

APPROVED

REPORT OF GENERAL MANAGER

DEC 08 2010

NO. 10-328

DATE: December 8, 2010

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS PARK SITES – AGREEMENT WITH THE DODGERS DREAM FOUNDATION AND LA84 FOUNDATION FOR A GIFT OF BASEBALL FIELD IMPROVEMENTS AT EIGHT SELECTED PARK SITES

R. Adams	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u><i>M. Shull</i></u>
V. Israel	_____		

*Neil Israel for*  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Accept with gratitude, a gift from the Dodgers Dream Foundation (“DDF”) and LA84 Foundation (“LA84”), consisting of certain baseball field improvements with an estimated value of Two Hundred Twenty-Seven Thousand, One Hundred Fifty Dollars and No Cents (\$227,150) to be installed at eight (8) selected park sites;
2. Approve the proposed agreement, substantially in the form on file in the Board Office, between the City of Los Angeles (City), DDF, and LA84, stipulating the terms and conditions for the installation of baseball field improvements at eight (8) selected park sites, pursuant to plans and specifications approved by the Department of Recreation and Parks (“RAP”), subject to the approval of the Mayor and the City Attorney as to form;
3. Direct the Board Secretary to transmit the approved Agreement to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
4. Authorize the Board President and Secretary to execute the Agreement, upon receipt of the approvals; and,
5. Authorize staff to issue a right-of-entry permit authorizing the DDF and their contractor(s) to access the eight (8) selected park sites for the installation of baseball field improvements.

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### SUMMARY:

DDF and LA84 (collectively, “Donors”) have partnered to partially fund the design, construction, and/or installation of eight (8) Dodgers Dream Fields (“Fields”) at eight (8) selected RAP park sites. The Donors and RAP (collectively, “Parties”) have agreed to combine resources to cooperatively develop the fields through LA84 grant funds and RAP Quimby funds. The Donors and RAP have successfully partnered previously on several park improvement projects for the enhancement of sports programming and recreational opportunities for the children of the City of Los Angeles. LA84 has previously funded and/or donated park improvements such as synthetic turf soccer and multipurpose fields, skate plazas, synthetic multi-sport courts, resurfacing of indoor and outdoor basketball courts, and pool improvements. The DDF has successfully constructed eight (8) prior Dream Fields in the Greater Los Angeles Area, with seven (7) of them being at City of Los Angeles parks - (1) Evergreen Recreation Center, (2) Seoul International Park, (3) Algin Sutton Recreation Center, (4) Montecito Heights Recreation Center, (5) Cheviot Hills Park, (6) Elysian Park-Bishop Canyon, and (7) Gilbert Lindsay Recreation Center. The installation of the proposed eight fields will bring the total to sixteen fields once they’re completed. The DDF goal is to complete in the future, the installation of thirty-four (34) more fields to reach a total of fifty in the Greater Los Angeles area, in recognition of the number of years the Dodgers organization has existed in Los Angeles.

The cost of the proposed improvements at each park site is collectively estimated not to exceed Five Hundred Thirty-One Thousand, Six Hundred Fifty Dollars and No Cents (\$531,650). The Donors have partnered to fund a portion of the design, construction, and/or installation of the proposed field improvements, valued at Two Hundred Twenty-Seven Thousand, One Hundred Fifty Dollars and No Cents (\$227,150) (“Gift”). Pursuant to the terms and conditions of the proposed Agreement, and plans and specifications approved by staff, RAP has agreed to contribute available Quimby funds up to an amount not to exceed Three Hundred Four Thousand, Five Hundred Dollars and No Cents (\$304,500), towards the remainder of baseball field improvements as mutually agreed by the Donors and RAP. The allocation of Quimby Fees for these projects will be presented for Board approval at a future Board meeting.

The Parties have selected the following eight (8) park sites as the project locations:

1. Northridge Recreation Center, 18300 Lemarsh Street, Northridge – CD 12
2. Lemon Grove Park, 4959 Lemon Grove Avenue, Los Angeles – CD 13
3. Harbor City Park, 24901 Frampton Avenue, Harbor City – CD 15
4. Pecan Park, 127 South Pecan Street, Los Angeles – CD 14
5. Martin Luther King Jr. Park, 3916 South Western Avenue Los Angeles – CD 8
6. Pan Pacific Park, 7600 Beverly Boulevard – CD 4
7. Valley Plaza Park, 12240 Archwood Street, North Hollywood – CD 2
8. Ritchie Valens Park, 10731 Laurel Canyon Drive – CD 7

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The Gift, valued at (\$227,150) shall include, but not be limited to, the following baseball field improvements, which are specifically described per site on the list of improvements and related costs attached hereto as Exhibits A-1 to A-8. The following baseball improvements may be installed at each park as determined by the DDF and RAP, pursuant to plans and specifications approved by RAP:

- 1) Fencing Repair;
- 2) Dugout Roof Repair/Installation;
- 3) Lip Repair;
- 4) Scoreboard Replacement/Installation;
- 5) Installation of signage;
- 6) Bleachers Installation/Repair;
- 7) Turf Renovation and Over-seeding; and,
- 8) Batting Cages.

