

APPROVED

JUL 17 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-147

DATE July 17, 2019

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VIA DOLCE PARK - (W.O. # E1907606) (PRJ20463) PROJECT – FINAL ACCEPTANCE

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



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

Accept the work performed for the Via Dolce Park (W.O. #E1907606) (PRJ20463) Project (Project), constructed by the Department of Recreation and Parks (RAP) as-needed prequalified on-call contractors, as outlined in the Summary of this Report.

SUMMARY

The Via Dolce Park project is located at 3507 Via Dolce, Marina Del Rey, CA 90292 and is situated in Council District 11. It is located on the eastern bank of the Grand Canal, near the intersection of Driftwood Street and Strong's Drive. The site lies approximately 1,000 feet upstream, and to the north-northwest of Ballona Lagoon, in the community of Venice. The site is surrounded by both single and multi-family residential uses. The park serves about 3,872 residents.

The Project scope of work consisted of developing an existing vacant 6,300 square-foot lot into a pocket park. The Project also includes 3,394 square feet of native vegetation landscape area, and 1,971 square feet of hardscape area including a walking path, plaza and play area. The Project's design allows 576 square-feet of existing native vegetation to remain, and improves 350 square-feet of existing pathways. The park infrastructure also includes: 1) a children's play area (i.e., wall climber; crunch bar; spiral slide; wave climber; tree climber; rumble and roll zip slide; platforms; covers for shading a language panel, etc.); 2) A rubber resilient surfacing which was poured in-place, under the play area; and 3) A picnic area with a picnic table.

The picnic table has an Americans with Disabilities Act (ADA) compliant sitting area, and the park plaza has two (2) six-foot long benches and three (3) four-foot long benches. The Project has a bike rack, and two (2) 50-gallon trash receptacles. A 36-inch high decorative fence was installed on either side of the play area and walkway, to prevent access to the native vegetation by those visiting or passing through the park and playground.

BOARD REPORT

PG 2 NO. 19-147

The remaining area of the property was landscaped with native vegetation and a new irrigation system with a solar-powered controller. Other installations include the educational element of steel sculptures of native fish, birds and mammals that live in the area, park signage (i.e., park name, park rules, botanical signs and way-finding signs, including signage pertaining to the adjacent Grand Canal).

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division prepared the plans and specification. On December 13, 2017, the Board of Recreation and Park Commissioners (Board) approved the final plans for construction of the Project (Report No. 17-246) (Attachment No. 1). On February 9, 2018, RAP issued a Notice-to-Proceed (NTP) to Commercial Paving & Coating (Commercial Paving), a pre-qualified on-call contractor, in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the park improvements scope of work. A separate NTP was issued to PlayCore Wisconsin Inc (PlayCore), also a pre-qualified on-call contractor, on June 6, 2018 in the amount of Twenty-Nine Thousand, Six Hundred Three Dollars and Forty One Cents (\$29,603.61) for the installation of children play area.

BOE was involved in the project management, construction management and inspection of the Project.

The construction of Project was completed on January 7, 2019. During the course of construction, a total of six (6) change orders were issued to the Project; four (4) for Commercial Paving and two (2) for PlayCore. The list of change orders is included as Attachment No. 2 of this Report for reference. The breakdown of the total construction cost is as follows:

Contractor Name	Base Bid	Change Orders	Percentage	Total Amount
Commercial Paving	\$250,000.00	\$23,664.00	9.46%	\$237,664.00
PlayCore	\$29,603.61	\$4,661.64	15.74%	\$34,265.25

BOE has informed RAP that the Project is complete, and that the contractors have furnished the required permits, drawings, operation and maintenance manuals, warranties and guarantees.

During the course of construction, four (4) change orders were issued to Commercial Paving for a total of \$23,664.00 or 9.46% of the base contract amount. Two (2) change orders were issued directly to PlayCore for a total of \$4,661.64 or 15.74% of the base contract amount. .

The BOE Program Manager has reviewed the as-built drawings and concurs that the Project has been completed in accordance with the plans and specifications. There was no contract compliance or labor issues with the work done.

