

2 N D C O R R E C T E D

S P E C I A L M E E T I N G A G E N D A

BOARD OF RECREATION AND PARK COMMISSIONERS  
OF THE CITY OF LOS ANGELES

Thursday, July 19, 2012 at 11:35 a.m.  
or as soon thereafter as the Commission  
recesses its Meeting noticed for 11:30 a.m.

Fire Commission Meeting Room  
City Hall East, Room 1820  
200 N. Main Street, 18<sup>th</sup> Floor,  
Los Angeles, CA 90012

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. GENERAL MANAGER'S REPORTS:

- 12-221 Proposition 84 Statewide Park Program - Amendment to Donation Agreement Between the Department of Recreation and Parks and the Los Angeles Neighborhood Initiative for the Acquisition, Development, and Construction of New Parks in Los Angeles
- 12-222 Proposition 84 Statewide Park Program - Donation Agreement Between the Department of Recreation and Parks and the Los Angeles Neighborhood Land Trust for the Acquisition, Development and Construction of New Parks in Los Angeles; Approval of Conceptual Plans for Two Park Projects
- 12-223 Proposition 84 Statewide Park Program - Donation Agreement Between the Department of Recreation and Parks and the Mountains Recreation and Conservation Authority for the Acquisition, Development and Construction of New Parks in Los Angeles; Approval of Conceptual Plan for El Dorado Avenue/Pacoima Wash Greenway Park Project
- 12-224 Proposition 84 Statewide Park Program - Preliminary Authorization to Acquire Property and Approval of Conceptual Plans for the South Victoria Avenue Park Project to be Developed and Constructed by the Trust for Public Land

July 19, 2012

- 12-225 Proposition 84 Statewide Park Development and Community Revitalization Program (Round One) Projects - Assumption of Three Grants Previously Awarded to Community Redevelopment Agency of Los Angeles; City Council Resolution
- 12-226 Parkland Tree Trimming and Removal Services at Various City Parks and Facilities - Award of Personal Service Contract to International Environmental Corporation
- 12-227 Griffith Park - Greek Theatre - Fourth Amendment to Concession Agreement No. 245

**Protest Hearing Required Prior to Consideration of Item 12-228**

- 12-228 Culver Slauson Recreation Center - Phase II (Youth Community Center) (PRJ#20550) (W.O. #E1907289) Project - Substitution of Subcontractor

Hearing on Protest of Substitution by Andy Quioco  
Concrete and Response by Representative of Contract  
Administration

2. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, August 8, 2012 at 9:30 a.m., at Eagle Rock Recreation Center, 1100 Eagle Vista Drive, Los Angeles, CA 90041.

3. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213) 202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

July 19, 2012

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website:  
<http://ita.lacity.org/Residents/CouncilPhone/index.htm>

The official electronic website posting location for the Agendas for the meetings of the Department of Recreation and Park Board of Commissioners and its Task Forces is at [WWW.LACITY.ORG](http://WWW.LACITY.ORG)

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at [www.laparks.org](http://www.laparks.org).

REPORT OF GENERAL MANAGER

NO. 12-221

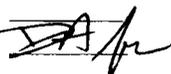
DATE July 19, 2012

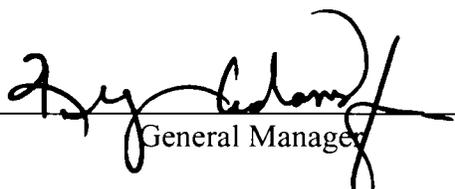
C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – AMENDMENT TO DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE LOS ANGELES NEIGHBORHOOD INITIATIVE FOR THE ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shutt   
N. Williams \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

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

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Amendment to the Donation Agreement (Agreement), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP) and the Los Angeles Neighborhood Initiative (LANI) for the acquisition, development, and construction of new parks in Los Angeles, to add 111<sup>th</sup> Place Neighborhood Place to the list of projects in the Agreement, subject to the approval of the Mayor, the City Council, and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Amendment to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and,
3. Authorize the Board President and Secretary to execute the Amendment upon receipt of the necessary approvals.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 12-221

### SUMMARY:

On March 2, 2011, the Board of Recreation and Park Commissioners (Board) approved an Agreement between RAP and LANI, a non-profit organization, for the acquisition, development, and construction of new parks in Los Angeles (Board Report No. 11-071).

As detailed in the Agreement, LANI is required to prepare, in coordination with RAP, grant applications and conceptual plans for the prospective park projects identified in the Agreement. If those grant applications are successful, LANI is responsible to coordinate with RAP, the acquisition (when necessary), development, and construction of each park project. Upon completion of construction of each prospective park by LANI, RAP staff will submit the completed project to the Board for final approval and acceptance. If those park projects are accepted by the Board, RAP will be responsible for long-term maintenance and operation of each park developed and constructed under the terms of the Agreement.

Subsequently, staff from RAP and LANI partnered together to identify additional prospective park projects that would result in the construction of new parks in the City of Los Angeles. On June 6, 2011, the Board authorized the General Manager to submit three grant applications, and supported the submittal of eight grant applications by various organizations working in partnership with the Department, for the second funding round of the Proposition 84 Statewide Park Program (Board Report No. 11-167). One of those applications, for the 111<sup>th</sup> Place Neighborhood Park project, was prepared and submitted by LANI. On March 26, 2012, LANI received notification from the State that the 111<sup>th</sup> Place Neighborhood Park project was awarded funding under the second funding round of the Proposition 84 Statewide Park Program.

The proposed amendment to the Agreement would modify the list of prospective properties by adding one additional park development project.

- 111<sup>th</sup> Place Neighborhood Park - Development and construction of a new park on a 0.09 acre site located at 207 East 111<sup>th</sup> Place, Los Angeles, California 90061.

On May 16, 2012, the Board accepted the donation of the parcel located at 207 East 111<sup>th</sup> Place, Los Angeles, California 90061 (Board Report No. 12-162). The acquisition of this parcel is still in process and is anticipated to be completed soon.

Staff has determined that the 111<sup>th</sup> Place Neighborhood Park project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) and a Negative Declaration was adopted by the Board on May 16, 2012 (Board Report No. 12-162), and a Notice of Determination was subsequently filed with the Los Angeles City Clerk and Los Angeles County Clerk. Staff finds that the 111<sup>th</sup> Place Neighborhood Park project scope and environmental site conditions has not substantially changed from that previously evaluated, and would not require

REPORT OF GENERAL MANAGER

PG. 3

NO. 12-221

any additional mitigations. Therefore, no additional CEQA documentation is required for approval of the supplemental funding of the project.

FISCAL IMPACT STATEMENT:

The approval and execution of the proposed Amendment will not have any impact on the General Fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.

REPORT OF GENERAL MANAGER

NO. 12-222

DATE July 19, 2012

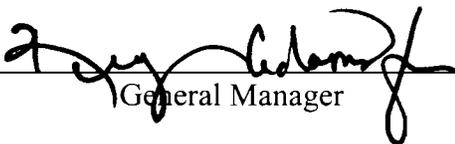
C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE LOS ANGELES NEIGHBORHOOD LAND TRUST FOR THE ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES; APPROVAL OF CONCEPTUAL PLANS FOR TWO PARK PROJECTS

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull mf  
N. Williams \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Donation Agreement (Agreement), substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office, between the Department of Recreation and Parks (RAP) and the Los Angeles Neighborhood Land Trust (LANLT) for the acquisition, development, and construction of new parks in Los Angeles, subject to the approval of the Mayor, the City Council, and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Agreement to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form;
3. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals;

REPORT OF GENERAL MANAGER

PG. 2

NO. 12-222

4. Take the following actions regarding 98th Street Park – Lease of Real Property and Park Development project:
  - A. Authorize staff to initiate the process for the possible lease of real property from the Los Angeles Department of Water and Power (LADWP), totaling approximately 5.35 acres and located along 98<sup>th</sup> Street between Avalon Boulevard and Wadsworth Avenue, Los Angeles, California 90002 (Assessor's Parcel Numbers (APN): 6050-025-900, 6050-026-900, and 6050-027-900), for the purpose of creating a new neighborhood park;
  - B. Authorize staff to coordinate with LADWP, Department of General Services (GSD), and other Departments, as necessary, to expedite the lease of said property, complete due diligence requirements, and obtain the necessary environmental clearance;
  - C. Direct staff to return to the Board of Recreation and Park Commissioners (Board) for final authorization to lease said property upon the conclusion of negotiations with LADWP and completion of due diligence requirements; and,
  - D. Approve the conceptual plan for the 98<sup>th</sup> Street Park – Lease of Real Property and Park Development project, as described in the Summary of this Report and as depicted in Attachment A to this Report.
  
