

APPROVED

JAN 16 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-018

DATE January 16, 2016

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK – ACQUISITION OF ADDITIONAL LAND, IMPROVEMENTS TO ATHLETIC FIELDS AND TRAILS, ROAD REFURBISHMENT, LIGHTING AND RESTROOMS PROJECT – FINAL ACCEPTANCE

for

AP Diaz

CEP

V. Israel

R. Barajas

S. Piña-Cortez

H. Fujita

N. Williams

[Signature]
General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Accept the work completed under the Memorandum of Understanding (MOU), as amended on June 20, 2012, between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD), Construction Forces, for the Elysian Park – Improvements to Athletic Fields, Trails, and Restrooms – Phase I (W.O. #E170199F) Project, Phase II (W.O. #E170436F) Project, and Phase III (W.O. #E170437F) Project (collectively, Project), as outlined in the Summary of this Report;
2. Accept the Project work completed under the RAP contract with Commercial Paving & Coating, Inc. for the refurbishment of roads, as outlined in the Summary of this Report;
3. Accept the Project work completed under the GSD contract with CXT Precast Products Division, for new restrooms, as outlined in the Summary of this Report;

SUMMARY

Elysian Park is located at 835 Academy Road, Los Angeles, California 90012, in Council District No. 1. The Proposition K – L.A. for Kids Program includes a specified regional project that funds the following at Elysian Park: Acquisition of Additional Land; Improvements to Athletic Fields and Trails, Road Refurbishment, and Improvements to Lighting and Restrooms. Implementation of the Project to date has been in done in six (6) phases. All design work was completed by BOE, Architectural Division. Project and construction management was handled by BOE.

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Construction was performed by GSD, as well as through purchase orders with Commercial Paving & Coatings, Inc. and CXT Precast Products Division. A portion of the work was completed by GSD under an MOU approved on June 2, 2010 through Report No. 10-138 (Attachment 1) and Council File No. 10-2498-2, for an amount not to exceed Seven Hundred Ninety-Four Thousand, Eight Hundred Seventy-Five Dollars (\$794,875.00), as shown in the table below. Additional funds for GSD work were approved on May 16, 2012 through Report No. 12-143 (Attachment 2) and Council File No. 13-1498, for an amount not to exceed Eight Hundred Thousand Dollars (\$800,000.00). A third fund transfer was approved through Council File No. 14-1284-S3, for an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000.00). The amount transferred to GSD was \$1,744,875.00 to complete improvements to athletic fields, trails, lighting, and restrooms, as noted in the table below.

The construction work that has been directed to be done for the Project to date is complete and was delivered as follows:

Phase I:	Acquired 18.44 acres of additional land, located at Riverside Drive and Stadium Way. This acquisition was approved on June 2, 1999 through Board Report No. 229-99. The site was subsequently developed, and is now a community park and open to the public.	\$ 913,810
Phase II	Re-graded the athletic field adjacent to the Park Maintenance Yard to improve drainage, provided new irrigation and grass; remodeled the adjacent restroom facility to make it ADA accessible; and repaired the access road to enhance drainage. Work was completed by GSD.	\$ 564,650
Phase III	Improvements to 1,185 linear feet of trails at Bishop Canyon. Work was completed in 2013 by GSD.	\$ 119,741
Phase IV	Removed and replaced the two restrooms at the Monticello Picnic Area; included ADA access from the parking lot to both restrooms; included site work and installation of about 1,100 feet of a 4 inch water line to the restrooms. The newly installed restrooms were prefabricated restrooms by CXT Precast Products Division. Work was completed in 2016. <ul style="list-style-type: none"> • GSD construction cost: \$597,093 • CXT Precast Products cost: \$333,830 	\$ 930,923
Phase V	Removed and replaced the deteriorated roof and trusses at the Grace Simons Lodge Outdoor Restroom and rehabilitated the restrooms to conform to ADA. Work was completed in 2017 by GSD.	\$ 468,694

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Phase VI	Refurbished the following roads in the Park by pulverizing the existing asphalt for use as roadway base, and paving over with 4 inches of new asphalt: Angel Point Road, Park Row Drive, Buena Vista Hills Drive, Grace Simons Parking Lot, Meadow Road and Parking Lot, Grandview Drive, Radio Hill Drive, Monticello Picnic Area Access Road and Parking Lot, Lilac Terrace Avenue, and Radio Gardens Road. Work was completed in 2016 by Commercial Paving & Coating, Inc.	\$2,367,759
	Subtotal – Construction and Acquisition costs	\$5,365,577
	Indirect Costs - including Project Management, Design, Survey, Geotechnical work, Permits, Construction Management and Inspection	\$704,591
	Total Project Cost	\$6,070,168

