

# APPROVED

MAY 01 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-084

DATE May 1, 2019

C.D. 12

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OAKRIDGE ESTATE – PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA (W.O. #E170184F) (PROP K ID #C231-8) PROJECT - FINAL ACCEPTANCE

AP Diaz	_____	V. Israel	_____
*R. Barajas	<u>DF</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATION

Accept the work performed for the Oakridge Estate – Park, Walking Trails and Children’s Play Area (W.O. #E170184F) (Prop K ID #C231-8) 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 Oakridge Estate – Park, Walking Trails and Children’s Play Area (W.O. #E170184F) (Prop K ID #C231-8) Project is located in Council District 12 at 18650 Devonshire Street, Northridge, CA, 91324. The scope of work included the development of a community park, walking trails and children’s playground area within the grounds of the estate. In addition, there were site grading, irrigation, stage area, driveway apron, landscaping, hydro-seeding, installation of park furniture, and installation of an outdoor classroom.

The plans for the Project were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division. On April 19, 2017, the Board of Recreation and Park Commissioners (Board) approved the final plans for construction of the Project (Board Report No. 17-100) (Attachment No. 1). On July 6, 2017, RAP issued a Notice-to-Proceed (NTP) to Evergreen Environmental, Inc. (Pre-qualified On Call Contractor) for an amount of One Million Ninety-Two Thousand and Five Hundred Dollars (\$1,092,500).

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

BOARD REPORT

PG. 2 NO. 19-084

The construction of Project was completed on January 7, 2019. During the course of construction, a total of seven (7) change orders were issued to the Vendor. 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:

<b>Vendor/Contractor Name</b>	<b>Base Bid</b>	<b>Change Orders</b>	<b>Percentage</b>	<b>Total Amount</b>
Evergreen Environmental, Inc. Contract No. 3500	\$1,092,500	\$160,549.67	14.7%	\$1,253,049.67

TREES AND SHADE

There are numerous old growth Oak trees on the site which were protected in place during construction. A total of one hundred and twenty-five (125) trees were planted as part of this Project. The tree plantings were primarily focused on shading the picnic areas, children’s play area, and walking paths. The trees were also used as a landscape buffer between the park and the residential area to the south of the Project site, as requested by the community and Council office. The tree palate consists of Toyon, Goldenrain, Flax Leaf Paper Bark, Italian Stone Pine, Valley Oak and Interior Live Oak. All trees that were planted are drought tolerant and resistant to the Polyphagous Shot Hole Borer, which has been infecting trees in Southern California. The Toyon and Oak trees are native to California.

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

FISCAL IMPACT STATEMENT

The construction and indirect costs for the Project were funded entirely with Proposition K - L.A. for Kids funds.

Maintenance funds for the new park will be requested as part of the annual City budget process. This budget includes part time staff, materials and supplies and will provide year round maintenance seven days a week.

This Report was prepared by Richard Campbell, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker ,BOE Architectural Division, Interim Division Manager, and Cathie Santo Domingo, RAP Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENT(S):

- Attachment 1 Board Report No. 17-100
- Attachment 2 Change Order Log

**APPROVED**

04 - 19 - 2017

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 17-100

DATE April 19, 2017

C.D. 12

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: OAKRIDGE ESTATE – PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA (W.O. #E170184F) PROJECT– FINAL PLANS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 3(6), CLASS 4(1, 3) AND CLASS 11(3) OF CITY GUIDELINES (CONSTRUCTION OF ACCESSORY STRUCTURES INCLUDING PLAY AREAS, GRADING ON LAND WITH A SLOPE LESS THAN 10%, TREE PLANTING, GARDENING AND LANDSCAPING AND CONSTRUCTION OF WALKS AND FENCES ACCESSORY TO EXISTING FACILITIES)

AP Diaz

V. Israel

\*R. Barajas

N. Williams

H. Fujita



\_\_\_\_\_

  
General Manager

Approved

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the final plans, herein included as Attachment 1, for the Oakridge Estate – Park, Walking Trails and Children’s Play Area (W.O. #E170184F) Project (Project);
2. Find that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3) and Class 11(3) of City Guidelines (construction of accessory structures including play areas, grading on land with a slope less than 10%, tree planting, gardening and landscaping and construction of walks and fences accessory to existing facilities);
3. Direct Department of Recreation and Parks’ (RAP) staff to file the Notice of Exemption within five (5) working days of project approval; and,
4. Authorize the RAP Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption.

BOARD REPORT

PG. 2 NO. 17-100

SUMMARY

The Project is located at 18650 Devonshire Street, Northridge, California 91324, which is part of the estate previously owned by actress Barbara Stanwyck and, later, comedian Jack Oakie. The Project submitted for approval herein consists of the development of a community park, walking trails and children's play area within the grounds of the estate. Site grading, irrigation, staging area, driveway apron, landscaping, hydro-seeding, park furniture, and an outdoor classroom are also part of the Project scope. Once the Project is complete, the new community park will serve the Reseda, Northridge and Chatsworth communities, all located within the Twelfth Council District (CD 12) and nearby to the Project site. This is a Proposition K – L.A. for Kid's Program (Prop K) 8th Cycle Competitive Grant project.

As required by Proposition K, three Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted on September 19, 2013; November 7, 2013; and December 12, 2013; respectively, with participation from the community. The LVNOC and CD 12 Office are in full support of the Project.