5. Take the following actions regarding Vermont and 81<sup>st</sup> Street Park – Transfer of Jurisdiction and Park Development project:
  - A. Preliminarily approve the transfer of jurisdiction of 0.23 acres of City owned surplus property, located at 954 West 81<sup>st</sup> Street, Los Angeles, California 90044 (APN 6032-005-900), for the purpose of creating a new neighborhood park;
  - B. Authorize staff to work with GSD to complete a transfer of jurisdiction of the 0.23 acres of City surplus property located at 954 West 81<sup>st</sup> Street, Los Angeles, California 90044;
  - C. Direct staff to return to the Board for final authorization to accept the transfer of jurisdiction of said property upon the completion of due diligence requirements; and,
  - D. Approve the conceptual plan for the Vermont and 81<sup>st</sup> Street Park – Transfer of Jurisdiction and Park Development project, as described in the Summary of this Report and as depicted in Attachment B to this Report.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 12-222

### SUMMARY:

On November 7, 2006, California voters passed the “Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006”, which authorizes \$5.4 billion in general obligation bonds for a number of State of California (State) grant programs. One of the grant programs created is the Proposition 84 Statewide Park Program. A total of \$368,000,000 was dedicated to the Proposition 84 Statewide Park Program to make grant awards to projects that demonstrate the creation of new park and recreation facilities in proximity to the most critically underserved communities throughout California on a competitive basis in two rounds (\$184,000,000 available each round).

In September 2009, the State released a Request for Proposals for the first round of competitive grants for the Proposition 84 Statewide Park Program. RAP submitted grant applications for nine projects; however, due to the competitiveness of the hundreds of statewide applications submitted for consideration, none of the RAP’s projects were funded.

In January 2011, the State released a Request for Proposals for the second round of competitive grants for the Proposition 84 Statewide Park Program. On June 6, 2011 the Board authorized the General Manager to submit three Proposition 84 Statewide Park Program grant applications and supported the submittal of eight Proposition 84 Statewide Park Program grant applications by various organizations working in partnership with RAP (Board Report No. 11-167). Two of the eight grant applications that were submitted by organizations other than RAP were prepared and submitted by the Los Angeles Neighborhood Land Trust (LANLT), a non-profit organization.

On March 26, 2012, LANLT received notification from the State that the two grant applications that it submitted for the 98<sup>th</sup> Street Park and the Vermont and 81<sup>st</sup> Street Park projects were awarded funding under the second funding round of the Proposition 84 Statewide Park Program.

As the grant applications for these two projects were prepared and submitted by LANLT with the intent to turn over the completed projects to RAP to operate and maintain, RAP would need to enter into a Donation Agreement (Agreement) with LANLT in order to implement the lease or transfer of jurisdiction to the site, development, and construction of the projects.

As described in the proposed Agreement, LANLT has prepared, in coordination with RAP, grant applications and conceptual plans for the identified prospective park projects. LANLT is to coordinate the design and construction of the park projects with RAP and, when construction is completed by LANLT, RAP staff will submit each completed project to the Board for final approval and acceptance. If accepted, RAP would assume and be responsible for long-term maintenance and operation of each park developed and constructed under the terms of this Agreement.

## REPORT OF GENERAL MANAGER

PG. 4

NO. 12-222

The proposed Agreement requires LANLT to present the conceptual plan for each park project successfully awarded grant funding to RAP for review and approval. Once RAP approves a project's conceptual plan, LANLT will prepare a detailed set of final plans and specifications for that project, which will be submitted for approval to the Board in a subsequent report. The conceptual plans for the 98th Street Park project and the Vermont and 81<sup>st</sup> Street Park project are described below and attached hereto as Attachment A and Attachment B, respectively. These conceptual plans were developed with input from public workshops and meetings facilitated by LANLT in partnership with RAP and local community organizations.

### 98<sup>th</sup> Street Park – Lease of Real Property and Park Development Project

LADWP currently maintains a 5.35 acre linear property located along 98<sup>th</sup> Street between Avalon Boulevard and Wadsworth Avenue Los Angeles, California 90002 (APN'S: 6050-025-900, 6050-026-900, 6050-027-900) that the City can utilize for pocket park purposes. The site is currently improved with electric power transmission lines and is surrounded by residential housing.

This project proposes that RAP enter into a lease of real property from LADWP and develop the property with outdoor park and recreational improvements. RAP will provide LANLT with a right of entry permit to construct the proposed improvements. Following the approval of this report, and upon the completion of negotiations with LADWP and of any due diligence investigations, staff will return to the Board for final authorization to lease said property.

The conceptual plan for the 98<sup>th</sup> Street Park project (Attachment A) includes the construction of open space areas, children's playgrounds, picnic areas, family game table area, basketball half-courts, multi-use open spaces and turf areas, walking/jogging trails with outdoor fitness stations, perimeter fencing and gates, and landscaping. LANLT will bid and award the project, as funds were awarded to LANLT. The completed improvements will then be donated to RAP, subject to Board approval and acceptance.

The State awarded LANLT a total of \$4,997,584 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the lease of approximately 5.35 acres of property and the development of a new park. The proposed park will include open space areas, children's playgrounds, picnic areas, family game table area, basketball half-courts, multi-use open spaces and turf areas, walking/jogging trails with outdoor fitness stations, perimeter fencing and gates, and landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA Guidelines.

## REPORT OF GENERAL MANAGER

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### Vermont and 81<sup>st</sup> Street Park - Transfer of Jurisdiction and Park Development Project

GSD currently maintains a 0.23 acre vacant surplus property located at 954 West 81<sup>st</sup> Street, Los Angeles, California 90044 (APN 6032-005-900) that the City can utilize for pocket park purposes. The site is currently vacant and is surrounded by residential housing.

This project proposes to transfer jurisdiction of this City-owned property to RAP and develop the property with outdoor park and recreational improvements. RAP will provide LANLT with a right of entry permit to construct the proposed improvements. Following the approval of this report, and upon the completion of the due diligence investigations, staff will return to the Board for final authorization to accept the transfer of jurisdiction of the property.

The conceptual plan for the Vermont and 81<sup>st</sup> Street Park project (Attachment B) includes the construction of a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping.

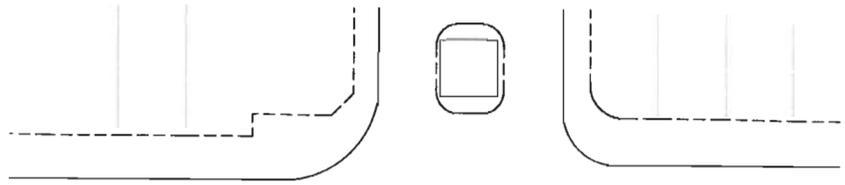
The State awarded LANLT a total of \$1,492,664 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the acquisition of approximately 0.23 acres of vacant surplus property and the development of a new park. The proposed park will include a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping. Therefore, the project is exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3,6) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

The approval and execution of the Donation Agreement and the approval the conceptual plans for these projects will not have any impact on the General Fund. The development of these projects is anticipated to be funded by the awarded grant funds or funding sources other than RAP's General Fund. Future operations and maintenance costs for the two projects, after project completion, are currently unknown.

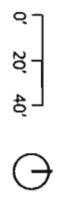
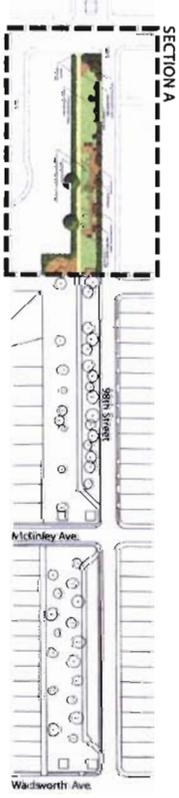
This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.



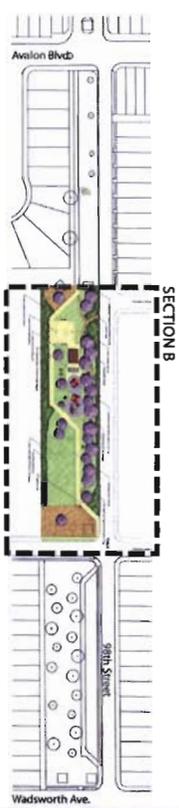
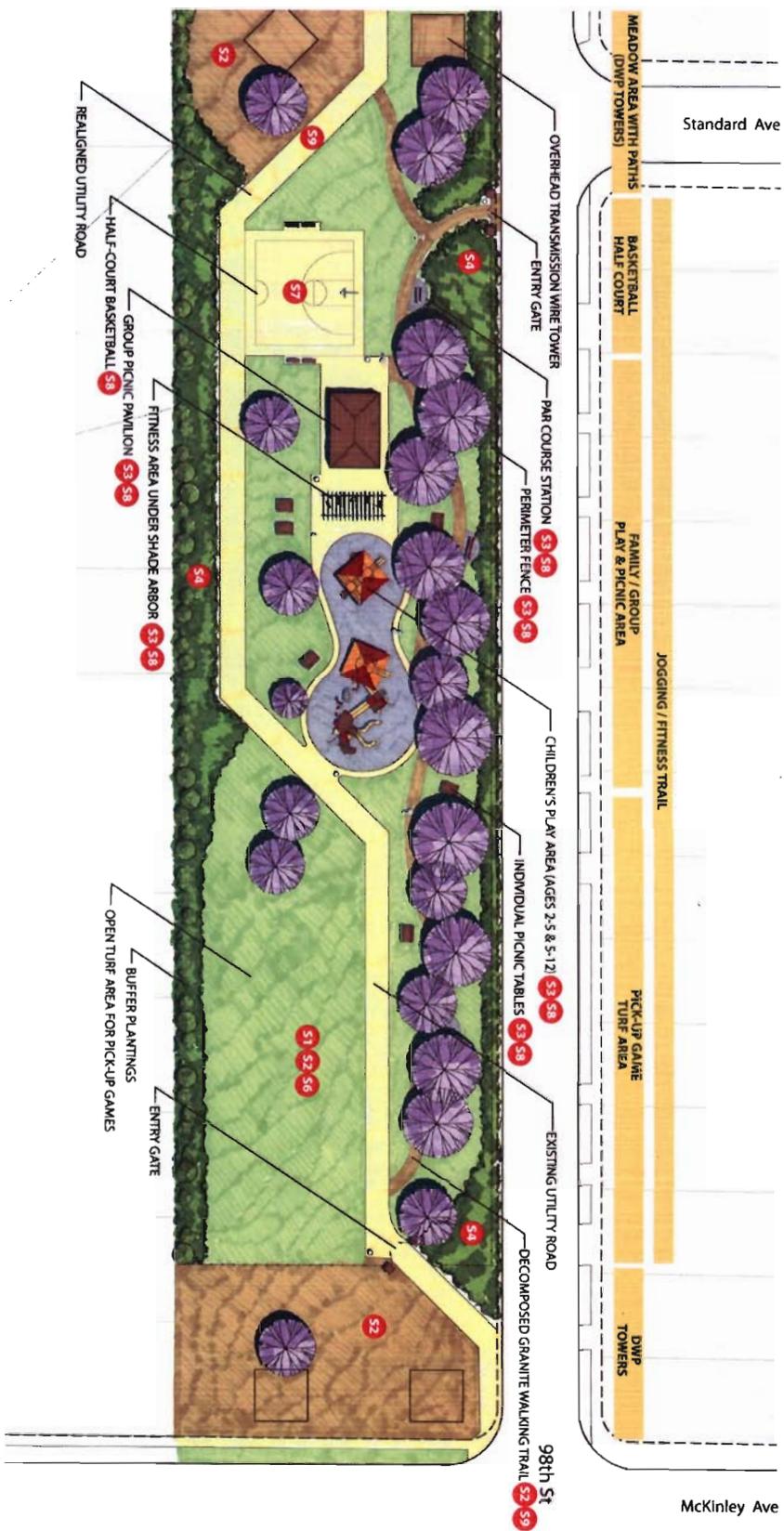
Avalon Blvd



