

APPROVED
JUN 21 2017

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 17-155

DATE June 21, 2017

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CAPITAL IMPROVEMENT PROJECTS - FINAL ACCEPTANCE OF VARIOUS PROJECTS; BARNSDALL PARK PHASE III - SEISMIC RETROFIT AND RESTORATION OF HOLLYHOCK HOUSE (PRJ20002) (W.O. #E1906153) PROJECT; DEVONSHIRE ARLETA PARK - PARK DEVELOPMENT (PRJ20664) PROJECT; GELN ALLA PARK - OUTDOOR PARK IMPROVEMENTS (PRJ1339A) PROJECT; KEN MALLOY HARBOR REGIONAL PARK - HARBOR SPORTS COMPLEX RENOVATION (PRJ20670) PROJECT; MACARTHUR PARK - BAND SHELL IMPROVEMENTS (PRJ1504A) PROJECT; PAN PACIFIC PARK - SWIMMING POOL AND BATHHOUSE IMPROVEMENTS (PRJ1383A) PROJECT; PECK PARK CANYON - ENHANCEMENT (PRJ1301D) PROJECT; ROCKWOOD PARK - HILLSIDE PARK DEVELOPMENT (PRJ1249A) PROJECT; WESTCHESTER RECREATION CENTER - POOL, BATHHOUSE AND OUTDOOR PARK IMPROVEMENTS (PRJ1508P) PROJECT

AP Diaz _____ V. Israel _____
for *R. Barajas CSD _____ N. Williams _____
H. Fujita _____



General Manager

Approved ✓ _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the work performed for the Barnsdall Park Phase III - Seismic Retrofit and Restoration of Hollyhock House (PRJ20002) (W.O. #E1906153) Project, in Council District 13, constructed by the Department of the General Services (GSD), as outlined in the Summary of this Report;
2. Direct the Board Secretary to issue a Letter of Completion to GSD for the Barnsdall Park Phase III - Seismic Retrofit and Restoration of Hollyhock House (PRJ20002) (W.O. #E1906153) Project;

BOARD REPORT

PG. 2 NO. 17-155

3. Accept the work performed for the Devonshire Arleta Park – Park Development (PRJ20664) Project, in Council District 12, constructed by the Department of Recreation and Parks (RAP) staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
4. Accept the work performed for the Glen Alla Park – Outdoor Park Improvements (PRJ1339A) Project, in Council District 11, constructed by RAP staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
5. Accept the work performed for the Ken Malloy Harbor Regional Park – Harbor Sports Complex Renovation (PRJ20670) Project, in Council District 15, constructed by RAP staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
6. Accept the work performed for the MacArthur Park – Band Shell Improvements (PRJ1504A) Project, constructed by with The Friends of the Levitt Pavilion (TFLP) at MacArthur Park, as outlined in the Summary of this Report;
7. Accept the work performed for the Pan Pacific Park – Swimming Pool and Bathhouse Improvements (PRJ1383A) Project, in Council District 4, constructed by RAP staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
8. Accept the work performed for the Peck Park Canyon – Enhancement (PRJ1301D) Project, in Council District 15, managed by the Department of Public Works, Bureau of Engineering (BOE) staff, as outlined in the Summary of this Report;
9. Accept the work performed for the Rockwood Park – Hillside Park Development (PRJ1249A) Project, in Council District 13, constructed by RAP staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
10. Take the following actions regarding the Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project, in Council District 11;
 - A. Accept the work performed for the Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project, constructed by RAP staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
 - B. Approve the reallocation of Ninety-Six Thousand, Seven Hundred Twenty-Eight Dollars and Sixty Cents (\$96,728.60) in Zone Change Fees from the Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project;

BOARD REPORT

PG. 3 NO. 17-155

- C. Transfer Ninety-Four Thousand, Two Hundred Fifty-Six Dollars and Six Cents (\$94,256.06) in Zone Change Fees from the Westchester Recreation Center Account No. 440K-WR to the Westchester Recreation Center Account No. 460K-WR;
 - D. Approve the allocation of Ninety Four Thousand, Two Hundred Fifty Six Dollars and Six Cents (\$94,256.06) in Quimby Fees from the Westchester Recreation Center Account No. 89460K-WR to the Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project
11. Authorize the RAPs Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Barnsdall Park Phase III – Seismic Retrofit and Restoration of Hollyhock House (PRJ20002) (W.O. #E1906153) Project