Based on these estimates and the City's review of the project plans and specifications, RAP is confident that the installation of the baseball field improvements can be completed within the estimated project budget.

The installation of the Field improvements shall be co-managed by the DDF's selected project manager, Landmark Sports (Landmark) and RAP. All project related invoice payments to Landmark shall be made directly by Donors. A right-of-entry permit will be issued by RAP to the DDF, including their contractors and subcontractors, authorizing the installation of the baseball field improvements. Site specific plans and specifications have been reviewed and approved by RAP staff from the Planning and Construction Division, confirming the feasibility of completing the project within budget and in compliance with minimum City standards and requirements. During construction, Region staff under the supervision of Ramon Barajas, Principal Grounds Maintenance Supervisor and Acting Superintendent, will be on-site and available to provide support, direction, and guidance as necessary to ensure that the project is completed appropriately.

### Environmental:

Staff has determined that this project will consist of an agreement between the RAP and the Donors, to allow the installation of baseball field improvements at several City recreation centers. The project will involve the replacement of existing facilities and the installation of accessory structures at an established public park. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1, Category 14 and Section 1k, Class 11, Category(s) 3 and 6 of the City CEQA Guidelines.

Staff has discussed the proposed project with the Assistant General Managers of Operations East and West, and the management staff of the Pacific and West Regions, and each supports the proposed projects and concurs with staff's recommendations.

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FISCAL IMPACT STATEMENT:

This project will not have any fiscal impact on Department's General Fund, as the costs of the proposed improvements will be funded and installed entirely through the Donors and available Quimby funds.

This Report was prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management Section.

**Exhibit-A (1 thru 8)**

MARK

EXHIBIT A - 1

**Dodgers Dream Field  
at Northridge Recreation Center**

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds	TOTAL
Fencing renovation, new outfield fence, new dugout roofs		\$12,691	\$12,691
Demo existing turf, Soil Prep, Grading, New Sod, Irrigation		\$69,980	\$69,980
Scoreboard		\$7,000	\$7,000
Signage		\$4,000	\$4,000
Contingency		\$0	\$0
Management		\$9,100	\$9,100
Expenses		\$1,000	\$1,000
Subtotal	\$0	\$103,771	\$103,771
		<b>Total</b>	<b>\$103,771</b>

**CLARIFICATIONS AND ASSUMPTIONS**

- Renovations on one field only.
- No import or export is included
- Galvanized Chainlink Fencing is per City of LA specifications
- Dugout roofs are galvanized corrugated steel attached directly to fencing framework
- Aluminum Signage to be located on backstop, dugouts and scoreboard
- Scoreboard to be solar powered

EXHIBIT A - 2

MARK

9/22/2010

**Dodgers Dream Field  
at Lemon Grove Recreation Center**

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds Included	TOTAL
Outfield windscreen			\$0
Dugout Roofs	\$3,362		\$3,362
Scoreboard		\$6,000	\$6,000
Signage		\$4,000	\$4,000
Contingency			\$0
Management		\$1,850	\$1,850
Expenses		\$1,000	\$1,000
Subtotal	\$3,362	\$12,850	\$16,212
		<b>Total</b>	<b>\$16,212</b>

CLARIFICATIONS AND ASSUMPTIONS

- No import or export is included
- Dugout roofs are galvanized corrugated steel attached directly to fencing framework
- Player benches are 15' long aluminum
- Bleachers are 3 row 21' long
- Aluminum Signage to be located on backstop, dugouts and scoreboard
- Scoreboard to be solar powered

MARK

EXHIBIT A - 3

Dodgers Dream Field  
at Harbor City Recreation Center

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds	TOTAL
Fencing Repair	\$15,753		\$15,753
Dugout Roofs	Included		
Turf Refurbishment	\$94,905	\$7,000	\$94,905
Scoreboard		\$4,000	\$7,000
Signage			\$4,000
Bleachers	\$15,000		\$15,000
Contingency			\$0
Management		\$6,600	\$6,600
Expenses		\$1,079	\$1,079
Subtotal	\$125,658	\$18,679	\$144,337
		<b>Total</b>	<b>\$144,337</b>

CLARIFICATIONS AND ASSUMPTIONS

- No import or export is included
- Galvanized Chainlink Fencing is per City of LA specifications
- Dugout roofs are galvanized corrugated steel attached directly to fencing framework
- Player benches are 15' long aluminum
- Bleachers are 3 row 21' long
- Aluminum Signage to be located on backstop, dugouts and scoreboard
- Scoreboard to be solar powered