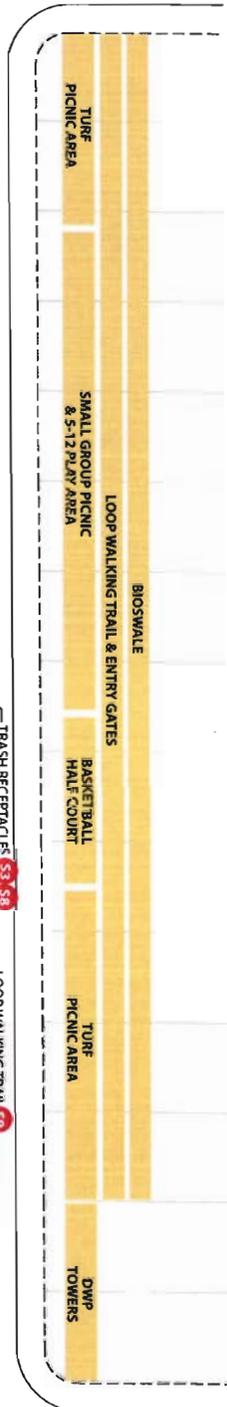
- Sustainability Legend**
- 1 WATER-EFFICIENT IRRIGATION SYSTEM WITH RAIN SENSOR, SOIL MOISTURE SENSOR AND SMART CONTROLLER
  - 2 STORMWATER COLLECTION BASINS & PERMEABLE SURFACES FOR FILTRATION & INFILTRATION
  - 3 10% RECYCLED MATERIALS USED TO CONSTRUCT THE PARK
  - 4 LANDSCAPE INCLUDES NON-INVASIVE, DROUGHT-TOLERANT PLANTS AND MINIMIZES THE USE OF TOXIC PESTICIDES AND INORGANIC FERTILIZERS
  - 5 SOLAR OUTDOOR LIGHTING
  - 6 SOLAR-POWERED CONTROLLER
  - 7 LIGHT COLORED PAVING & SHADE FROM TREES TO REDUCE URBAN HEAT ISLAND EFFECTS
  - 8 USE OF LOCALLY-SOURCED MATERIALS
  - 9 BICYCLE PATH TO PROMOTE ALTERNATIVE MODES OF TRANSPORTATION



- Sustainability Legend**
- S1 WATER-EFFICIENT IRRIGATION SYSTEM WITH RAIN SENSOR, SOIL MOISTURE SENSOR AND SMART-CONTROLLER
  - S2 STORMWATER COLLECTION BASINS & PERMEABLE SURFACES FOR FILTRATION & INFILTRATION
  - S3 10% RECYCLED MATERIALS USED TO CONSTRUCT THE PARK
  - S4 LANDSCAPE INCLUDES NON-INVASIVE, DROUGHT-TOLERANT PLANTS AND MINIMIZES THE USE OF TOXIC PESTICIDES AND INORGANIC FERTILIZERS
  - S5 SOLAR OUTDOOR LIGHTING
  - S6 SOLAR-POWERED CONTROLLER
  - S7 LIGHT-COLORED PAVING & SHADE FROM TREES TO REDUCE URBAN HEAT ISLAND EFFECTS
  - S8 USE OF LOCALLY-SOURCED MATERIALS
  - S9 BICYCLE PATH TO PROMOTE ALTERNATIVE MODES OF TRANSPORTATION

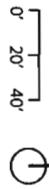


McKinley Ave

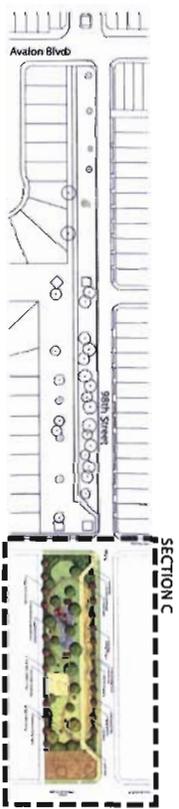


99th St. Elementary School

Wadsworth Ave



- Sustainability Legend**
- S1 WATER-EFFICIENT IRRIGATION SYSTEM WITH RAIN SENSOR, SOIL MOISTURE SENSOR AND SMART-CONTROLLER
  - S2 STORMWATER COLLECTION BASINS & PERMEABLE SURFACES FOR FILTRATION & INFILTRATION
  - S3 100% RECYCLED MATERIALS USED TO CONSTRUCT THE PARK
  - S4 LANDSCAPE INCLUDES NON-INVASIVE, DROUGHT-TOLERANT PLANTS AND MINIMIZES THE USE OF TOXIC PESTICIDES AND INORGANIC FERTILIZERS
  - S5 SOLAR OUTDOOR LIGHTING
  - S6 SOLAR-POWERED CONTROLLER
  - S7 LIGHT-COLORED PAVING & SHADE FROM TREES TO REDUCE URBAN HEAT ISLAND EFFECTS
  - S8 USE OF LOCALLY-SOURCED MATERIALS
  - S9 BICYCLE PATH TO PROMOTE ALTERNATIVE MODES OF TRANSPORTATION