Barnsdall Park is located at 4800 Hollywood Boulevard in the Hollywood area of the City. This 14.59-acre facility includes the Barnsdall Art Center, Junior Arts Center, Municipal Art Gallery, Galley Theater, and the Hollyhock House. The Hollyhock House in Barnsdall Park, a designated National Historic Landmark, was designed by Frank Lloyd Wright and donated to the City by Aline Barnsdall in 1927. Approximately ten thousand seven hundred fifty-eight (10,758) City residents live within a one-half (1/2) mile walking distance of Barnsdall Park.

The Hollyhock House was damaged by the Northridge Earthquake. Barnsdall Park Phase III – Seismic Retrofit and Restoration of Hollyhock House (PRJ20002) (W.O. #E1906153) Project included structural system upgrades and seismic stabilization, building function repairs, and historic restoration.

The Board of Recreation and Park Commissioners' (Board) approved a Memorandum of Understanding (MOU) between the Department of Recreation Parks, the Department of Cultural Affairs, Project Restore, BOE and GSD to complete the Barnsdall Park Phase III – Seismic Retrofit and Restoration of Hollyhock House (W.O. #E1906153) (PRJ20002) Project (Report No. 10-155, approved on June 16, 2010). The project was funded by Quimby fees, Seismic Bond Fund, Project Restore 2006-2007, Project Restore Interest Income, Proposition 40, and California Cultural and Historical grant (CCHE). The Barnsdall Park Phase III – Seismic Retrofit and Restoration of Hollyhock House (W.O. #E1906153) (PRJ20002) Project cost Two Million, Six Hundred Forty-Seven Thousand, Three Hundred Forty-Seven Dollars and Ninety-Eight Cents (\$2,647,347.98).

Devonshire Arleta Park – Park Development (PRJ20664) Project

Devonshire Arleta Park is located at 14215 Devonshire Street in the Arleta area of the City. This 1.82-acre facility includes a children's play area, picnic areas, and landscaping. Approximately, two thousand, nine hundred sixty five (2,965) City residents live within a

BOARD REPORT

PG. 4 NO. 17-155

one-half (1/2) mile walking distance of Devonshire Arleta Park. Devonshire Arleta Park was the 19th park opened as a part of the 50 Parks Initiative.

On August 8, 2012, the Board approved the establishment of the Capital Park Development A account and the appropriation of Two Million, Five Hundred Thousand Dollars (\$2,500,000.00) in order to fund the 50 Parks Initiative Projects (Report No. 12-241).

The Devonshire Arleta Park – Park Development (PRJ20664) Project included the development of a new park with a children’s play area, picnic areas and landscaping.

The Devonshire Arleta Park – Park Development (PRJ20664) Project cost One Million, One Hundred Seventeen Thousand, Two Hundred Twenty-Five Dollars and Twenty-Five Cents (\$1,117,225.25).

Glen Alla Park – Outdoor Park Improvements (PRJ1339A) Project

Glen Alla Park is located at 4601 Alla Road in the Mar Vista/Del Rey area of the City. This 4.82-acre park provides a variety of services to the surrounding community, including lighted basketball courts, tennis courts, a children's play area, and paddle tennis courts. Approximately three thousand five hundred four (3,504) City residents live within a one-half (1/2) mile walking distance of Glen Alla Park.

The Glen Alla Park – Outdoor Park Improvements (PRJ1339A) Project included the renovation of the existing basketball courts, tennis courts, and irrigation, replacement of the field restroom and playground and parking improvements.

Previously, the Board approved the allocation of Two Million, Two Hundred Eight-Six Thousand, Nine Hundred Sixty-Four Dollars and Forty-Four Cents (\$2,286,964.44) in Quimby and Zone Change fees to the Glen Alla Park – Outdoor Park Improvements (PRJ1339A) Project (Report Nos. 04-216 and 08-198).

The project cost One Million, Three Hundred Fifteen Thousand, Nine Hundred Forty-Seven Dollars and Thirty-Six Cents (\$1,315,947.36).

