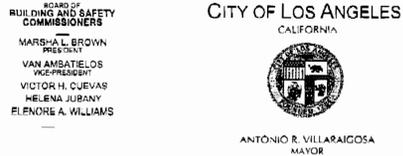
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This Report was prepared by Ray Araujo, Project Manager, BOE, Architectural Division. Reviewed by Neil Drucker, Interim Division Head, BOE, Architectural Division; Darryl Ford, Superintendent, Planning, Maintenance and Construction.

### LIST OF ATTACHMENTS/EXHIBITS

Attachment 1 – Final Plans and Specifications





SOILS REPORT APPROVAL LETTER

February 23, 2011 LOG # 73147 SOILS FILE - 2

City of Los Angeles 200 N Spring Street Los Angeles, CA 90012

TRACT: The MacIay Rancho (MR 37-5/16) LOT: 83 (Arb 8) LOCATION: 11100 N Dronfield Avenue

Table with 4 columns: CURRENT REFERENCE REPORT/LETTER(S), REPORT NO., DATE(S) OF DOCUMENT, PREPARED BY

The Grading Division of the Department of Building and Safety has reviewed the referenced reports for the proposed improvements at the Hansen Dam Baseball Fields.

According to the report, the proposed improvements will include refurbishing one baseball field north of Dronfield Avenue (Site 1), and two little league fields south of Dronfield Avenue (Site 2).

The reports are acceptable, provided the following conditions are complied with during site development:

(The numbers in the parentheses are in reference to the applicable sections of the 2008 Building Code, or to the Department's Information Bulletins. The Department Information Bulletins are posted on the internet at LADBS.ORG.)

- 1. The soil engineer shall review and approve the detailed plans prior to issuance of any permits.

LADBS 650 (Rev 6/02) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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recommended in the report.

- 16. Shoring shall be designed for the minimum lateral/ equivalent fluid pressures as recommended on page 9 of the report of 12/15/10. All the additional surcharge loads shall be included into the shoring design.
17. Shoring shall be designed for an allowable lateral deflection not exceeding as recommended on page 9 of the report. The soil engineer shall monitor the shoring deflections during construction from affecting existing offsite structures and facilities.
18. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector.
19. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations.
20. Prior to the pouring of concrete, a representative of the soil engineer shall inspect and approve the footing excavations. A notice shall be posted on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations.
21. The soil engineer shall inspect all excavations to determine that conditions are as anticipated and shall make recommendations for correction of hazards found during grading.
22. Prior to excavation, an initial inspection shall be called at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.

RAPHAEL CHENG Geotechnical Engineer I

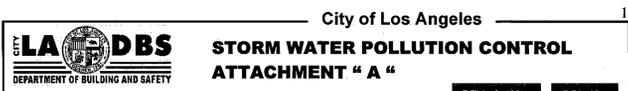
RHC/rhc Log #73147 (213) 482-0480

cc: GED/Public Works VN District Office Applicant

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This approval shall be by signature on the plans which clearly indicates that the soil engineer has reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report. (7006.1)

- 2. All the recommendations of the report, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
4. All the footings shall be supported on the compacted fill, as recommended in the report.
5. Compacted fill shall extend laterally beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of 3 feet whichever is greater.
6. Frictional and lateral resistance of soils may be combined, provided the lateral bearing resistance does not exceed two-thirds of the allowable lateral bearing.
7. The seismic Site Class is D, as recommended in the report. All the other seismic design parameters shall be reviewed by LADBS building plan check. (1613.5.2)
8. If import soils are used, no footings shall be poured until the soil engineer has submitted a compaction report containing in-place shear test data and settlement data to the Department, and obtained approval. (7008.2)
9. A grading permit shall be obtained. (106.1.2.)
10. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (7011.3)
11. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557; Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density.
12. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
13. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
14. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
15. Unsupported temporary excavations shall not be subject to surcharged load. The portion of the excavations higher than 5 feet shall be sloped to a gradient no steeper than 1:1, as



Job Address 11100 DRONFIELD AVE. PACOIMA CA 91331 Permit # 16010 - 20000 - 03885

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects/Certification Statement

The following notes shall be either incorporated or attached to the approved construction/grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. NPDES Permit Part 5 "Definitions"

- Eroded sediments and pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage course or wind.
Stockpiles of earth and other construction-related materials must be protected from being transported from the site by wind or water.
Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete wastes on-site until they can be appropriately disposed of or recycled.
Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.

As the project owner or authorized agent of the owner, I have read and understand the requirements, listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name (Owner or authorized agent of the owner) Signature (Owner or authorized agent of the owner) Date

As a cover entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

PROJECT DESCRIPTION NEW PARK FACILITY TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

- 1. INSTALLATION OF NEW CHAIN LINK FENCING AND BACKSTOP.
2. INSTALLATION OF NEW ALUMINUM BLEACHERS.
3. INSTALLATION OF NEW CONCRETE PAVING & WALKWAYS.
4. INSTALLATION OF (1) NEW DRINKING FOUNTAINS.
5. SITE GRADING, REMOVAL AND EXPORT OF SOIL.
6. INSTALLATION OF NEW IRRIGATION ZONE
7. NEW TREE PLANTING

SHEET INDEX:

- G001 TITLE SHEET
G002 SHEET INDEX, PROJECT DESCRIPTION, SOILS REPORT APPROVAL LETTER
G003 TREE PROTECTION REQUIREMENTS
L201 FIELD 1 DEMOLITION PLAN
L202 FIELD 2&3 DEMOLITION PLAN
L301 FIELD 1 GRADING PLAN
L302 FIELD 2&3 GRADING PLAN
L401 FIELD 1 CONSTRUCTION PLAN
L402 FIELD 2&3 CONSTRUCTION PLAN
L403 CONSTRUCTION DETAILS, SHEET 1
L404 CONSTRUCTION DETAILS, SHEET 2
L405 CONSTRUCTION DETAILS, SHEET 3
L602 FIELD 2&3 IRRIGATION PLAN
L603 IRRIGATION DETAILS

Vertical sidebar containing: BUREAU OF ENGINEERING logo, REVISIONS table, DEPARTMENT OF PUBLIC WORKS logo, CITY ENGINEER GARY LEE MOORE, P.E., ENV SP, ARCHITECTURAL DIVISION, DESIGNED BY, DRAWN BY, CHECKED BY, APPROVED BY, WORK ORDER NO. E170111, FILE NO. 434, DRAWING NO. G002, SHEET 2 OF 14 SHEETS, PLOTTED: 10/30/19, 12:47 PM

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