

APPROVED

OCT 09 2009

REPORT OF GENERAL MANAGER

NO. 09-257

DATE October 9, 2009

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. ALL

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COOPERATION AGREEMENT WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES (CRA/LA), TO PROVIDE PROFESSIONAL CONSULTING SERVICES FOR PARK IMPROVEMENT PROJECTS AND PROPERTY ACQUISITIONS FOR PARK DEVELOPMENT, AND FOR THE DEPARTMENT OF RECREATION AND PARKS (DEPARTMENT) TO PROVIDE TECHNICAL AND PROFESSIONAL SERVICES TO COORDINATE AND DEVELOP PUBLIC PARK IMPROVEMENT PROJECTS IN VARIOUS CRA/LA REDEVELOPMENT PROJECT AREAS

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

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Handwritten signature of General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

- 1. Approve the proposed Cooperation Agreement (Agreement), substantially in the form on file in the Board Office, for a term of three years with an option to renew for two additional one-year periods, subject to approval by the Mayor and the City Attorney as to form, between the Department of Recreation and Parks (Department) and the Community Redevelopment Agency of Los Angeles (CRA/LA) to provide up to \$5,000,000 in CRA/LA to Department for the acquisition and/or improvement of Department managed and controlled parks within CRA project areas, and for Department to provide up to \$5,000,000 in RAP funds for technical and professional services provided to the Department by CRA/LA contractors for park acquisition and development and improvement projects in various CRA/LA redevelopment project areas, as may be required on an as-needed basis;

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2. Direct the Chief Accounting Employee to designate an appropriate fund and account into which to deposit CRA/LA funds designated for specific projects, as received, pursuant to the terms and conditions of the proposed Agreement;
3. Authorize staff to access the subject funds from the designated accounts on an as-needed basis for purposes of park acquisition and improvement projects in CRA/LA redevelopment project areas;
4. Authorize staff to expend funds on an as needed basis from accounts to be identified in the future, not to exceed \$5 million, for professional services provided by CRA/LA contractors to assist the Department in acquiring and improving Department managed and controlled parks in CRA/LA redevelopment project areas;
5. Direct the Board Secretary to transmit the proposed Agreement concurrently to the Mayor pursuant to Executive Directive No. 3 and the City Attorney for review and approval as to form; and,
6. Authorize the General Manager to execute the approved Agreement upon obtaining all required approvals.

### SUMMARY:

The proposed action will enable the Department and CRA/LA to carry out activities beneficial to both organizations utilizing resources of the two entities in a cooperative manner. Under the proposed Agreement, CRA/LA will compensate Department for the cost of park improvement services such as grading, irrigation, planting, paving and construction of fences, retaining walls and gazebos, as requested by CRA/LA for Department managed and controlled park acquisition, development and improvement projects within CRA/LA redevelopment project areas. The Department possesses the equipment, skilled journeymen, and experience in delivering such improvements and services, as well as contracts with various vendors who provide similar and related services. The CRA/LA possesses or has contracted with professional and technical staff and resources that would otherwise not be immediately available to the Department. Engaging the Department and CRA/LA to expedite the work on an as-needed basis instead of soliciting bids each time a project or need arises will facilitate and expedite the completion of such park improvement projects.

Under the proposed Agreement, all projects and related funding expenditures shall be subject to applicable approval processes and procedures as required by Department and CRA/LA normal protocol, including the Work Order process described in the proposed Agreement, as well as environmental analysis under CEQA and required statutory findings, including those required under Section 33445 of the California Redevelopment Law regarding the funding of public improvements.

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This Agreement will also enable Department to procure land use, real estate, civil, structural, environmental, architectural, landscape, geotechnical, and other professional consultation services from and through the CRA/LA Engineering Department, provided by CRA/LA staff or by outside consultants from the CRA/LA's existing pre-qualified pool of consultants, subject to the existing contracting authority under such established pool. The Agreement will also allow CRA/LA to provide Department with Brownfield-related services including environmental investigations, risk assessment, remedial action planning, remediation and regulatory assistance. This Agreement will also enable the Department to procure acquisition-related technical assistance from CRA/LA which possesses the means and expertise in property and environmental assessments, land title, property reuse assessments, market analysis, pro forma analysis, appraisal, relocation and escrow when Department acquires real properties for public parks in redevelopment project areas.

The Department in turn will provide up to \$5 million worth of park development related services to the CRA/LA that would otherwise not be readily available to them, such as but not limited to grading, irrigation and lighting design and installation, electrical, mechanical, plumbing, maintenance, and landscaping design and services for Department parks in CRA/LA redevelopment project areas.

### FISCAL IMPACT STATEMENT:

At this time, there is no impact to the Department's general fund as specific projects and/or improvements have yet to be identified. Department could expend up to \$5 million from funding to be specified for professional services related to acquisition and improvement of park projects; however, all expenditures will be individually authorized prior to being made.

This report was prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management Section, Planning and Construction Division.