

APPROVED

MAY 15 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-091

DATE May 15, 2019

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WHITSETT FIELDS SPORTS FIELD LIGHTING AND SYNTHETIC SOCCER FIELDS PHASE II (PRJ21057) (W.O #E170438F) PROJECT – APPROVAL OF FINAL PLANS; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MAINTENANCE OF AN EXISTING PARKING LOT], CLASS 1(12) [OUTDOOR LIGHTING FOR SECURITY AND OPERATIONS], CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT FOR SAFETY AND PUBLIC CONVENIENCE], CLASS 3(6) [CONSTRUCTION OF ACCESSORY STRUCTURES], CLASS 4(3) [NEW LANDSCAPING AND TREE PLANTING], CLASS 4(12) [MINOR TRENCHING AND BACKFILLING], CLASS 11(2) [CONSTRUCTION OF PARKING LOT UNDER 110 SPACES] AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES] OF THE CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301, 15301(c), 15303, 15303(e), 15304(b), 15304(f), 15311 AND 15311(b) OF THE CALIFORNIA CEQA GUIDELINES

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

Nail D Williams

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form attached as Attachment No. 3 to this Report, for the Whitsett Fields Sports Field Lighting and Synthetic Soccer Fields – Phase II (PRJ21057) (W.O. #E170438F) (Prop K ID #C263-9) Project (Project);
2. Find that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and direct staff to file a Notice of Exemption (NOE);
3. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
4. Authorize RAP's Chief Accounting Employee or designee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

The Project is located at 6900 Whitsett Avenue, North Hollywood, California 91605. The site is bounded by Whitsett Avenue, Vanowen Street, and the 170 Freeway. The Project site is also referred to as Whitsett Fields Park, and is located within Valley Plaza Park. Approximately 8,963 residents live within a one-half (½) mile walking distance of Valley Plaza Park. Due to the facilities, features, programs, and services it provides, Valley Plaza Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Whitsett Fields Park Synthetic Turf Improvements (W.O. #E170150F) Phase I Project was completed in May 2017. The Phase I project scope of work consisted of the renovation of one (1) existing full-size soccer field and two (2) small soccer fields into synthetic turf fields; installation of empty conduits for future sports field lighting; expansion of the existing parking lot; and installation of new bleachers, shade structures, a drinking fountain, fencing, landscaping, irrigation, and accessible walkways servicing the renovated soccer fields. (Attachment No. 1 - Final Acceptance Board Report No. 18-026)

The current Phase II Project is comprised of two (2) components. The Proposition K – L.A. for Kids Program 9th Cycle Competitive Grant funded project component consists of the installation of new LED lighting for the three (3) existing synthetic soccer fields completed in Phase I (Prop K ID #C263-9). The second component of the Project is funded by various funding sources as listed in the funding section of this report, and the scope of work consists of the renovation of the three (3) remaining natural turf fields into synthetic turf fields with LED lighting; installation of LED lighting for one (1) of the existing synthetic soccer fields; construction of an accessible restroom, community room, picnic area, and parking; and installation of three (3) shade structures, security lighting, security cameras, drinking fountains, landscape and irrigation. (Attachment No. 2 – Project Site Plan). When completed, the facility will have a total of seven (7) synthetic soccer fields with LED lighting.

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division, working with design consultants, Psomas, Inc., prepared the plans and specifications, and obtained all of the necessary permits for the Project. The final plans for the Project are attached to this Report (Attachment No. 3).

As required by the Proposition K Program, three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted on March 4, 2015, January 28, 2016 and November 15, 2016. The community, the LVNOC, and Council District 2 are in full support of this Project.

RAP and BOE staff reviewed the project scope of work and have determined that the work can be performed by RAP's pre-qualified on-call contractors. Staff recommends that the Project be constructed by the on-call contractors and that BOE provide construction management services during the construction of these improvements.

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

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Proposition K – Year 21	43K/10/10PPAA
Proposition K – Year 22	43K/10/10RPAC
Proposition K – Year 23 ⁽¹⁾	TBD
Proposition K – Year 24 ⁽¹⁾	TBD
Quimby	302/89/89460K-VA
CIEP – 2014-15	10/54/00L076
CIEP – 2015-16	10/54/00M076
CIEP – 2017-18	10/54/00P305
CIEP – 2018-19	10/54/00R076
CDBG – 42 nd Year	424/43/43N554
CDBG – 44 th Year	424/43/43R670

Notes:

- (1) Availability of funding is subject to approval by the City Council of the Proposition K Engineers Report for Fiscal Year 2019-20 and Fiscal Year 2020-21.