The Department of Public Works, Bureau of Engineering (BOE) Architectural Division prepared the plans and specifications, and obtained all the necessary approvals for the Project. BOE will also be providing the construction management services on the construction of these improvements. The City Engineer's estimate for the construction work is Eight Hundred Sixty Thousand Dollars (\$860,000.00).

It should be noted that a master plan to renovate the existing historic residence, at the Oakridge Estate is being developed with different funding sources and will be designed and constructed separately.

In March 2015, the Proposition K Steering Committee awarded construction funds to the Department of Recreation and Parks (RAP). The Project will be bid to RAP's list of pre-qualified on-call contractors.

Funding for this Project is available from the following funds and accounts:

FUNDING SOURCE	FUND/DEPT./ACCT. NO.
Proposition K Fiscal Year - 19	43K/10/10KM18
Proposition K Fiscal Year - 18	43K/10/10LM18

TREES AND SHADE:

One hundred one (101) trees will be planted as part of this Project, and will primarily focus on shading the picnic areas, children's play area, and walking path. The trees will also be used as a landscape buffer between the residential area to the south of the Project site. The tree palette consists of Toyon, Goldenrain, Flax Leaf Paper Bark, Italian Stone Pine, Valley Oak and Interior Live Oak. All trees being planted are drought tolerant and resistant to the Polyphagous Shot Hole Borer which has been infecting trees in Southern California. The Toyon and Oak trees are native

BOARD REPORT

PG. 3 NO. 17-100

to California. It should be noted that no trees will be removed, and that the Project will comply with RAP's Tree Protection Policy.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of construction of new accessory (appurtenant) structures including fences, play equipment, retaining walls, drinking fountains, restrooms, and walks, of minor grading and of tree planting and landscaping. Therefore, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3), and Class 11(3) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by the Board.

FISCAL IMPACT STATEMENT

There is no immediate fiscal impact to RAP's General Fund at this time.

This Report was prepared by Rebecca Abano, Project Manager, BOE, Architectural Division, and reviewed by Neil Drucker, Program Manager, Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENT(S)

- 1) Final Project Plans



**CO & CO Request Log: Oakridge Estate Park  
W.O.No.: E170184F**

CO No	CO Req	DESCRIPTIONS	PCO ECO Date	GC Prop Amount	Proposal Date	CMD Est Amount	Apprvd Amount	Apprvd Date	Change Order Status	FCO Date	C.O Type	Pymt Type	Cal Days Req.	App'd Comp Cal Days	App'd Non Comp Cal Days	REMARKS
001	001	Change Plastic Wood Headers to Concrete	10/11/17	\$ 46,392.86	10/11/17	\$ (12,406.40)	\$ 46,393.00	10/25/17	Executed	11/09/17	S	LS	26	0	26	
002	004	Changes at Entry Driveway	10/31/17	\$ 6,349.54	11/07/17	\$ 6,349.54	\$ 6,350.00	11/14/17	Executed	11/15/17	E	LS	1	0	1	
003	007R 008	Add Trees and Bollards	05/07/18	\$ 4,199.00	05/08/18	\$ 4,199.00	\$ 4,199.00	05/11/18	Executed	05/16/18	S	LS	2	0	2	
004	011	Add Black Vinyl-Coated Chain Link Fencing	07/03/18	\$ 95,500.00	07/11/18	\$ 43,265.47	\$ 62,093.00	08/13/18	Executed	08/14/18	S	LS	0	0	0	
005	014	Water Charges Billed to Evergreen that should have been Billed to City of LA	09/24/18	\$ 6,939.00	09/12/18	\$ -	\$ 5,841.67	10/16/18	Executed	10/17/18	S	LS	0	0	0	
006	012	CD 12 Request for Additional Trees and Bubblers	08/28/18	\$ 15,958.00	08/30/18	\$ 11,922.10	\$ 15,958.00	09/25/18	Executed	09/25/18	S	LS	0	0	0	
007	013	Irrigation Amendments due to Low Pressure	09/10/18	\$ 15,563.00	09/12/18	\$ 13,070.44	\$ 15,563.00	09/25/18	Executed	09/25/18	E	LS	0	0	0	
008	016	Final Closeout Change Order	11/05/18	\$ 4,152.00	11/16/18	\$ 4,152.00	\$ 4,152.00	11/16/18	Executed	11/26/18	S	LS	0	0	0	
Original Contract Price			\$	1,092,500.00	Change Order Status		Executed	C.O Type		U: Unforeseen	\$	0%	Executed Change Orders			
Original Contingency			\$	187,480.00	Change Order Status		Negotiated	C.O Type		E: Errors & Omissions	\$ 21,913.00	14%	Forecasted Change Orders		\$ 160,549.67	
Σ (Executed Change Orders)			\$	160,549.67	Change Order Status		Unresolved	C.O Type		S: Change in Scope	\$ 138,636.67	86%	Forecasted Change Orders			
Revised Contract Price			\$	1,253,049.67	Change Order Status		Canceled	Pymt Type		LS: Lump Sum	Change Order Percentage		Canceled Change Orders			
Outstanding Contingency			\$	26,930.33	Approved Comp. Cal. Days		0	Pymt Type		TM: Time & Material	Change Order Percentage		Canceled Change Orders			
Num. Of Approved Days				29 Cal. Days	Approved Non Comp. Cal. Days		29	Pymt Type		CAN: Canceled	Change Order Percentage		Canceled Change Orders		0	

**Footnotes**

- Percentages of Change Order Types are based on approved dollar amounts.
- Forecasted Change Orders = Unresolved + Negotiated