TREES AND SHADE

As part of the Project, ten (10) Evergreen trees were planted to help mitigate the amount of heat in the park by providing shade in the seating areas and playground. The trees are expected to get as large as 40 feet high with a canopy as wide as 25' in about 10 years from planting.

BOARD REPORT

PG 3 NO. 19-147

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), the Project was determined to be categorically exempt from the provision of CEQA, as approved previously by the Board on December 13, 2017.

FISCAL IMPACT

The proposed construction Project was funded by Proposition A and RAP Capital Park Development B funds. Operation and Maintenance funds for the park will be requested as part of the annual City budget process.

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
Key Metric: Percentage of Angelenos with park access within a ½ mile of their home
Target: 60% by 2022

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

LIST OF ATTACHMENTS

1. Board Report 17-246
2. Change Order Logs

APPROVED

DEC 14 2017 BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-246

DATE December 13, 2017

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VIA DOLCE PARK – (PRJ20463) (W.O. # E1907606) PROJECT – APPROVAL OF FINAL PLANS AND CONCURRENCE WITH NOTICE OF EXEMPTION (NOE) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FILED WITH COUNTY CLERK BY CITY OF LOS ANGELES BUREAU OF ENGINEERING ON MARCH 7, 2017 FOR A CATEGORICAL EXEMPTION PURSUANT TO ARTICLE III, SECTION 1, CLASS 4(3) (NEW GARDENING, TREE PLANTING OR LANDSCAPING) AND CLASS 11(3) (PLACEMENT OF MINOR STRUCTURES IN EXISTING FACILITIES) OF CITY CEQA GUIDELINES

<i>for</i>	AP Diaz _____	V. Israel _____
	R. Barajas <u>RB</u>	S. Pifa-Cortez _____
	H. Fujita _____	N. Williams _____

Ramon Barajas for

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, (Attachment C1, C2 and C3), for the Via Dolce Park – New Pocket Park (PRJ20463) (W.O. # E1907606) Project;
2. Concur with the findings that the project is categorically exempt from CEQA as presented in a Notice of Exemption filed with the Los Angeles County Clerk on March 7, 2017; and,
3. Authorize Department of Recreation and Parks' (RAP) Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Via Dolce Park project is located at 3507 Via Dolce, Marina Del Rey, California 90292 and is situated in Council District 11. It is located on the eastern bank of the Grand Canal, near the intersection of Driftwood Street and Strong's Drive. The site lies approximately 1,000 feet upstream, and to the north-northwest of Ballona Lagoon, in the community of Venice. The site is surrounded by both single and multi-family residential uses. The park will serve about 3,872 residents. (Refer to Attachment A)

BOARD REPORT

PG. 2

NO. 17-246

The Project scope consists of developing an existing vacant six thousand three hundred square foot (6,300 square feet) lot into a pocket park. The proposed project will include 3,394 square feet of native vegetation landscape area, and 1,971 square feet of hardscape area including a walking path, plaza and play area. The project is designed to allow 576 square feet of existing native vegetation to remain, and will improve 350 square feet of existing path ways. The park infrastructure will also include: 1) a children's play area (i.e., wall climber; crunch bar; spiral slide; wave climber; tree climber; rumble and roll zip slide; platforms; covers for shading a language panel, etc.); 2) a rubber resilient surfacing which will be poured in-place, under the play area; and 3) a picnic area with a picnic table. (Refer to Attachment B)

The picnic table will have an Americans' With Disabilities Act (ADA) compliant sitting area, with two (2) six (6) foot long benches and three (3) four (4) foot long benches. The project will also install a bike rack, and include a fifty (50) gallon trash receptacle. A thirty-six (36) inch high decorative fence will be installed on either side of the play area and walkway, to prevent access to the native vegetation by those visiting or passing through the park and playground.

The remaining area of the property will be landscaped with native vegetation, a solar-powered controller and a new irrigation system that is to be installed. Also, there will be park signage (i.e., park name, park rules, botanical signs and way-finding signs, including signage pertaining to the adjacent Grand Canal).