TREES AND SHADE

Nineteen (19) trees are proposed to be removed and 65 trees are proposed to be planted as part of this Project. The trees proposed to be removed are: four (4) Canary Island Pine; nine (9) Southern Live Oak; one (1) Tipu Tree; and one (1) Brazilian Pepper Tree. Four (4) dead trees identified as Flax Leaf Paperbark are also proposed to be removed. The trees proposed to be planted are: 21 Desert Willow; eighteen (18) Red Push Pistache; thirteen (13) Tipu Tree; and thirteen (13) Eldarica Pine. All new trees proposed to be planted are 24-inch box trees and have a projected five (5) year canopy diameter of fifteen (15) feet to 25 feet. 9,887 square feet of tree canopy is proposed to be removed, and 18,035 square feet of tree canopy is projected to be provided by the new trees after five (5) years, assuming a survival rate of 75%.

Three (3) shade structures are also proposed for this Project. The shade structure dimensions are as follows: two (2) – 30 ft. x 60 ft. and one (1) – 20 ft. x 30 ft. for a total shaded area of 4,200 square feet.

ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that the subject Project will consist of the construction and placement of accessory structures, installation of lighting and security, new landscaping and tree planting, construction of a parking lot, and maintenance of an existing parking lot at the Whitsett Fields Park. Therefore, staff recommends that the Board of Recreation and Park Commissioners' (Board) determine the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), [Maintenance of an Existing Parking Lot], Class 1(12) [Outdoor Lighting for Security and Operations], Class 3(4) [Installation of Equipment for Safety and Public Convenience], Class 3(6) [Construction of Accessory Structures], Class 4(3) [New Landscaping and Tree Planting], Class 4(12) [Minor Trenching and Backfilling], Class 11(2) [Construction of Parking Lot Under 110 Spaces], and

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Class 11(6) [Placement of Minor Structures] of City CEQA Guidelines and Article 19, Sections 15301, 15301(c), 15303, 15303(e), 15304(b), 15304 (f), 15311 and 15311(b) of the California CEQA Guidelines.

FISCAL IMPACT STATEMENT

The proposed construction project is fully funded by Proposition K, Quimby, CIEP, and CDGB funds. When completed, the Project provides various improvements to an existing facility including water conservation, public safety and security. The Project also anticipates increased park patronage. RAP staff will request additional staffing and funding for operations and maintenance in the annual budget request.

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

LIST OF ATTACHMENTS

- 1) Board Report No. 18-026 - Whitsett Fields Park Phase I – Synthetic Turf Improvements Final Acceptance
- 2) Overall Project Site Plan Map
- 3) Final Plans for Whitsett Fields Park Sports Field Lighting and Synthetic Soccer Fields

BOARD REPORT

NO. 18-026

DATE February 7, 2018

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BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT: WHITSETT FIELDS PARK – SYNTHETIC TURF IMPROVEMENTS (PRJ20757)
(W.O. #E170150F) PROJECT – CONTRACT NO. 3542 – FINAL ACCEPTANCE
AND RELEASE OF RETENTION**

for

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



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final acceptance of work performed under Contract No. 3542, as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3542 to Horizons Construction Company International, Inc. (Horizons), within 35 days after acceptance by the Board of Recreation and Park Commissioners (Board); and,
3. Authorize the Board Secretary to furnish Horizons with a Letter of Completion.

SUMMARY

The Whitsett Fields Park Synthetic Turf Improvements Project (Project) is located at 6900 Whitsett Avenue, North Hollywood, California 91605. The Project scope of work involved renovating one (1) existing large (full-size) soccer field and two (2) small soccer fields into synthetic turf fields, installing empty conduits for future sports field lighting, and expanding the existing parking lot. Also included was the installation of new bleachers, shade structures for the bleachers, a drinking fountain, fencing, landscaping, irrigation, and American's with Disabilities Act (ADA) compliant walkways servicing the renovated soccer fields.

The construction contract was awarded to Horizons on January 6, 2016 (Report No. 16-006), in the amount of \$2,518,000.00. The Department of Public Works, Bureau of Engineering (BOE) Architectural Division prepared the plans and specifications and managed the Project. BOE, Construction Management Division performed the construction management tasks.

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Horizons began construction on April 5, 2016. Construction is one hundred percent (100%) complete. The Department of Building & Safety issued the Certificate of Occupancy on May 2, 2017 and the grand opening was held on May 3, 2017. The Department of Public Works, Bureau of Contract Administration (BCA), issued the Statement of Completion for the Project on September 18, 2017 after Horizons completed all punch list items.

The Project has twenty-one (21) Change Orders issued (Attachment No. 1) increasing the construction contract by One Hundred Seventy-Six Thousand, Forty-Eight Dollars (\$176,048.00) or 7% of the original contract amount. The final construction contract amount including all change orders, is Two Million, Six Hundred Ninety-Four Thousand, Forty-Eight Dollars (\$2,894,048.00).