Ken Malloy Harbor Regional Park – Harbor Sports Complex Renovation (PRJ20670) Project

Ken Malloy Harbor Regional Park is located at 25820 Vermont Avenue in the San Pedro area of the City. This 290.87-acre park provides picnic areas, a walking/jogging trail, a lake, swimming pool, multipurpose fields, golf course and children’s play areas for the community. Approximately Nine Thousand, Five Hundred Seventy-Two (9,572) City residents live within a one-half (1/2) mile walking distance of Ken Malloy Harbor Regional Park.

The Ken Malloy Harbor Regional Park – Harbor Sports Complex Renovation (PRJ20670) Project included the renovation and reconfiguration of the existing multipurpose fields and parking lot, installation of new turf, landscape, and irrigation infrastructure, pathways, fencing, restroom and concession building, amphitheater, children's play area, and synthetic turf fields.

BOARD REPORT

PG. 5 NO. 17-155

The Board approved the allocation of One Million Dollars (\$1,000,000.00) in Quimby Fees for the Project (Report No. 12-322). Additional project funding was provided by Account Nos. 302/89/704H-DM and 302/88/30040. The total cost for the Ken Malloy Harbor Regional Park – Harbor Sports Complex Renovation (PRJ20670) Project was One Million, Seven Hundred, Forty-Two Thousand Seven Hundred Thirty-Six Dollars and Forty-Nine Cents (\$1,742,736.49).

MacArthur Park – Band Shell Improvements (PRJ1504A) Project

MacArthur Park is located at 2230 West 6th Street in the Westlake community of the City. This 29.87 acre property includes a play area, band shell, lake, synthetic meadow, and picnic areas. Approximately Forty One Thousand Six Hundred Ninety Five (41,695) residents live within a one-half (1/2) mile walking distance of MacArthur Park.

The MacArthur Park – Band Shell Improvements (PRJ1504A) Project included Band Shell renovation project includes structural and aesthetic improvements to the exterior and interior of the Band Shell building, accessibility components, and landscape improvements.

On September 20, 2006, the Board conceptually approved the proposed renovation project for proposed improvements to the MacArthur Park band shell and proposed agreement with The Friends of the Levitt Pavilion (TFLP) at MacArthur Park (Report No. 06-279). On February 7, 2007, the Board approved the Construction and Operation Agreement with TFLP, which stated TFLP would be responsible for the construction of the improvements to the band shell (Report No. 07-28).

The project was funded by a donation from TFLP, funds from the Community Redevelopment Agency, Community Redevelopment Block Grant (CDBG), Sites and Facilities, and Prop 12. The MacArthur Park – Band Shell Improvements (PRJ1504A) Project cost One Million, Fourteen Thousand, One Hundred Fifty Two Dollars and Eleven Cents (\$1,014,152.11).

Pan Pacific Park – Swimming Pool and Bathhouse Improvements (PRJ1383A) Project

Pan Pacific Park is located at 7600 Beverly Boulevard in the Fairfax District area of the City. This 32.18-acre facility provides multipurpose fields, play areas, a swimming pool, a recreation center, and a senior center for the surrounding communities. Approximately fifteen thousand two hundred forty three (15,243) City residents live within a one-half (1/2) mile walking distance of Pan Pacific Park.

The Pan Pacific Park – Swimming Pool and Bathhouse Improvements (PRJ1383A) Project included the replacing/improving of doors, windows, millwork, restroom, locker room and shower accessories, new roof, flooring, painting of facility, as well as bringing the facility into compliance with the Americans with Disabilities Act. Rehabilitation of the pool area included re-piping of all circulation and drain lines, new deck, new gutter, new lifeguard towers, replacement of security pool light, new pool equipment, replacement of existing pool equipment shed building, and new perimeter fencing.

BOARD REPORT

PG. 6 NO. 17-155

The Board approved the allocation of Two Million, Fifty-Eight Thousand, Six Hundred Fifty-Six Dollars and Seventy-Three Cents (\$2,058,656.73) in Quimby and Zone Change Park fees to the Pan Pacific Park – Swimming Pool and Bathhouse Improvements (PRJ1383A) Project (Report Nos. 08-011 and 11-302).