LOS ANGELES  
NEIGHBORHOOD  
LAND  
TRUST

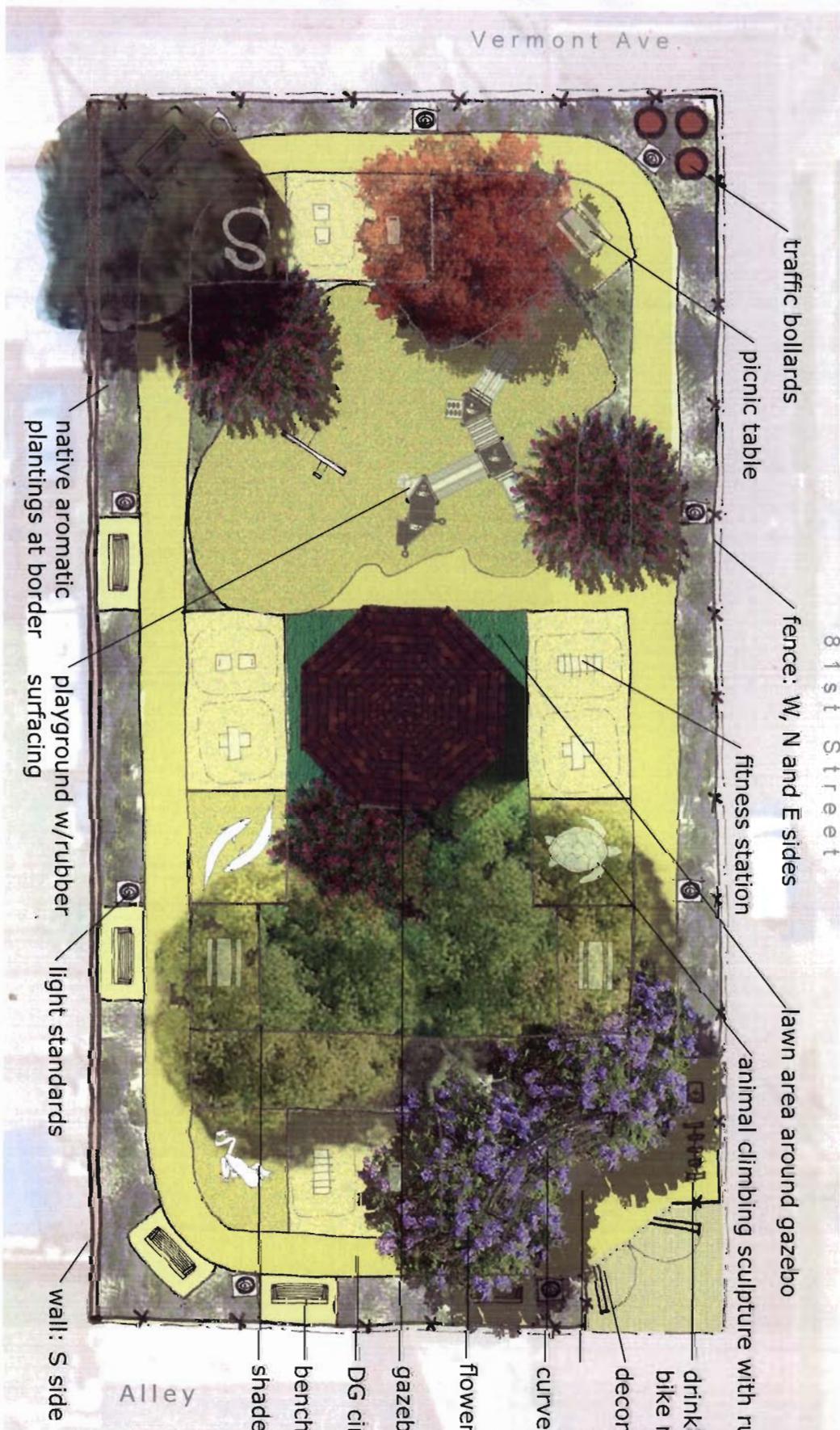


create a PARK  
creer un PARQUE



81st Street

Vermont Ave.



traffic bollards

picnic table

fence: W, N and E sides

fitness station

lawn area around gazebo

animal climbing sculpture with rubber surfacing

drinking fountain and bike rack

decorative entry gate

curved bench

flowering tree

gazebo

DG circuit path

bench along path

shade tree

Alley

native aromatic plantings at border

playground w/rubber surfacing

light standards

wall: S side



# VERMONT MIRACLE PARK: CONCEPT LEVEL SITE PLAN

Attachment B

REPORT OF GENERAL MANAGER

NO. 12-223

DATE July 19, 2012

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY FOR THE ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES; APPROVAL OF CONCEPTUAL PLAN FOR EL DORADO AVENUE PARK/PACOIMA WASH GREENWAY PARK PROJECT

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull \_\_\_\_\_  
N. Williams \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Donation Agreement (Agreement), substantially in the form on file in the Board of Recreation and Park Commissioners (Board) Office, between the Department of Recreation and Parks (RAP) and the Mountains Recreation and Conservation Authority (MRCA) for the acquisition, development, and construction of new parks in Los Angeles, subject to the approval of the Mayor, the City Council, and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Agreement to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form;
3. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals;
4. Approve the conceptual plan for the El Dorado Avenue Park/Pacoima Wash Greenway project, as described in the Summary of this Report and as depicted in the Attachment A to this Report.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 12-223

### SUMMARY:

On November 7, 2006, California voters passed the “Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006”, which authorizes \$5.4 billion in general obligation bonds for a number of State of California (State) grant programs. One of the grant programs created is the Proposition 84 Statewide Park Program. A total of \$368,000,000 was dedicated to make grant awards to projects that demonstrate the creation of new park and recreation facilities in proximity to the most critically underserved communities throughout California on a competitive basis in two rounds (\$184,000,000 available each round). Another grant program that was created was the Sustainable Communities and Climate Change Reductions Urban Greening Grant Program. A total of \$90,000,000 was dedicated to make grant awards for urban greening projects and plans that promote the development of sustainable communities that reduce greenhouse gas emissions.

In September 2009, the State released a Request for Proposals for the first round of competitive grants for the Proposition 84 Statewide Park Program. The Department of Recreation and Parks (RAP) submitted grant applications for nine projects; however, due to the competitiveness of the hundreds of statewide applications submitted for consideration, none of the RAP’s projects were funded.

In January 2011, the State released a Request for Proposals for the second round of competitive grants for the Proposition 84 Statewide Park Program. On June 6, 2011 the Board of Recreation and Park Commissioners (Board) authorized the General Manager to submit three Proposition 84 Statewide Park Program grant applications and supported the submittal of eight Proposition 84 Statewide Park Program grant applications by various organizations working in partnership with RAP (Board Report No. 11-167). One of the eight grant applications that were submitted by organizations other than RAP was prepared and submitted by the Mountains Recreation and Conservation Authority (MRCA), a joint powers authority between the Santa Monica Mountains Conservancy and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District.

On March 26, 2012, MRCA received notification from the State that the grant application it submitted for the El Dorado Avenue Park/Pacoima Wash Greenway was awarded \$1,075,000 in grant funding under the second funding round of the Proposition 84 Statewide Park Program. Additionally, on May 10, 2012, MRCA received notification from the State that that El Dorado Avenue Park/Pacoima Wash Greenway was awarded an additional \$463,056 in grant funding from the Sustainable Communities and Climate Change Reductions Urban Greening Grant Program.

As the grant application for this project was prepared and submitted by MRCA with the intent to turn over the completed project to RAP to operate and maintain, RAP would need to enter into a Donation Agreement (Agreement) with MRCA in order to implement the acquisition, development,

## REPORT OF GENERAL MANAGER

PG. 3

NO. 12-223

and construction of the project. As described in the proposed Agreement, MRCA has prepared, in coordination with RAP, a grant application and conceptual plan for the identified prospective park project. MRCA is to coordinate the design and construction of the park project with RAP and, when construction is completed by MRCA, RAP staff will submit the completed project to the Board for final approval and acceptance. If accepted, RAP would be responsible for long-term maintenance and operation of each park developed and constructed under the terms of this Agreement.

The proposed Agreement requires MRCA to present the conceptual plan for each park project successfully awarded grant funding to RAP for review and approval. Once RAP approves a project's conceptual plan, MRCA will prepare a detailed set of final plans and specifications for that project, which will be submitted to the Board for approval in a subsequent report. The conceptual plan for the El Dorado Avenue Park/Pacoima Wash Greenway project is described below and attached hereto as Attachment A. The project conceptual plan was developed with input from public workshops and meetings facilitated by MRCA in partnership with RAP and local community organizations.

### El Dorado Avenue Park/Pacoima Wash Greenway Project

El Dorado Avenue Park is located at 11349 El Dorado Avenue in the Pacoima area of City. This 1.18 acre park, which is owned by RAP, is currently undeveloped and unimproved.

This project proposes that El Dorado Park be developed with outdoor park and recreational improvements. The conceptual plan for the El Dorado Avenue Park/ Pacoima Wash Greenway project includes the construction of a new picnic area, play area, fitness and walking trail, entry plazas, and landscaping.

The State awarded MRCA a total of \$1,538,056 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the development of a new park. The proposed park will include a new picnic area, play area, fitness and nature walking trail, entry plazas, and native landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 4

NO. 12-223

FISCAL IMPACT STATEMENT:

The approval and execution of the Memorandum of Understanding and Donation Agreement and the approval of the conceptual plans for these projects will not have any impact on the General Fund.

The approval of a conceptual plan for this project will not have any impact on the General Fund. The development of this project is anticipated to be funded by the awarded grant funds or funding sources other than RAP's General fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.

# Pacoima Wash Greenway - El Dorado Park



REPORT OF GENERAL MANAGER

NO. 12-224

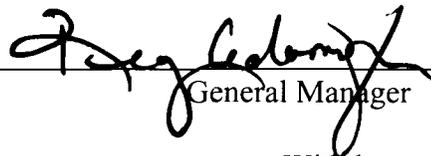
DATE July 19, 2012

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – PRELIMINARY AUTHORIZATION TO ACQUIRE PROPERTY AND APPROVAL OF CONCEPTUAL PLANS FOR THE SOUTH VICTORIA AVENUE PARK PROJECT TO BE DEVELOPED AND CONSTRUCTED BY THE TRUST FOR PUBLIC LAND

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>MS</i></u>
V. Israel	_____	N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

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

RECOMMENDATIONS:

That the Board take the following actions regarding South Victoria Avenue Park – Park Acquisition and Development project:

- A. Preliminarily approve the acquisition of 0.26 acres of privately owned vacant property, located at 6537 South Victoria Avenue in the Park Mesa community of the City (Assessor Parcel Number (APN) 4006-019-014), for the purpose of creating a neighborhood park;
- B. Authorize staff to work with the Department of General Services to acquire the 0.26 acres of privately owned vacant property located at 6537 South Victoria Avenue;
- C. Direct staff to return to the Board of Recreation and Park Commissioners (Board) for final authorization to acquire said property upon the conclusion of negotiations with the property owner and completion of due environmental diligence requirements; and,
- D. Approve the conceptual plan for the South Victoria Avenue Park – Park Acquisition and Development project, as described in the Summary of this Report and as depicted in Attachment A of this Report.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 12-224

### SUMMARY:

On May 17, 2010, the Board approved a Donation Agreement between the Department of Recreation and Parks (RAP) and the Trust for Public Land (TPL), a non-profit organization, for the acquisition, development, and construction of new parks in Los Angeles (Board Report No. 10-121). On March 14, 2012, the Board approved an amendment to the Agreement in order to add three additional park acquisition and/or development projects to the list of prospective properties (Board Report No. 12-066).

