

APPROVED

REPORT OF GENERAL MANAGER

NO. 08-170

DATE June 18, 2008

JUN 18 2008

C.D. 11

BOARD OF RECREATION and PARK COMMISSIONERS

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SUBJECT: VENICE BEACH - SKATE PARK (PRJ#1029C) (W.O. #E1601726) - FINAL PLANS AND CALL FOR BIDS

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	M. Shull _____

*Call for bids*

*[Signature]*  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

*Call for bids*

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Venice Beach - Skate Park (PRJ#1029C), (W.O. #E1601726) project; and,
2. Approve the date to be advertised for receipt of bids as Tuesday, <sup>August 5,</sup> ~~July 22,~~ 2008, at 3:00 P.M. in the Board Office.

SUMMARY:

The proposed in-ground skate park in Venice Beach is part of the Damson Oil Facility Restoration project that was approved by the California Coastal Commission in 2001 under Coastal Development Permit (CDP) No. 5-00-484. The project site was once occupied by the former Damson Oil Corporation for crude oil production and storage between 1966 and 1989, and was reportedly abandoned in 1991. The Damson Oil Facility Restoration project includes complete demolition of the oil facilities, site cleanup, soil remediation, groundwater and soil vapor monitoring, and the re-use of the site for a new public skating venue. In 2006, the California Regional Water Quality Control Board (RWQCB) determined that the demolition and clean up work at the former Damson Oil site met all the remedial criteria and approved the City's request to conclude the site remedial and soil monitoring activities, and authorized the removal of all monitoring wells. Concurrent with the soil remediation efforts, the design of the skate park started in 2002. The size of the skate park is limited per the approved CDP which dictates a maximum allowed size of 16,000 square feet and a maximum height of 4 feet. On February 8, 2006, at the

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request of the City, the California Coastal Commission approved a CDP amendment that allows portions of the skate park to reach a maximum height of 9 feet, in order to create more challenging features for the proposed skate park in Venice Beach, which is considered the birthplace of the skateboarding sport. After 3 community design workshops, the City reached a consensus with local skaters and representatives from various skater associations on the final skate park design. On February 15, 2008, the California Coastal Commission determined that the design is consistent and in full compliance with the terms and limitations set forth by the conditions of the CDP, and granted the approval of the final design.

The approved CDP further stipulated that, as part of the construction of the new skate park, the City is required to remove an existing rock revetment by February 8, 2008. On April 9, 2008, the California Coastal Commission approved the City's request and allowed a one-year extension by which to remove the existing rock revetment on the beach.

Submitted are the final plans and specifications for the Venice Beach - Skate Park (PRJ#1029C)(W.O. #E1601726) project, located at 42 S. Market Street, Venice, CA 90291, as prepared by design consultant, RRM Design Group. The project scope includes the following:

1. Installation of a new in-ground concrete skate park approximately 16,000 square feet in size, with an entry plaza and surrounding wind/seat walls.
2. Removal of an existing rock revetment on the beach.
3. Installation of a new power supply to the skate park and nearby life guard tower.
4. Installation of landscaping and irrigation.

The following improvements will be included in the bid as Additive Alternates in order to gain flexibility in meeting the desired project scope within available funding:

Additive Alternate No. 1:

Installation of "Lithocrete" finish and the "Venice" logo in "Litho-Mosaic" finish at the circular concrete entry plaza.

Additive Alternate No. 2:

Construction of new semi-circular concrete entry area and bike racks off the existing bike path.

Additive Alternate No. 3:

Construction of the free standing pour-in-place concrete seat wall in the center of the turf area.

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The City Engineer's estimate for the construction costs (excluding Additive Alternates) of this project is \$2,000,000. Funds have been identified from the following funding accounts:

<u>Funding Source</u>	<u>Fund/Department/Account No.</u>
Quimby	TBD <sup>(1)</sup>
Damson Oil Facility Restoration Fund	302/89/120K
Venice Area Surplus Real Property Trust Fund	434/50/S215
Capital Improvements Expenditure Program	100/54/A736

- (1) Board approval of the Quimby funds is being requested through a separate board report. Subject to Board approval

In accordance with the California Environmental Quality Act (CEQA), staff has determined that the project has been previously evaluated for environmental impacts, and has prepared a Mitigated Negative Declaration (MND) for the project. The MND was adopted by the Board on September 6, 2000, and a Notice of Determination was filed with the Los Angeles City and County Clerks on September 11, 2000. Staff finds that the project has not substantially changed from that previously evaluated and that the environmental conditions at the site have not substantially changed. Therefore, no additional mitigations or CEQA documentation is required for this project. The previously adopted MND required specific mitigation measures be incorporated into the project. These measures have all been incorporated, as required, into the project's plans and specifications.

The City Attorney has reviewed and approved the bid package.

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, future operations and maintenance costs will be included in future Departmental budget requests.

This report was prepared by Paul Tseng, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program ; by Michael Kantor for Deborah Weintraub, Chief Deputy City Engineer, BOE; and by Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.