

APPROVED

REPORT OF GENERAL MANAGER

SEP 23 2010

NO. 10-246

DATE September 23, 2010

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: POTRERO CANYON PARK – DEVELOPMENT UNIT 1 – ELKUS/PARDEE SLOPE REPAIR (W.O. #E1907343) PROJECT AND UTILIZATION OF THE BUREAU OF ENGINEERING’S GEOTECHNICAL CONSTRUCTION ON-CALL LIST OF PRE-APPROVED CONTRACTORS FOR CONSTRUCTION OF THIS PROJECT

R. Adams \_\_\_\_\_ F. Mok \_\_\_\_\_
H. Fujita \_\_\_\_\_ K. Regan \_\_\_\_\_
S. Huntley \_\_\_\_\_ \*M. Shull [Signature]
V. Israel \_\_\_\_\_

[Signature]
General Manager

Approved [Signature]

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

- 1. Approve the Potrero Canyon Park Development Unit 1 – Elkus/Pardee Slope Repair (W.O. #E1907343) project scope of work; and,
2. Request the Board of Public Works to utilize the Department of Public Works - Bureau of Engineering (BOE) Construction On-Call List of pre-approved contractors for construction of this project.

SUMMARY:

Background/History:

Potrero Canyon was originally purchased by the City of Los Angeles (City) in the 1960’s. The City subsequently transferred jurisdiction of the property to the Department of Recreation and Parks (RAP), hence the need for RAP authorization of the project.

Throughout its history, Potrero Canyon has experienced numerous landslides, due to the instability of its canyon walls, resulting in damage to many homes and properties. From 1964 to 1975, RAP purchased properties along the canyon rim, with the goal of stabilizing the canyon

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and extending the Palisades Recreation Center. Due to litigation settlement, the City was later obligated to purchase an additional 22 properties along the canyon rim.

In 1986, RAP authorized a comprehensive study by Kovacs Byer, Inc., (later J. Byer Group) to evaluate proposed plans to fill the canyon in order to stabilize it and to create a park. The fill grading project began in 1988 and consisted of multiple phases. The first phase, completed in 1990, consisted of cleaning out the canyon and installation of a storm drain. The second phase consisted of large scale import and compaction of fill in the canyon. It also included removal of landslide debris and benching of stability fill-slopes into the canyon walls. Numerous sub-drains were installed. In 2004, grading stopped due to a lack of funding, leaving the canyon grading approximately 35% incomplete.

On October 27, 2004, the City Council adopted a motion (Council File 04-1587) which instructed RAP and BOE to complete the stabilization of the canyon. As part of this process, BOE evaluated the existing canyon conditions, prepared a scope of work and project schedule, and prepared preliminary grading plans for the canyon. BOE was also instructed to review the geotechnical conditions of the 22 City-owned lots and to prepare real estate disclosure reports for the lots to be sold, 15 of which have been completed to date. Geotechnical reports have been completed for the majority of the canyon.

### Project description:

The current project has been divided into four units of which only the first is discussed in this report. Unit 1, Elkus-Pardee reflects the names of the owners of the two properties which experienced slope failures during the 2005 winter storms. Unit 1 will proceed first due to the litigation between the property owners and the City. This unit includes a portion of the east side of canyon wall in the southerly portion of the project. During the 2005 winter storms, the upper portion of the slope at the rear of 211 and 231 North Alma Real Drive, owned by the Elkus and Pardee families, had failed. This is a relatively shallow but steep failure that occurred within the upper portion of the canyon wall. In an effort to solve the litigation problems and to initiate the project, the grading of Unit 1 will proceed first.

The project scope of work on Unit 1 will include the following:

- Installation of Traffic Signal on Pacific Coast Highway (PCH)
- Clearing and grubbing
- Construct standpipe and make connections to existing catch basins
- Extend maintenance shafts to proposed grade
- Remove and re-compact 1,700 cubic yards of fill in southerly-slope key near PCH
- Demolish and remove existing retaining wall structure at top of easterly slope
- Core existing retaining wall with 3-inch diameter holes, near PCH for drainage
- Remove and re-compact 10,000 cubic yards in non-sloped areas
- Rock-fall scaling & removals per the direction of the Geologist

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- Slope Subdrains - 2,775 lineal feet of 4-inch diameter perforated PVC drain pipe Slope Subdrain Outlets - 1,150 lineal feet of 4-inch diameter non-perforated PVC drain pipe
- Compact 77,000 cubic yards of fill from on-site stockpile
- Import and compact 173,000 cubic yards of fill
- Remove and re-compact 100 cubic yards at northerly debris basin and earthen berm
- Terrace Drains - 2,785 lineal feet of 8 feet-0 inch wide concrete surface V-drain
- Down drains - 305 lineal feet of 5 feet-4 inch wide concrete surface U-drain
- 2' wide concrete surface - 250 lineal feet of V drain with pipe
- Basin shotcrete - 2,553 square feet
- Hydromulch - 200,000 square feet
- Temporary Fire Road - 18,800 square feet of 3-inch asphalt paving over 4-inch crushed base

### Use of on-call contractor list:

In order to expedite initiation of the construction work for Unit 1, BOE recommends utilizing their geotechnical construction on-call list of pre-approved contractors. This will reduce the project schedule by several months, circumventing the bid and award process. Using this list requires authorization by a Board of Public Works' Commissioner, to be briefed by BOE.

### Project funding:

Currently, the only identified project funding source is from the sale of the 22 City-owned properties located at the top of the canyon. Sale of these lots requires California Coastal Commission approval. Funds from the sale of these properties will be deposited into the Potrero Canyon Trust Fund (PCTF), established by City Council in Ordinance No. 179472, effective February 4, 2008. PCTF is administered by the BOE and all appropriations from the fund must be approved by City Council. To date, two properties have been sold, yielding a total of \$4,662,393.50. Funding appropriation for Unit 1 must still be approved by City Council prior to issuance of any Notice to Proceed to the selected contractor. The total project costs for Unit 1 Grading is estimated to be \$5,040,000, of which \$3,940,000 is hard construction costs and \$1,100,000 is soft City staff costs. Of the current PCTF balance of \$4,480,000, the CAO is in the process of allocating \$3,940,000 for the construction of Unit 1. The CAO allocation of reimbursements for City staff costs will be deferred until after additional properties are sold and proceeds from the sales are transferred to the PCTF.

The Potrero Action Team (PAT) oversight staff committee, (consisting of representatives from the Department of Recreation and Parks, Department of Public Works – Bureau of Engineering, Department of Building and Safety, Council District No. 11, City Attorney's Office, Department of General Services and the Office of the City Administrative Officer), is supportive of the scheduling of Unit 1 and anticipates that Council approval for appropriations will be in place by the time the Notice to Proceed is needed.

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The potential environmental impacts of the overall canyon filling and stabilization phases, of which the proposed Unit 1 Slope Repair Project is a part, were analyzed in an environmental impact report (EIR) for the Potrero Canyon Park Development Project that was completed in 1985 in compliance with the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

The Office of the City Administrative Officer anticipates that no advance funding from the City's General Fund will be allocated for the project.

This report was prepared by Robert Oyakawa, Landscape Architect I, Department of Recreation and Parks, Planning and Construction Division, and Gene Edwards, Civil Engineer/PM I, Bureau of Engineering, Geotechnical Engineering Group.