As detailed in the proposed Donation Agreement, TPL is required to prepare, in coordination with RAP, grant applications and conceptual plans for the prospective park projects identified in the Agreement. If those grant applications are successful, TPL is responsible to coordinate the acquisition (when necessary), development, and construction of each park project. Upon completion of construction of each prospective park by TPL, RAP staff will submit the completed project to the Board for final approval and acceptance. If those park projects are accepted by the Board, RAP will be responsible for long-term maintenance and operation of each park developed and constructed under the terms of the Donation Agreement.

On June 6, 2011 the Board authorized the General Manager to submit three Proposition 84 Statewide Park Program grant applications for the second funding round of the Proposition 84 Statewide Park Program and supported the submittal of eight Proposition 84 Statewide Park Program grant applications by various organizations working in partnership with RAP (Board Report No. 11-167). Three of the eight grant applications that were submitted by organizations other than RAP were prepared and submitted by TPL.

On March 26, 2012, TPL received notification from the State that two of the three grant applications that it submitted were awarded funding under the second funding round of the Proposition 84 Statewide Park Program - Madison Avenue Park and South Victoria Avenue Park projects.

Under the terms of the Donation Agreement, TPL is required to develop a conceptual plan for each park project successfully awarded grant funding and present those plans to RAP for review and approval. Once RAP approves a project's conceptual plan, TPL will prepare a detailed set of final plans and specifications for that project, which will be submitted to the Board in a subsequent report.

The South Victoria Avenue Park – Park Acquisition and Development project proposes to acquire privately owned property located at 6537 South Victoria Avenue in the Park Mesa community of the City and develop the property with outdoor park and recreational improvements. The subject property, with APN 4006-019-014, measures approximately 0.26 acres. It is currently vacant and surrounded by residential housing.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 12-224

The conceptual plan for the South Victoria Avenue Park – Park Acquisition and Development project includes the construction of a new playground, junior-size basketball court, skate spot, entry plaza, fitness equipment, shade structures, screen plantings, site furnishings, decorative fencing, irrigation, lighting and landscaping. The current concept for the project is depicted in Attachment A of this Report.

The State awarded TPL a total of \$2,236,630 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

TPL currently has an option agreement to purchase the property at 6537 South Victoria Avenue from the private owner at its appraised market valuation using the grant funding awarded to the project. TPL's option agreement to purchase this site expires on September 26, 2012. In accordance with the terms of the Donation Agreement, TPL would then, subject to the approval of the Board, donate the property to RAP for use as a public park.

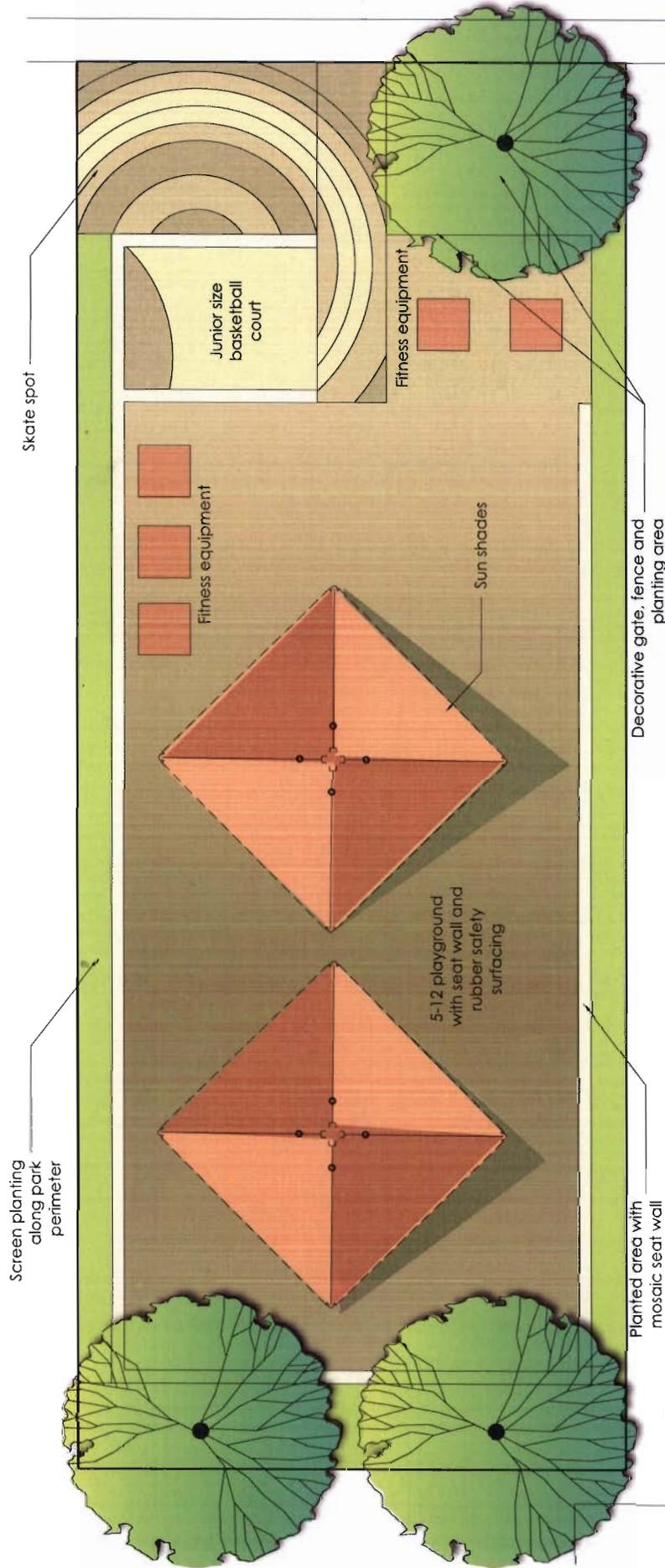
Staff has determined that the subject project will consist of the acquisition of land to preserve open space, and development of a new park with accessory structures including a new playground, junior-size basketball court, skate spot, entry plaza, fitness equipment, shade structures, screen plantings, site furnishings, decorative fencing, irrigation, lighting and landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1,3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA guidelines.

### FISCAL IMPACT STATEMENT:

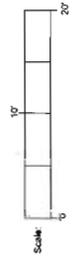
The approval the conceptual plans for these projects will not have any impact on the General Fund. The development of these projects is anticipated to be funded by the awarded grant funds or funding sources other than RAP's General Fund. The estimated annual maintenance cost for this project has not yet been determined.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.

S. Victoria Ave



North  
June 2011



# South Victoria Avenue Park Concept Design

The Trust for Public Land ~ City of Los Angeles Recreation and Parks  
Statewide Park Development and Community Revitalization Program Application

ATTACHMENT A

REPORT OF GENERAL MANAGER

NO. 12-225

DATE: July 19, 2012

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM (ROUND ONE) PROJECTS – ASSUMPTION OF THREE GRANTS PREVIOUSLY AWARDED TO COMMUNITY REDEVELOPMENT AGENCY OF LOS ANGELES; CITY COUNCIL RESOLUTION

R. Adams _____	K. Regan _____
H. Fujita _____	M. Shull _____
*V. Israel <u>(initials)</u>	N. Williams _____

(Signature)  
 General Manager

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

RECOMMENDATIONS:

That the Board:

1. Approve the assumption, transfer, and submission of the Proposition 84 Statewide Park Program grants, which were originally submitted by and awarded to the Community Redevelopment Agency of Los Angeles (CRA/LA), by the State of California Department of Parks and Recreation, for three proposed capital improvement projects - La Mirada New Park, Ord and Yale Street New Park, and Nevin Avenue Elementary School Park - subject to Mayor and City Council consideration;
  
2. Recommend that the City Council adopt the attached Resolutions (Attachments A through C), which authorize the City of Los Angeles to apply for funds and accept the grants awarded under the Proposition 84 Statewide Park Program for each proposed project and which designate the General Manager of the Department of Recreation and Parks (Department), or designee, as the agent to conduct all negotiations, sign and submit all documents, including but not limited to grant applications, agreements, amendments, and payment requests, which may be necessary for the completion of the proposed projects;
  
3. Direct staff to transmit forthwith a copy of the accompanying resolutions to the Mayor, Office of the City Administrative Officer (CAO), Office of the Chief Legislative Analyst (CLA), and to the City Clerk for City Council approval;

## REPORT OF GENERAL MANAGER

PG. 2

NO. 12-225

4. Authorize the Department's General Manager to accept and receive the Proposition 84 Statewide Park Program grant funds for each project, subject to the approval of the Mayor and City Council, and subject to compliance with the California Environmental Quality Act (CEQA); and
5. Authorize the Department's Chief Accounting Employee to establish the necessary account within "Recreation and Parks Grant" Fund 205 to accept the Proposition 84 Statewide Park Program grant funds.

### SUMMARY:

On November 7, 2006, California voters passed the "Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006" (Proposition 84), which authorized \$5.4 billion in general obligation bonds for a number of State grant programs. One of the grant programs created is the Statewide Park Program. This program received a total of \$368 million for projects that demonstrate the creation of new park and recreation facilities in proximity to the most critically underserved communities throughout California on a competitive basis in two rounds (\$184 million available each round).