The Pan Pacific Park – Swimming Pool and Bathhouse Improvements (PRJ1383A) Project cost Two Million, Fifty-Eight Thousand Eighty-Four Dollars and Seventy-One Cents (\$2,058,084.71).

Peck Park Canyon – Enhancement Project (1301D) Project

Peck Park is located at 560 North Western Avenue in the San Pedro area of the City. This 74.52-acre facility provides a children's play area, community center building, volleyball courts indoor/outdoor basketball courts, three baseball diamonds, swimming pool and hiking trails for the use of the surrounding community. Approximately Six Thousand, One Hundred Twenty Seven (6,127) City residents live within a one half mile walking distance of Peck Park.

The Peck Park Canyon – Enhancement (PRJ1301D) Project improvements for Peck Park Canyon and Dunn Canyon consisted of channel, of storm water best management practices (BMPs) in upland areas of both canyons; improvements to the park's trail systems, including trail surfaces, trailheads, interpretative signage; and habitat restoration. Proposed BMPs include bio retention basins, bio-swales, infiltration strips, pervious pavement, catch basin inserts, and catch basin covers.

The project was funded by Proposition 50 California River Parkways Grant Program, State Recreational Trails Program, and Proposition O Clean Water Bond Program. The Peck Park Canyon – Enhancement (PRJ1301D) Project cost Five Million, Nine Hundred Sixty-One Thousand, Four Hundred Fifty-One Dollars and Eighty-Three Cents (\$5,961,451.83).

Rockwood Park – Hillside Park Development (PRJ1249A) Project

Rockwood Park is located at 1571 Rockwood Street in the Historic Filipinotown of the City. This 0.42-acre facility provides playground, picnic areas and landscaping. Approximately Thirteen Thousand Fifty (13,050) City residents live within a one-half mile walking distance of the park.

The Rockwood Park – Hillside Park Development (PRJ1249A) Project included the development of the hillside into a park with a playground, picnic areas and landscaping.

The Project was funded by Sites and Facilities, Quimby Fees, the Environmental Protection Agency, and Proposition 40 (Report No. 08-63). The Rockwood Park – Hillside Park Development (PRJ1249A) Project cost One Million, Three Hundred Ninety-Three Thousand, Five Hundred Eighty-Four Dollars and Eight Cents (\$1,433,133.08).

BOARD REPORT

PG. 7 NO. 17-155

Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project

Westchester Recreation Center is located at 7000 West Manchester Avenue in the Westchester area of the City. This 23.79-acre facility provides baseball fields, basketball courts, a children's play area, a skate park, two gymnasiums, a senior center, and a swimming pool. Approximately four thousand, five hundred ninety three (4,593) residents live within a one-half (1/2) mile walking distance of Westchester Recreation Center.

The Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project included the renovation of the swimming pool and bathhouse, improvements to the parking lot, turf and landscaping and other site amenities.

The project was funded by Quimby and Zone Change fees, Proposition 40, and RAP Special Funds monies. The Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project cost Two Million, Three Hundred Forty-One Thousand, One Hundred Two Dollars and Seventeen Cents (\$2,341,102.17) (Report Nos. 08-198, 10-054, 10-279 and 10-115).

RAP staff is recommending the reallocation of Ninety Six Thousand Seven Hundred Twenty Eight Dollars and Sixty Cents (\$96,728.60) in Zone Change Fees from the Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project and the transfer of Ninety-Four Thousand, Two Hundred Fifty-Six Dollars and Six Cents (\$94,256.06) in Zone Change fees from the Westchester Recreation Center Account No. 440K-WR to the Westchester Recreation Center Account No. 460K-WR in order to balance accounts.

Upon approval of this Report, Ninety Four-Thousand Two Hundred Fifty-Six Dollars and Six Cents (\$94,256.06) in Zone Change Fees will be allocated to the Westchester Recreation Center – Pool, Bathhouse, and Outdoor Park Improvements (PRJ1508P) Project.

ENVIRONMENTAL IMPACT STATEMENT

The recommendations in the current Board action will not result in any additional environmental impacts, and is, therefore, covered by the existing CEQA exemptions. No additional CEQA documentation required.

FISCAL IMPACT STATEMENT

The approval of this Report will have no fiscal impact on RAP's General Fund.

This Report was prepared by Meghan Luera, Management Assistant, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.