The construction of the project was funded by Proposition K, Proposition A, CDBG, Quimby, and CIEP funds.

BOE has consulted with the Department of Public Work, Office of Contract Compliance (OCC) concerning the status of the labor compliance requirements and Affirmative Action requirements on the Project. OCC reported that Horizons is in compliance.

Staff recommends the final acceptance of the Project.

FISCAL IMPACT STATEMENT

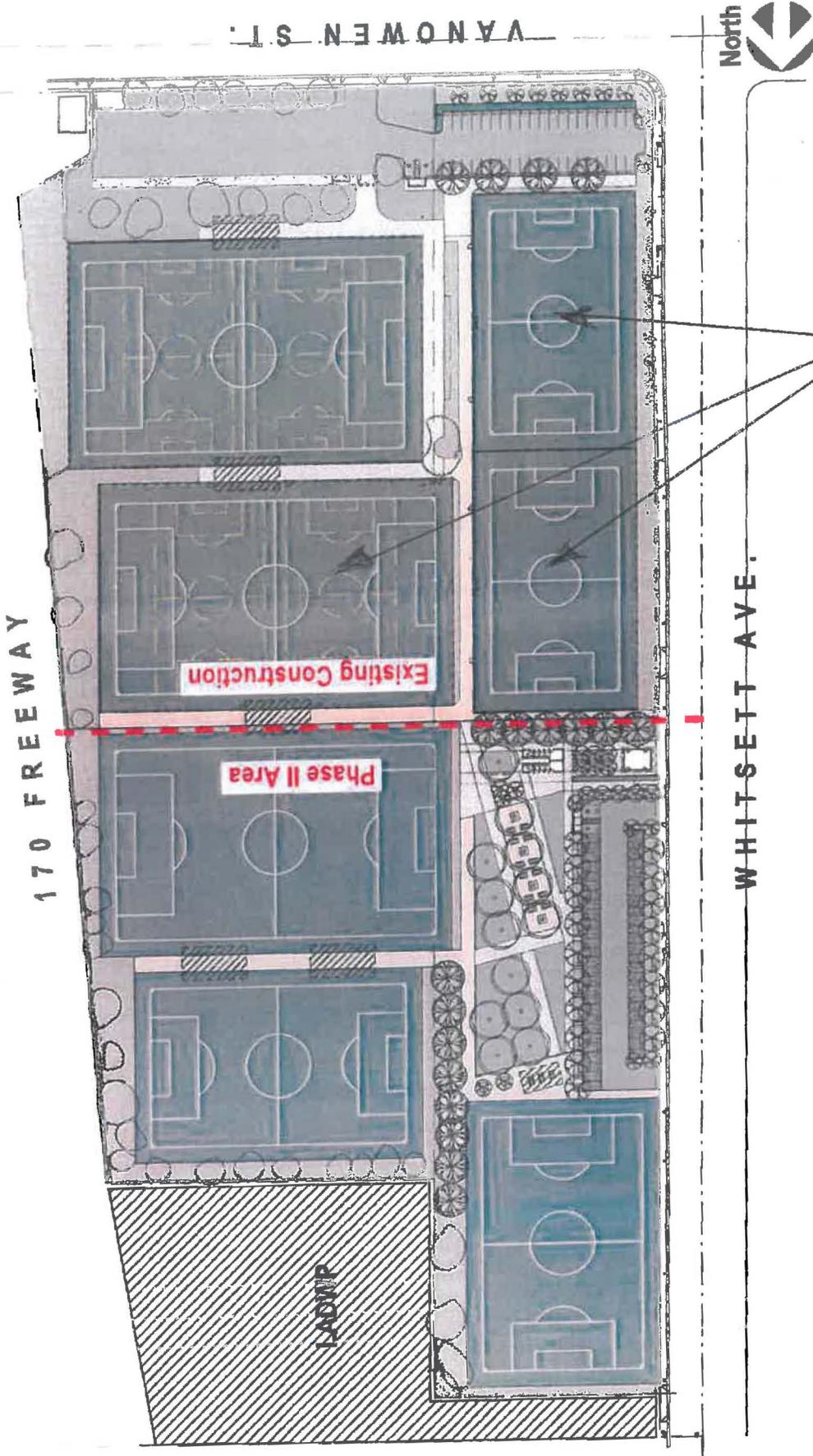
The project was funded by a combination of various funding sources as mentioned in the Summary of this report. There is no immediate impact to the Department's General Fund. The operations and maintenance costs has been included in the budget for the reopening of this park in the current fiscal year.

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 ATTACHMENTS

1. Change Order Log

ATTACHMENT NO. 2



FIELDS TO BE LIGHTED WITH PARK FUNDS

WHITSETT SOCCER FIELDS - PHASE II

Site Master Plan