The Round One Request for Proposals for the Statewide Park Program was released in September 2009. At its meeting of February 20, 2010, the City Council authorized the Community Redevelopment Agency of Los Angeles (CRA/LA) to submit grant applications for the La Mirada New Park, Ord and Yale Street New Park, and Nevin Avenue Elementary School Park projects (Council File No. 09-2839). In November 2010, the CRA/LA was awarded a Proposition 84 grant for each of these projects. However, in January 2012, the CRA/LA was dissolved. As a result of the dissolution, the Department of Recreation and Parks (Department) was asked to assume the grants and complete the projects on behalf of the City of Los Angeles (City).

To complete the assumption of these grants, the State Office of Grants and Local Services has requested that the City submit by August 31, 2012, a City Council approved Resolution approving the grant applications and accepting the transfer of the grants to the City.

The scope of work involved and status of each of the projects is as follows:

- La Mirada New Park – Create the new La Mirada Park in the City of Los Angeles through the development of a 0.17 acre parcel, including the construction of a new path, lawn area, gathering space, play area, native and seasonal garden, streetscape and perimeter edge, and public art. A summary of the project scope and project concept is attached to this Report as Exhibit Nos. 1A and 1B. On April 21, 2010, the Board of Recreation and Park Commissioners (Board) accepted transfer of \$413,000 in Assembly

## REPORT OF GENERAL MANAGER

PG. 3

NO. 12-225

Bill 1290 (AB 1290) funds from the CRA/LA for acquisition costs and authorized the acquisition of the property located at 5401 La Mirada Avenue, Los Angeles, CA 90029, for this project (Board Report No. 10-095). The deed was recorded on April 26, 2010, and thus the City/Department now owns the property. The project is currently in the pre-design phase. The original Proposition 84 grant application submitted by the CRA/LA was for \$1,223,300, which included funding for the acquisition of the site. The CRA/LA had intended that the AB 1290 funds for acquisition would be reimbursed with Proposition 84 funds. However, the reimbursement did not occur prior to the CRA/LA being dissolved. Thus, the State has eliminated \$413,000 in funding for acquisition from the grant award. Therefore, the grant amount that will be transferred to the City for development of the site is \$810,300.

- Ord and Yale Street New Park – Create the new Ord and Yale Street Park in the City of Los Angeles through the development of a 0.58 acre parcel, including the construction of a new playground, fitness zone, plaza and performing arts space, fitness trail, upper viewing terrace, restroom, and related amenities. A summary of the project scope and project concept is attached to this Report as Exhibit Nos. 2A and 2B. This project will be part of the Proposition K Alpine Recreation Center Expansion project for which Proposition K funds were specified in the Ballot Measure to be used solely for the acquisition of property to expand the existing Alpine Recreation Center. The Proposition 84 grant amount to be transferred to the City is \$4,999,705. The acquisition portion of the Ord and Yale New Park project’s original scope will be funded using Proposition K funds in an amount up to \$1,212,013. Geotechnical and site assessment due diligence, CEQA compliance, and acquisition negotiations are currently in process for the Ord and Yale New Park (aka Alpine Recreation Center Expansion project).
- Nevin Avenue Elementary School Park – Create the new Nevin Avenue Elementary School Park in the City of Los Angeles through the acquisition and development of 0.26 acres, including the construction of a new entry plaza and picnic area, children’s playground, fitness zone, interactive plant and water demonstration garden, botanical learning garden, walking trail, “rolling” hill, and an indoor/outdoor learning/community center. A summary of the project scope and project concept is attached to this Report as Exhibit Nos. 3A and 3B. The Proposition 84 grant amount to be transferred to the City is \$2,898,340. Site assessment due diligence, CEQA compliance, and acquisition negotiations are currently in process for this project.

The Department’s Planning, Construction, and Maintenance Division staff have worked in cooperation with the concerned Council District Offices, Mayor’s Office, City Administrative Officer, Chief Legislative Analyst, and CRA/LA representatives to assess the viability of these projects and have determined that these projects are viable. The Department is able to complete these projects by the 2017 grant deadline as the Proposition 84 awarded funds are believed to be

## REPORT OF GENERAL MANAGER

PG. 4

NO. 12-225

sufficient to complete the above scopes with the exception of the Ord and Yale New Park project, which requires Proposition K funding for acquisition for expansion of the Alpine Recreation Center as described above. There are no known challenges to completing the three projects anticipated at this time.

Assuming Board approval of the recommendations in this Report, the appropriate recommendations will be submitted to the City Council for consideration and approval. Thereafter, the State will prepare that grant contracts for each project and will submit the contracts to the City/Department for review and execution which will constitute the City acceptance of the grants. However, prior to execution of the grant contracts, pursuant to the City's Grants Ordinance, the Department will transmit to City Council a request for final authorization to accept each of the grants. The recommendations in this report if approved by the Board constitute the Board's authorization to accept the grants and execute the grant contracts. Therefore, actions relating to final acceptance of the grants will only be submitted to the Board for these three projects if Board action is required regarding any additional funding necessary to complete any of the projects or regarding CEQA compliance.

### ENVIRONMENTAL REVIEW:

Prior to undertaking the activities for which each grant is being sought, as lead agency for the projects, the Department must perform, complete, and certify the adequacy of the environmental review in accordance with the California's Environmental Quality Act (CEQA). The La Mirada New Park project was determined to be categorically exempt under CEQA in April 2010 as part of the acquisition phase (see Board Report No. 10-095). The appropriate CEQA documentation for the Ord and Yale Street New Park and the Nevin Avenue Elementary School Park will be completed and submitted in accordance with the terms of the grant contract.

### FISCAL IMPACT STATEMENT:

The assumption, transfer, and submission of grant applications, approval of authorizing resolution and resolution accepting the designated projects has no fiscal impact on the Department's General Fund. However, future operations and maintenance costs after project completion, which is estimated to be in fiscal year 2017 are currently unknown.

This report was prepared by Kai Wong, Management Analyst II, Grants Administration.

REPORT OF GENERAL MANAGER

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NO. 12-225

Attachments:

- Attachment A -- Resolution for La Mirada New Park
- Attachment B -- Resolution for Ord and Yale Street New Park
- Attachment C -- Resolution for Nevin Avenue Elementary School Park

Exhibits:

- Exhibit No. 1A -- Scope Summary for La Mirada New Park
- Exhibit No. 1B -- Project Concept for La Mirada New Park
- Exhibit No. 2A -- Scope Summary for Ord and Yale Street New Park
- Exhibit No. 2B -- Project Concept for Ord and Yale Street New Park
- Exhibit No. 3A -- Scope Summary for Nevin Avenue Elementary School Park
- Exhibit No. 3B -- Project Concept for Nevin Avenue Elementary School Park

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES  
APPROVING THE APPLICATION FOR PROPOSITION 84 STATEWIDE PARK  
PROGRAM GRANT FUNDS AND ASSUMPTION AND TRANSFER OF GRANT  
FOR THE LA MIRADA NEW PARK PROJECT

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program (Proposition 84), setting up necessary procedures governing the Application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of applications before submission of said applications to the State; and

WHEREAS, the Community Redevelopment Agency of Los Angeles (CRA/LA) originally applied for and was awarded grant funding for the La Mirada New Park Project in November 2010; and

WHEREAS, in January 2012 the CRA/LA was dissolved pursuant to Assembly Bill 1X26; and

WHEREAS, the City of Los Angeles (City) now desires to assume and accept the transfer of said grant for implementation of the subject project by the City's Department of Recreation and Parks (Department), thereby becoming the applicant for said grant; and

WHEREAS, the City/Department as applicant will enter into a contract with the State of California to complete the grant scope project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby:

Approves the assumption, transfer and filing of an application for the La Mirada New Park project, and

1. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that the applicant has or will have sufficient funds to operate and maintain the project; and
3. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the General Manager, Executive Officer, or Assistant General Manager, City of Los Angeles Department of Recreation and Parks, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Los Angeles at its meeting of \_\_\_\_\_.

June Lagmay, City Clerk

By: \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES  
APPROVING THE APPLICATION FOR PROPOSITION 84 STATEWIDE PARK  
PROGRAM GRANT FUNDS AND ASSUMPTION AND TRANSFER OF GRANT  
FOR THE ORD AND YALE STREET NEW PARK PROJECT

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program (Proposition 84), setting up necessary procedures governing the Application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of applications before submission of said applications to the State; and

WHEREAS, the Community Redevelopment Agency of Los Angeles (CRA/LA) originally applied for and was awarded grant funding for the Ord and Yale Street New Park Project in November 2010; and

WHEREAS, in January 2012 the CRA/LA was dissolved pursuant to Assembly Bill 1X26; and

WHEREAS, the City of Los Angeles (City) now desires to assume and accept the transfer of said grant for implementation of the subject project by the City's Department of Recreation and Parks (Department), thereby becoming the applicant for said grant; and

WHEREAS, the City/Department as applicant will enter into a contract with the State of California to complete the grant scope project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby:

Approves the assumption, transfer and filing of an application for the Ord and Yale Street New Park project, and

1. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that the applicant has or will have sufficient funds to operate and maintain the project; and
3. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the General Manager, Executive Officer, or Assistant General Manager, City of Los Angeles Department of Recreation and Parks, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Los Angeles at its meeting of \_\_\_\_\_.