The total amount of Proposition K funding for this Project is Seven Million, Four Hundred Fifty-Four Thousand, One Hundred Seventy-Six Dollars (\$7,454,176.00). There is One Million, Three Hundred Eighty-Four Thousand, Eight Dollars (\$1,384,008.00) in surplus funds remaining. RAP staff will work with Council Districts 1 and 13 to determine the use of the remaining funds for work that qualifies under the scope description specified in the Proposition K ballot measure for this Project. Such use will be subject to a new Local Voluntary Oversight Committee (LVNOC) community involvement process as well.

TREES AND SHADE

No trees were removed or planted as part of this Project. No new shade structures were added as a part of this Project.

FISCAL IMPACT STATEMENT

There is no anticipated fiscal impact to RAP's General Funds. All funds are provided by the Proposition K Program. The assessment of the future operations and maintenance costs has been determined as part of RAP's annual operating budget.

This Report was prepared by Richard Campbell, BOE Architectural Division; Reviewed by Neil Drucker, Proposition K Program Manager; Deborah Weintraub, BOE Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Report No. 10-138 dated June 2, 2010
- 2) Report No. 12-143 dated May 16, 2012

APPROVED

REPORT OF GENERAL MANAGER

NO. 10-138

JUN 02 2010

DATE June 2, 2010

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 1 and 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK – IMPROVEMENTS TO ATHLETIC FIELDS AND TRAILS, ROAD REFURBISHMENT, LIGHTING AND RESTROOMS (W.O. #E170199F) – MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES

R. Adams _____ F. Mok _____
H. Fujita _____ K. Regan _____
S. Huntley _____ *M. Shull [Signature]
V. Israel _____

[Signature]
General Manager

Approved [Signature] Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

- 1. Approve a Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE), and the Department of General Services (GSD) to provide construction services for the Elysian Park – Improvements to Athletic Fields and Trails, Road Refurbishment, Lighting, and Restrooms (W.O. #170199F) project, subject to the approval of the City Attorney as to form;
2. Authorize the Department’s Chief Accounting employee, subject to Mayor and City Council Approval, to request the City Administrative Officer (CAO) to include in the CAO report to the City Council that a transfer of the following appropriation, in the amount of \$800,000 be approved for the construction of the Elysian Park – Improvements to Athletic Fields and Trails, Road Refurbishment, Lighting, and Restrooms (W.O. #E170199F) project;

REPORT OF GENERAL MANAGER

PG. 2 NO. 10- 138

From:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>APPROPRIATION AMOUNT</u>
Proposition K Yr 13 ⁽¹⁾	43K/10/F231	\$ 400,000
Proposition K Yr 14 ⁽¹⁾	43K/10/TBD	\$ 100,000
Proposition K Yr 15 ⁽¹⁾	43K/10/TBD	\$ 300,000
Total:		\$ 800,000

Notes:

⁽¹⁾ Availability of funds pending approval by the City Council of the Engineer's Report for Fiscal Year 2010-11, which includes reprogramming and inflation of Proposition K funds for this project.

To:

GSD Account F140 and from there to the appropriate GSD accounts in Fund 100, Department 40, as follows:

1014 – Construction Salaries	\$ 75,000
1101 – Hiring Hall Salaries	\$250,000
1121 – Hiring Hall Fringe Benefits	\$100,000
3180 – Construction Materials and Supplies	\$375,000
Total	\$800,000

and transfer cash to GSD on an as-needed basis, upon review and approval of expenditure reports submitted by GSD and approval of these reports by the BOE Project Manager;

3. Direct the Board Secretary to transmit forthwith the MOU to the City Attorney for expedited review and approval as to form; and,
4. Authorize the General Manager to execute the MOU prior to June 30, 2010, subsequent to the approval of the City Attorney as to form.

SUMMARY:

Elysian Park is located at 835 Academy Road, Los Angeles, California 90012. The project will repair and upgrade restrooms, improve athletic fields, reconstruct and restore trails and roads.

