

APPROVED

DEC 14 2017

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 17-247

DATE December 13, 2017

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERMONT & GAGE POCKET PARK (PRJ20675) (W.O. #E170172F) PROJECT
- FINAL ACCEPTANCE

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

Rana Barajas for

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the work performed for the Vermont & Gage Pocket Park (PRJ20675) (W.O. #E170172F) Project, constructed by various on-call contractors and/or vendors on contract to the Department of Recreation and Parks (RAP), and through purchase orders, as outlined in the Summary of this Report; and,
2. Authorize the Board Secretary to furnish all the on-call contractors and/or vendors listed in the table in the Summary of this Report, with a letter of completion for the subject project.

SUMMARY:

The Vermont & Gage Pocket Park is located at 6264 South Vermont Avenue, Los Angeles, California, 90044, in Council District No. 9. On August 12, 2015 (Report No. 15-178), the Board of Recreation and Parks Commissioners (Board) approved the final plans for construction of the Vermont & Gage Pocket Park (PRJ20675) (W.O. #E170172F) Project. That Report stated that RAP had secured a total of \$1,734,850.00 in funding \$1,000,000.00 from Proposition K and \$734,850.00 from Proposition 1C Housing Related Park Program). The scope of work consisted of construction of a community park, including an inclusive playground, as shown on Attachment 2. In addition to the scope that is shown on the Attachment 2, the work included security lighting and cameras at the perimeter of the park, a decomposed granite walking surface, and irrigated trees between the park fence and the city sidewalk. Plans for the project were prepared by Shane's Inspiration. Construction of the project began in September, 2015 and the project was deemed complete on April 25, 2017.

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The Department of Public Works, Bureau of Engineering (BOE) and the Department of Public Works, Bureau of Contract Administration (BCA) were not involved in the Construction Management of this Project. The Project Construction was managed by RAP, Planning, Maintenance and Construction Branch. Project Management was performed by BOE.

RAP's approved on-call vendors, together with a minor amount of RAP in-house labor, completed all the construction work for a total construction cost of \$1,285,921.66. The breakdown of the total construction cost is as follows:

Vendor/Contractor Name	Base Bid	Change Orders	Total Cost
Evergreen Environment, Inc.	\$765,746.40	\$23,166.00	\$788,912.40
Play Power Ltd.	\$12,610.28	\$0.00	\$12,610.28
USA Shade, Inc.	\$51,905.99	\$7,573.22	\$59,479.21
Electro Const. Corp.	\$40,890.00	\$0.00	\$40,890.00
Landscape Structures, Inc.	\$365,729.77	\$0.00	\$365,729.77
Totals	\$1,236,882.44	\$30,739.22	\$1,267,621.66

Indirect costs (i.e. design, permits, survey, construction management, project management, etc.) are projected to \$63,307.79. The total cost of the project, including direct and indirect costs did not exceed \$1,330,929.45. Therefore, the project has left a surplus of \$464,452.92 in Proposition K Funds.

The BOE Program Manager has reviewed RAP's Statement of Completion, as-built drawings, and the project as constructed, and concurs that RAP has completed the construction of the project and that the quality of the work is very satisfactory.

TREES AND SHADE

As part of the project, two (2) shade structures were constructed to shade the two picnic areas. In addition, twelve (12) Podocarpus trees were planted in the space between the park fence and the sidewalk.

FISCAL IMPACT STATEMENT

The construction and indirect costs for the pocket park were funded entirely with Proposition K Funds and Proposition 1C Funds.

The annual maintenance cost of the park is estimated at \$25,000.00. Maintenance funds for the new park will be requested as part of RAP's General Fund. This budget includes part time staff, materials and supplies and will provide year round maintenance seven days a week.

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

List of Attachment(s)

1. Attachment 1 - Report No. 15-178 Approved August 12, 2015
2. Attachment 2 - Inclusive Playground Site Plan

APPROVED

AUG 12 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 15-178

DATE: August 12, 2015

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – VERMONT GAGE PARK (PRJ20675) PROJECT –
APPROVAL OF FINAL PLANS

<i>for</i> R. Barajas <u>CSP</u>	K. Regan _____
H. Fujita _____	N. Williams _____
V. Israel _____	

Nael Williams for
General Manager

Approved Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board approve the final plans for the Vermont Gage Park Project (PRJ20675), substantially in the form on file in the Board Office.