EXHIBIT A - 4

MARK

**Dodgers Dream Field  
at Pecan Recreation Center**

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds	TOTAL
Fencing	\$7,653		\$7,653
Dugout Roofs	Included		
Turf work	\$25,000		\$25,000
Scoreboard		\$7,000	\$7,000
Signage		\$4,000	\$4,000
Contingency		\$0	\$0
Management		\$5,200	\$5,200
Expenses		\$1,000	\$1,000
Subtotal	\$32,653	\$17,200	\$49,853
		<b>Total</b>	<b>\$49,853</b>

**CLARIFICATIONS AND ASSUMPTIONS**

- No import or export is included
- Galvanized Chainlink Fencing is per City of LA specifications
- Dugout roofs are galvanized corrugated steel attached directly to fencing framework
- Player benches are 15' long aluminum
- Bleachers are 3 row 21' long
- Aluminum Signage to be located on backstop, dugouts and scoreboard
- Scoreboard to be solar powered

MARK

EXHIBIT A - 5



**Dodgers Dream Field  
at Martin Luther King Recreation Center**

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds	TOTAL
Batting Cage	\$9,335		\$9,335
Scoreboard		\$7,000	\$7,000
Signage		\$4,000	\$4,000
Contingency			\$0
Management		\$3,450	\$3,450
Expenses		\$1,000	\$1,000
Subtotal	\$9,335	\$15,450	\$24,785
		<b>Total</b>	<b>\$24,785</b>

**CLARIFICATIONS AND ASSUMPTIONS**

Aluminum Signage to be located on backstop, dugouts and scoreboard

Scoreboard to be solar powered

Galvanized Chainlink Fencing is per City of LA specifications

EXHIBIT A - 6

MARK

**Dodgers Dream Field  
at Pan Pacific Recreation Center**

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds	TOTAL
Fencing	\$12,491		\$12,491
Dugout Roofs	Included		
Turf work	\$20,000		\$20,000
Scoreboard		\$7,000	\$7,000
Signage		\$4,000	\$4,000
Contingency		\$0	\$0
Management		\$7,200	\$7,200
Expenses		\$1,000	\$1,000
Subtotal	\$32,491	\$19,200	\$51,691
		<b>Total</b>	<b>\$51,691</b>

**CLARIFICATIONS AND ASSUMPTIONS**

- No import or export is included
- Galvanized Chainlink Fencing is per City of LA specifications
- Dugout roofs are galvanized corrugated steel attached directly to fencing framework
- Aluminum Signage to be located on backstop, dugouts and scoreboard
- Scoreboard to be solar powered

EXHIBIT A - 7

MARK

**Dodgers Dream Field  
at Valley Plaza Recreation Center**

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds	TOTAL
Add Outfield Fencing	\$12,000		\$12,000
Dugout Roofs	included		
Turf Renovation	\$30,000		\$30,000
Scoreboard		\$7,000	\$7,000
Signage		\$3,000	\$3,000
Contingency		\$0	\$0
Management		\$8,800	\$8,800
Expenses		\$1,000	\$1,000
Subtotal	\$42,000	\$19,800	\$61,800
		<b>Total</b>	<b>\$61,800</b>

**CLARIFICATIONS AND ASSUMPTIONS**

- No import or export is included
- Galvanized Chainlink Fencing is per City of LA specifications
- Dugout roofs are galvanized corrugated steel attached directly to fencing framework
- Aluminum Signage to be located on backstop, dugouts and scoreboard
- Scoreboard to be solar powered

EXHIBIT A - 8

MARK

**Dodgers Dream Field  
at Ritchie Valens Recreation Center**

Preliminary Cost Estimate

9/22/2010

	City Funds	DDF/LA84 Funds	TOTAL
Fencing	\$9,919		\$9,919
Dugout Roofs	incl		
Concrete			\$0
Scoreboard		\$7,000	\$7,000
Signage		\$4,000	\$4,000
Lip Removal			\$0
Remove and Replace Sod	\$49,081		\$49,081
Contingency			\$0
Management		\$8,200	\$8,200
Expenses		\$1,000	\$1,000
Subtotal	\$59,000	\$20,200	\$79,200
		<b>Total</b>	<b>\$79,200</b>

**CLARIFICATIONS AND ASSUMPTIONS**

- No import or export is included
- Galvanized Chainlink Fencing is per City of LA specifications
- Dugout roofs are galvanized corrugated steel attached directly to fencing framework
- Player benches are 15' long aluminum
- Aluminum Signage to be located on backstop, dugouts and scoreboard
- Scoreboard to be solar powered