REPORT OF GENERAL MANAGER

PG. 3 NO. 10-138

The deteriorated restroom structure and plumbing fixtures will be reconstructed and brought up to current building codes. The athletic fields will be repaired to improve drainage, irrigation, and field grass. The access road pavement will be repaired and repaved to enhance drainage. The eroded trails will be reconstructed and any overgrown vegetation blocking the path will be cleared out.

The Elysian Park – Improvements to Athletic Fields and Trails, Road Refurbishment, Lighting, and Restrooms (W.O. #170199F) project is a Proposition K specified project. The project was initially funded for construction in Proposition K Year 13 (2009-2010). Due to the suspension of the State grant funds because of the State's cash flow problems, a number of Proposition K projects funded in the current year with State grants funding had to be placed on hold, and the Proposition K funds had to be reprogrammed to a future year. The Elysian Park project design is complete and the project was originally scheduled to go out to bid in the next fiscal year. Since additional projects had to be programmed to the current fiscal year and the Elysian Park project is ready for construction, Proposition K funds were programmed to this project in the current fiscal year to avoid permanent loss of the Proposition K funding.

Due to the reprogramming of Proposition K funds to the current fiscal year, the project must now have the construction contract awarded before the end of the current Fiscal Year 2009-2010 (i.e. by June 30, 2010). There is now insufficient time remaining to proceed through the normal bid and award process. In order to meet the construction award schedule without losing the Proposition K funding, it is recommended that GSD be selected to construct the project, in accordance with Section 22.535(a) (5) of the Los Angeles Administrative Code.

GSD has not prepared a construction cost estimate for the project. The BOE construction cost estimate for the project is \$650,000. A construction contingency in the amount of \$150,000 is also being recommended for appropriation to GSD, however, use of the contingency will require advance written approval by the BOE Project Manager or his designated representative. Upon approval of the Board and the City Council, a total of \$800,000 from Proposition K funds will be requested for appropriation to GSD.

Upon execution of the MOU and the approval of the fund appropriation and transfer to GSD accounts, GSD will begin work immediately. Completion of construction is estimated to take three hundred sixty-five (365) calendar days.

In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements to athletic fields and trails, roadways, lighting, and restrooms will not have any significant impact on the environment. The project has been determined to be Categorically Exempt pursuant to Article III, Section 1(a)(1), Class 1, Category 1 of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 4 NO. 10-138

Council Districts 1 and 13, the Park Rangers and Metro Region staff support the recommendations as set forth in this report.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund, however, future operations and maintenance costs will be included in future Department budget requests.

This Board Report was prepared by Shashi Bhakta, Recreational and Cultural Facilities Program, Bureau of Engineering, and reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.

APPROVED
MAY 16 2012

REPORT OF GENERAL MANAGER

NO. 12-143

DATE May 16, 2012

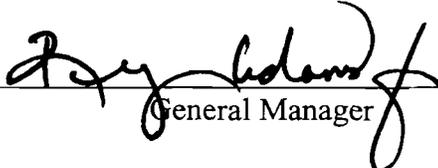
BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK PHASE II – IMPROVEMENTS TO ATHLETIC FIELDS, RESTROOMS, AND TRAILS (W.O. #E170436F) PROJECT – MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING AND THE DEPARTMENT OF GENERAL SERVICES, CONSTRUCTION FORCES DIVISION

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>MS</u>
V. Israel	_____	N. Williams	_____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD), Construction Forces Division to provide construction services for the Elysian Park Phase II – Improvements to Athletic Fields, Restrooms, and Trails (W.O. #170436F) project, subject to the approval of the City Attorney as to form;
2. Authorize the Department’s Chief Accounting Employee, subject to Mayor and City Council approval, to request the City Administrative Officer (CAO) to include in the CAO report to the City Council that a transfer of the following appropriation, in the amount of \$800,000, be approved for the construction of the Elysian Park Phase II – Improvements to Athletic Fields, Restrooms, and Trails (W.O. #170436F) project

REPORT OF GENERAL MANAGER

PG. 2 NO. 12-143

From:

<u>FUNDING SOURCE</u>	<u>FUND NO./DEPT. NO./ACCT. NO.</u>	<u>APPROPRIATION AMOUNT</u>
Proposition K – Year 15	43K/10/10H231	\$ 300,000
Proposition K – Year 15 ⁽¹⁾	43K/10/TBD	\$ 500,000
Total		\$ 800,000