June Lagmay, City Clerk

By: \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES  
APPROVING THE APPLICATION FOR PROPOSITION 84 STATEWIDE PARK  
PROGRAM GRANT FUNDS AND ASSUMPTION AND TRANSFER OF GRANT  
FOR THE NEVIN AVENUE ELEMENTARY SCHOOL PARK PROJECT

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program (Proposition 84), setting up necessary procedures governing the Application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of applications before submission of said applications to the State; and

WHEREAS, the Community Redevelopment Agency of Los Angeles (CRA/LA) originally applied for and was awarded grant funding for the Nevin Avenue Elementary School Park Project in November 2010; and

WHEREAS, in January 2012 the CRA/LA was dissolved pursuant to Assembly Bill 1X26; and

WHEREAS, the City of Los Angeles (City) now desires to assume and accept the transfer of said grant for implementation of the subject project by the City's Department of Recreation and Parks (Department), thereby becoming the applicant for said grant; and

WHEREAS, the City/Department as applicant will enter into a contract with the State of California to complete the grant scope project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby:

Approves the assumption, transfer and filing of an application for the Nevin Avenue Elementary School Park project, and

1. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that the applicant has or will have sufficient funds to operate and maintain the project; and
3. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the General Manager, Executive Officer, or Assistant General Manager, City of Los Angeles Department of Recreation and Parks, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Los Angeles at its meeting of \_\_\_\_\_.

June Lagmay, City Clerk

By: \_\_\_\_\_

## **LA MIRADA NEW PARK**

### **Project Scope:**

- Create the new La Mirada Park in the City of Los Angeles through the development of a 0.17 acre parcel, including the construction of a new path, lawn area, gathering space, play area, native and seasonal garden, streetscape and perimeter edge, and public art.

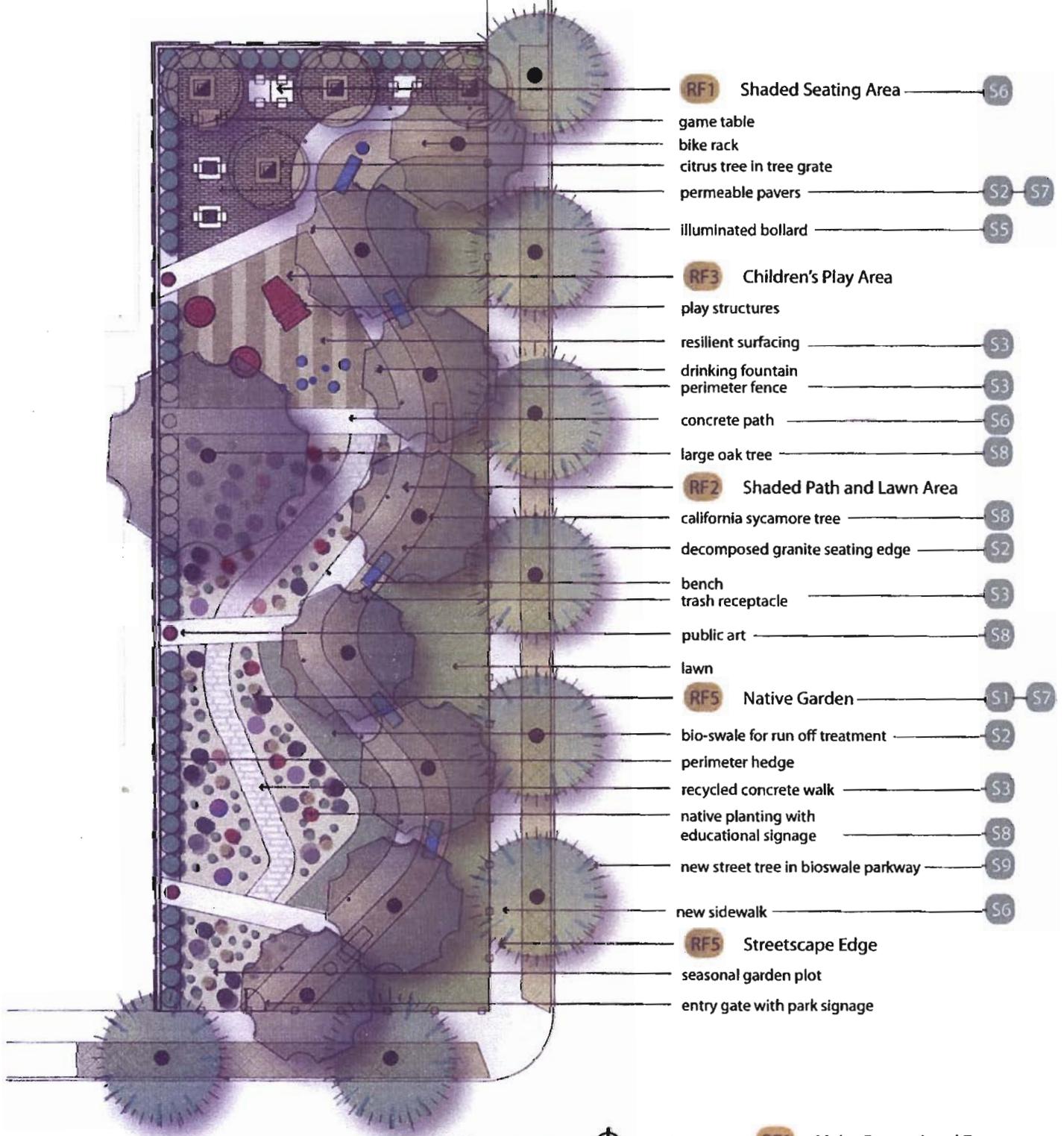
### **Project Address:**

- 501 S. Hewitt Street
- Council District 13

### **Grant Request:**

- \$810,300

EXHIBIT NO. 1B



- RF1 Shaded Seating Area — S6
- game table
- bike rack
- citrus tree in tree grate
- permeable pavers — S2 S7
- illuminated bollard — S5
- RF3 Children's Play Area
- play structures
- resilient surfacing — S3
- drinking fountain — S3
- perimeter fence — S3
- concrete path — S6
- large oak tree — S8
- RF2 Shaded Path and Lawn Area
- california sycamore tree — S8
- decomposed granite seating edge — S2
- bench — S3
- trash receptacle — S3
- public art — S8
- lawn
- RF5 Native Garden — S1 S7
- bio-swale for run off treatment — S2
- perimeter hedge
- recycled concrete walk — S3
- native planting with educational signage — S8
- new street tree in bioswale parkway — S9
- new sidewalk — S6
- RF5 Streetscape Edge
- seasonal garden plot
- entry gate with park signage



- ← RF1 Major Recreational Feature
- ← support amenity
- ← S7 sustainable technique

## **ORD AND YALE STREET PARK**

### **Project Scope:**

- Create the new Ord and Yale Street Park in the City of Los Angeles through development of a 0.58 acre parcel, including the construction of a new playground, fitness zone, plaza and performing arts space, fitness trail, upper viewing terrace, restroom, and related amenities.

