

APPROVED
JAN 23 2008

**BOARD OF RECREATION
and PARK COMMISSIONERS**

REPORT OF GENERAL MANAGER

NO. 08-18

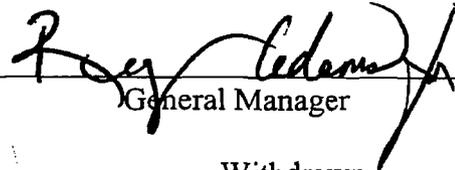
DATE January 23, 2008

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH BROADWAY POCKET PARK (#1109A) (W.O. #E1904755) - FINAL ACCEPTANCE

R. Adams	_____	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<i>Plu for M.S.</i>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3191 as outlined in the body of this report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3191 to Thomsen Landscape, 35 calendar days after the acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Thomsen Landscape with a letter of completion.

SUMMARY:

The construction contract for the South Broadway Pocket Park project (#1109A) (W.O. #E1904755) was awarded to Thomsen Landscape on July 12, 2006 (Board Report No. 06-192), in the amount of \$403,724. The project, which is located at 5207 S. Broadway, Los Angeles, CA 90011, involved the construction of a new pocket park, approximately 6,500 square feet in size, featuring a children's playground on rubberized resilient surface, drinking fountain, picnic tables, benches, perimeter security fencing and gates, security lighting, landscaping and irrigation. The construction was completed on August 27, 2007.

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Acquisition of the land, as well as the development and construction of the project, was fully funded by a testamentary gift from the Anna H. Bing Living Trust.

The Bureau of Engineering (BOE), Architectural Division performed the project management tasks, and the BOE Construction Management Division performed the construction management tasks. Cornerstone Studios, Inc., is the consultant Landscape Architect of Record and provided design and construction administration services.

BOE has informed the Department that this project was completed with eight (8) change orders issued in the amount of \$38,145.57, or 9.5% of the awarded contract amount. The final contract amount, including the change orders, is \$441,869.57.

Department staff has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project. There are no outstanding wage violations, and Thomsen Landscape is in compliance.

FISCAL IMPACT STATEMENT:

The Los Angeles Neighborhood Land Trust (LANLT) had entered into a Maintenance and Operation Agreement with the Department to maintain and operate the new South Broadway Pocket Park. However, Beyond Shelter, a non-profit organization that operates a sixty (60) unit affordable housing complex near the South Broadway Pocket Park, has expressed its willingness and capacity to take on the maintenance and operational responsibilities of the South Broadway Pocket Park. In addition, Beyond Shelter has been serving the children and families in the area for many years, and its close proximity to the South Broadway Pocket Park will allow them to monitor activities and provide security for the South Broadway Pocket Park twenty-four (24) hours a day. Therefore, on November 7, 2007, the City Council directed the Department to amend the appropriate documents to transfer all maintenance and operational responsibilities at the South Broadway Pocket Park, from LANLT to Beyond Shelter. LANLT has provided a letter dated November 15, 2007 to the Department to express its consent in relinquishing their responsibilities at the South Broadway Pocket Park. With the consent of LANLT and the Anna H. Bing Trust, the Maintenance and Operation Agreement is being amended to allow Beyond Shelter to assume maintenance and operational responsibilities in lieu of LANLT. As such, the new park will require very little maintenance, if any, on the part of the Department; however, a small budget for part-time maintenance is included in the Department's current General Fund annual budget appropriation, as the Department will maintain the new park for a short time until Beyond Shelter takes over the maintenance and operations functions of the new park when their agreement with the Department is in place and fully executed. The Department also intends to provide future supplementary maintenance and/or operations support to Beyond Shelter in case of any unanticipated events or occurrences that require such assistance from the Department. As stated above, a gift from the Anna H. Bing Trust funded the entire acquisition and construction costs of the project.

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Report prepared by Paul Tseng, Project Manager, Bureau of Engineering, Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Bradley Smith, Chief Deputy City Engineer, Bureau of Engineering; and Michael Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.