To:

Through GSD Account and from there to the appropriate GSD accounts in Fund No. 100, Department No. 40, as follows:

001014 – Construction Salaries	\$ 160,000
001101 – Hiring Hall Salaries	\$ 114,286
001121 – Hiring Hall Fringe Benefits	\$ 45,714
003180 – Construction Materials and Supplies	\$ 480,000
Total	\$ 800,000

⁽¹⁾ Availability of funds pending approval by the City Council of the Engineer’s Report for Fiscal Year 2012-13, which includes reprogramming of Proposition K funds for this project.

and transfer cash to GSD on an as-needed basis, upon review and approval of expenditure reports submitted by GSD and approval of these reports by the BOE Project Manager;

3. Direct the Board Secretary to transmit forthwith the MOU to the City Attorney for expedited review and approval as to form; and,
4. Authorize the General Manager to execute the MOU, subsequent to the approval of the City Attorney as to form.

SUMMARY:

The proposed project is a Proposition K Specified project located at 835 Academy Road, Los Angeles, California 90012 in Council District 1. The Proposition K line item scope of work includes “acquisition of additional land, improvements to athletic fields and trails, road refurbishment, lighting, and restrooms.”

REPORT OF GENERAL MANAGER

PG. 3 NO. 12-143

The project is proposed to be constructed in phases. The land acquisition was authorized by the Board of Recreation and Park Commissioners on June 2, 1999 (Board Report No. 229-99, Resolution No. 9805). The property located at the intersection of Riverside Drive and Stadium Way, also known as 1800 Riverside Drive, was acquired with Proposition K funds in Year 2 of the Program. The RAP regional staff and the Local Volunteer Neighborhood Oversight Committee (LVNOC) provided a list of priorities for the remaining project scope of work. Phase I consisted of the improvements to one (1) athletic field and one (1) restroom, was completed in October 2011. Phase II will consist of the improvements to the next priority athletic field, restroom, and trails. Phase III includes the future scope of work for road refurbishment and lighting.

The detailed scope of work for the Phase II project includes public restroom facilities upgrade for code compliance, including disabled access, structural, electrical, mechanical, and plumbing upgrades. The project also includes improvements to the athletic field and trails.

Staff recommends awarding this project to GSD in lieu of conducting a competitive construction bid process. GSD completed Phase I of this project and has completed a number of public restroom projects with a similar scope of work.

The project is funded by Proposition K, and additional Proposition K funds are proposed to be reprogrammed to this project in the current fiscal year. For this reason, the project must now have a construction contract awarded before the end of the current Fiscal Year 2011-2012 (i.e. by June 30, 2012). There is now insufficient time remaining to proceed through the normal bid and award process. In order to meet the construction award schedule without losing the Proposition K funding, it is recommended that GSD be selected to construct the project, in accordance with Section 22.535(a) (5) of the Los Angeles Administrative Code.

GSD has not prepared a construction cost estimate for the project. The BOE total construction cost estimate for the project is \$720,000. After a construction estimate has been prepared by GSD, if the GSD and BOE estimates are substantially different, BOE will report back to the Board and make any additional recommendations for the Board's consideration. A construction contingency, in the amount of \$80,000, is also being recommended for appropriation to GSD. However, use of the contingency will require advance written approval by the BOE Project Manager or his designated representative. Upon approval of the Board and the City Council, a total of \$800,000 from Proposition K funds will be requested for appropriation to GSD.

Upon execution of the MOU and the approval of the fund appropriation and transfer to GSD accounts, GSD will begin work upon the issuance of a Notice-to-Proceed (NTP) for the project. Completion of construction is estimated to take 365 calendar days for the project.

REPORT OF GENERAL MANAGER

PG. 4 NO. 12-143

Staff has determined that the subject project will consist of interior and exterior alteration for code compliance to an existing park facility with negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

Council District 1 and the Metro Region staff support the recommendations as set forth in this report.

FISCAL IMPACT STATEMENT:

At this time, there is no fiscal impact to RAP's General Fund for the approval of this board report. Once this project is completed, operational maintenance costs will be determined. Upon project completion, a request for funding will be submitted in future RAP annual budget requests.

This Board Report was prepared by Shashi Bhakta and Cathie Santo Domingo, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.