SUMMARY:

The Vermont Gage Park Project (Project) proposes to acquire and develop an approximately 15,973 square foot (0.37 acre) vacant lot located at the northeast corner of the intersection of Vermont Avenue and Gage Avenue in the South Los Angeles area of the City. An estimated 10,981 residents live within one-half (1/2) mile walking distance of the proposed new park. Of those 10,981 residents, an estimated 1,676 residents currently do not have access to any improved green spaces or neighborhood parks within one-half (1/2) mile walking distance of their homes.

On June 18, 2015, the Board of Recreation and Park Commissioners (Board) approved the conceptual plan for the Vermont Gage Park Project and authorized the acceptance and conveyance of the donation of an approximately 15,973 square foot (0.37 acre) vacant property parcel located at 960 West 62nd Place, near the corner of South Vermont Avenue, 62nd Place, and West Gage Avenue (Report No. 15-133).

RAP staff has completed and prepared the final plans for the Project. The general scope of work is for the development of new outdoor park and recreational improvements. The plan for development of the park site includes playground areas with resilient surfacing, a walking path, fencing and landscaping, and typical park amenities including benches, trash receptacles, and lighting. The final design for the park is illustrated on Attachment A.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-178

RAP has secured a total of \$1,743,850 in funding (\$1,000,000 from Proposition K and \$743,850 from Proposition 1C Housing Related Park Program) for the Project. Staff anticipates that the secured funding is sufficient to meet the current scope of the Project. The project will be constructed by RAP contractors and/or vendors.

Staff has determined that the subject Project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) and was determined to be exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3) of the City CEQA Guidelines and Section 15325 of the State CEQA Guidelines (Report No. 15-133). Staff finds that the Project has not substantially changed from what was previously evaluated and that would not require any additional mitigation, nor have the environmental conditions at the site substantially changed. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of the final plans for the project will not have any impact on the General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the Department's General Fund.

The annual maintenance cost of the park is estimated at \$25,000. 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 would provide year round maintenance seven days a week.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Division.

Inclusive Playground @ Vermont & Gage

Attachment A

TREE CANOPY SWINGS (3 Bay)

- High Back
- Bucket
- Belt



THEMATIC ENTRYELEMENTS

- Dragon Footprints in Concrete
- Proposed Boulder Rock Seatwall at Shade Tree



62ND PLACE

AMENITIES

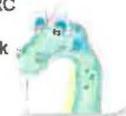
- Castle Theme Fencing
- Concrete Rock & Bench Seating
- Shade Canopies



VERMONT AVENUE

DRAGON'S LARE / CUSTOM GFRC (Ages 2-5)

- Dragon Head with Swiggly Slick
- Dragon Tail Balance Beam
- Dragon Climber/Slide
- Egg Cluster Seats
- Shade Canopies with Pod Seating



6'high GREENSCREEN with VINES



4% ELEVATED WALK TO PLAY STRUCTURE

WHIMSICAL CASTLE STRUCTURE (Ages 5-12)

- Wizard Climber
- Drawbridge
- Dwarf Troll Climber
- Rickety Climber
- Slidewinder
- Roller Slide
- Interactive Panels
- Music Elements



SHADED PICNIC AREAS



Scale: 1" = 10'-0"



VERMONT & GAGE RICKET PARK

Castle Park

Inclusive Playground @
Vermont & Gage

TREE CANOPY SWINGS (3 Bay)

- High Back
- Bucket
- Belt



THEMATIC ENTRYELEMENTS

- Dragon Footprints in Concrete
- Proposed Boulder Rock Seatwall at Shade Tree



62ND PLACE

AMENITIES

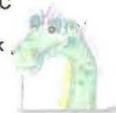
- Castle Theme Fencing
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VERMONT AVENUE

DRAGON'S LARE / CUSTOM GFRC (Ages 2-5)

- Dragon Head with Swiggly Stick
- Dragon Tail Balance Beam
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- Egg Cluster Seats
- Shade Canopies with Pod Seating



6'high GREENSCREEN with VINES



4% ELEVATED WALK TO PLAY STRUCTURE

WHIMSICAL CASTLE STRUCTURE (Ages 5-12)

- Wizard Climber
- Drawbridge
- Dwarf Troll Climber
- Rickety Climber
- Slidewinder
- Roller Slide
- Interactive Panels
- Music Elements



Lights as recommended by LANSOL SHADED PICNIC AREAS



Scale: 1" = 10'-0"