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division prepared the plans and specifications (Attachment C1, C2, and C3), and obtained all of the necessary permits for the Project. The California Coastal Commission approved the project on August 11, 2017. Six (6) community and outreach meetings were held on the following dates: February 4, 2010; March 17, 2014; June 6, 2014; August 25, 2014; July 14, 2016; and August 24, 2017. The community and Council District No. 11 are all in support of the project.

After review by RAP and BOE, it was determined that the project can be constructed by RAP's pre-qualified on-call contractors and suppliers. BOE will provide construction management services. The City Engineer's Estimate for the construction of the project is \$249,624.

TREES AND SHADE

The project's planting palette supports environmental sustainability. The drought tolerant landscaping provides low maintenance and is supported by irrigation designed to allow a flexible, water-efficient delivery system. The ten (10) evergreen shade trees will help mitigate the amount of heat in the park by providing shade in the seating areas and playground. The trees are expected to get as large as 40' high with a canopy as wide as 25' in about 10 years from planting. No trees will be removed only the shrubs.

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

BOARD REPORT

PG. 3

NO. 17-246

FUNDING SOURCE

Proposition A:
RAP Capital Park Development B Fund:
TOTAL

FUND/DEPT./ACCT. NO.

205/89/89MHD4
302/89/89270K

ENVIRONMENTAL IMPACT STATEMENT

This Project was previously evaluated for environmental impacts in accordance with the California Environmental Quality Act (CEQA), and was determined to be categorically exempt from the provisions of CEQA pursuant to City CEQA Guidelines Article III, Section 1, Class 4, Category 3 and Class 11, Category 3 exemptions. A Notice of Exemption (NOE) (Attachment D) was filed with the Los Angeles City Clerk on February 17, 2017 and with the Los Angeles County Clerk on March 7, 2017.

FISCAL IMPACT STATEMENT

The proposed construction project is funded by Proposition A and RAP Capital Park Development B funds. When completed, the Project provides improvements to the existing vacant lot. RAP staff will have to determine the operational and maintenance costs, and request the appropriate budget authorities to fund the operational and maintenance costs.

This Report was prepared by Gus Malkoun, Project Manager, Architectural Division, BOE, Reviewed by Bill Lee, Rebecca Abano, Mahmood Karimzadeh (Architectural Division Manager), BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch

LIST OF ATTACHMENT(S)

1. Attachment A - Park Analysis Report, Dated 10/27/14
2. Attachment B - Colored Rendering, Dated 9/6/2017
3. Attachment C - Final Plans and Specifications completed in September 2017
4. Attachment D - Notice of Exemption, Dated 2/17/17

ATTACHMENT No. 2

City of Los Angeles - Department of Public Works - Bureau of Engineering

Via Dolce Park - W.O. No. E1907606

CHANGE ORDER LOG for Commercial Paving Inc,

<u>Change Order No</u>	<u>Description</u>	<u>Issued Date</u>	<u>Amount</u>
01	Add one Poly Climbing Wall to Playground Equipment	4/26/2018	\$3,500.00
02	Design & Install 12 Different Educational Elements	5/1/2018	\$15,525.00
03	Design & Install Park Metal Signage	11/27/2018	\$950.00
04	Soil Testing & Several Landscaping Items	12/4/2018	\$2,194.00
TOTAL			\$22,169.00

ATTACHMENT No. 2

City of Los Angeles - Department of Public Works - Bureau of Engineering

Via Dolce Park - W.O. No. E1907606

CHANGE ORDER LOG for PlayCore Wisconsin, Inc – DBA Game Time

<u>Change Order No</u>	<u>Description</u>	<u>Issued Date</u>	<u>Amount</u>
01	Playground PIP Upgrade	7/6/2018	\$ 1,031.80
02	Purchase & Installation of 2 Swing Door Receptacle	7/18/2018	<u>\$ 3,629.84</u>
		TOTAL	\$ 4,661.64