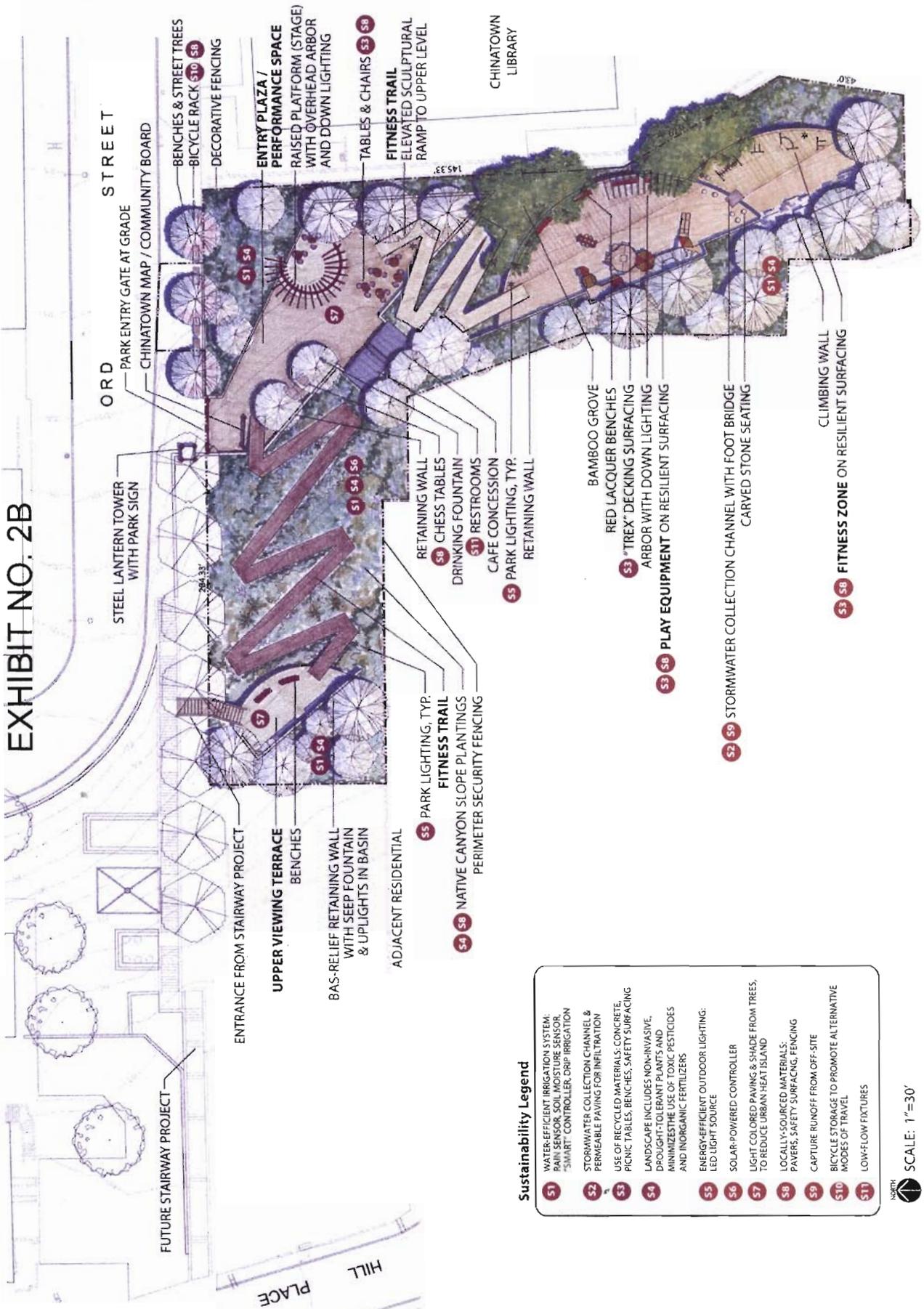
### **Project Address:**

- Ord Street and Yale Street
- Council District 1

### **Grant Request:**

- \$4,999,705

# EXHIBIT NO. 2B



### Sustainability Legend

- S1** WATER-EFFICIENT IRRIGATION SYSTEM; RAIN SENSOR, SOIL MOISTURE SENSOR, "SMART" CONTROLLER, DRIP IRRIGATION
- S2** STORMWATER COLLECTION CHANNEL & PERMEABLE PAVING FOR INFILTRATION
- S3** USE OF RECYCLED MATERIALS; CONCRETE, PICNIC TABLES, BENCHES, SAFETY SURFACING
- S4** LANDSCAPE INCLUDES NON-INVASIVE, DROUGHT-TOLERANT PLANTS AND MINIMIZE THE USE OF TOXIC PESTICIDES AND INORGANIC FERTILIZERS
- S5** ENERGY-EFFICIENT OUTDOOR LIGHTING; LED LIGHT SOURCE
- S6** SOLAR-POWERED CONTROLLER
- S7** LIGHT COLORED PAVING & SHADE FROM TREES, TO REDUCE URBAN HEAT ISLAND
- S8** LOCALLY-SOURCED MATERIALS; PAVING, SAFETY SURFACING, FENCING
- S9** CAPTURE RUNOFF FROM OFF-SITE
- S10** BICYCLE STORAGE TO PROMOTE ALTERNATIVE MODES OF TRAVEL
- S11** LOW-FLOW FIXTURES



SCALE: 1"=30'

## **NEVIN AVENUE ELEMENTARY SCHOOL PARK**

### **Project Scope:**

- Create the new Nevin Avenue Elementary School Park in the City of Los Angeles through the acquisition and development of 0.26 acres, including the construction of a new entry plaza and picnic area, children's playground, fitness zone, interactive plant and water demonstration garden, botanical learning garden, walking trail, "rolling" hill, and an indoor/outdoor learning/community center.

### **Project Address:**

- 1527 & 1531 E. 32nd St.
- Council District 9

### **Grant Request:**

- \$2,898,340



REPORT OF GENERAL MANAGER

NO. 12-226

DATE July 19, 2012

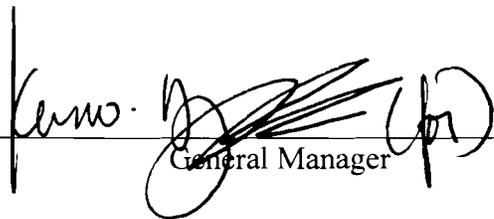
C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARKLAND TREE TRIMMING AND REMOVAL SERVICES AT VARIOUS CITY PARKS AND FACILITIES – AWARD OF PERSONAL SERVICE CONTRACT TO INTERNATIONAL ENVIRONMENTAL CORPORATION

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
M. Shull \_\_\_\_\_  
\*N. Williams NDW

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Personal Services Contract between the City of Los Angeles Department of Recreation and Parks and International Environmental Corporation, substantially in the form on file in the Board Office, to provide tree trimming and removal services at various city parks and facilities, for a period of one (1) year, with two (2) one-year renewal options, at the sole discretion of the General Manager, with total compensation not to exceed \$500,000 per year, subject to the approval of the Mayor, City Council, and of the City Attorney as to form;
2. Waive informalities, in accordance with Charter Section 371(c) and Los Angeles Administrative Code Section 10.15(c), for the three of the four submitted proposals;
3. Find, in accordance with Charter Section 1022, that the Department does not have personnel available in its employ with sufficient time and expertise to undertake these specialized tasks and that it is more feasible to secure these services by contract;
4. Direct the Board Secretary to transmit the proposed Personal Service Contract, concurrently, to the Mayor in accordance with Executive Directive No. 3 and to the City Attorney for approval as to form; and,
5. Authorize the Board President and Secretary to execute the Personal Service Contract upon receipt of the necessary approvals.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 12-226

### SUMMARY:

The Department of Recreation and Parks requires additional tree trimming personnel each year on an as-needed basis to assist with timely tree trimming and removal of unstable park trees for safety purposes. As the last contract for tree trimming and removal services was extended to expire in 2009 (Board Report No. 08-307), a RFP was approved for release in 2009 (Board Report 09-138). Due to economic uncertainties, the 2009 RFP, with the seven (7) proposals received, was held for sixteen (16) months pending instruction to proceed. The seven (7) proposals were rejected in 2011, due to proposed price aging, and the RFP was approved for re-release in order to select a responsible and qualified contractor to enter into a one (1) year contract with two (2) one-year options to renew at the sole discretion of the General Manager for a Personal Service Contract not to exceed a total contract amount of \$500,000 per year. (Board Report No. 11-059). The need for additional tree trimming and removal services personnel was required on an emergency basis, due to the wind storms of December 2011. The proposals received in response to the 2011 RFP had not yet been reviewed; consequently, the emergency services were paid with Board approval in April 2012 (Board Report No. 12-098).

The RFP was released on March 8, 2011 and advertised in the L.A. Daily Journal, the Chinese Daily, The Korea Daily and La Opinion. The RFP was also made available on the Department's website and posted on the Los Angeles Business Assistance Virtual Network (BAVN). In addition, a letter inviting bids was mailed to over thirty (30) organizations and individuals from a mailing list maintained by the Service Contracts Group.

On May 4, 2011 a Pre-Proposal conference was attended by eight companies. Four proposals were received on June 21, 2011.

- International Environmental Corporation
- So. Cal Tree Care, Inc.
- West Coast Arborists, Inc.
- Oakridge Landscape, Inc.

As stipulated in the RFP, evaluation of the bid proposals was to occur in two levels. Level I would be a check and review of all documents submitted for required compliance and Level II would be a comprehensive evaluation of the proposal, with interviews, by an evaluation panel. Proposers must successfully pass the first level to proceed to the next level.

### Level I Evaluation

Staff performed a Level I review of the following required documents:

#### Compliance Documents:

- 1) Proposers Signed Declaration and Affidavit of Non-Collusion

## REPORT OF GENERAL MANAGER

PG. 3

NO. 12-226

- 2) Disposition of Proposals
- 3) Affirmative Action Plan
- 4) Contractor Responsibility Ordinance Statement
- 5) Equal Benefits Ordinance Statement
- 6) Living Wage Ordinance/Service Contractor Worker Retention Ordinance
- 7) Good Faith Effort Subcontractor Outreach
- 8) Bidder Certification - CEC Form 50

### Submittal Documents:

- 1) Cover Letter
- 2) Proposal Deposit
- 3) Experience and Qualifications
- 4) Tree and Palm Trimming or Pruning Pricing Plan
- 5) Tree Removal Pricing Plan

Proposals are either Responsive (pass) or Non-Responsive (fail). The following are the complete Level I findings:

- International Environmental Corporation was found responsive in eight compliance documents, non-responsive in one submittal document (Experience and Qualifications), and responsive in four submittal documents (Attachment A-1 and A-2).
- So. Cal Tree Care, Inc. was found responsive in eight compliance documents, non-responsive in two submittal documents (Cover Letter and Experience and Qualifications), and responsive in three submittal documents (Attachment B-1 and B-2).
- West Coast Arborists, Incorporated was found responsive in eight compliance documents, non-responsive in two submittal documents (Cover Letter and Experience and Qualifications), and responsive in three submittal documents (Attachment C-1 and C-2).
- Oakridge Landscape, Incorporated was found responsive in seven compliance documents, non-responsive in one compliance document (Good Faith Effort Subcontractor Outreach), responsive in four submittal documents, and non-responsive in one submittal document (Experience and Qualifications) (Attachment D-1 and D-2).

Staff reviewed the Compliance Documents submitted by the Oakridge Landscape, Incorporated and determined that the proposal did not pass the Good Faith Effort Subcontractor Outreach (GFE) portion of the RFP as required by Mayor's Executive Directive No. 2001-26 and the Board's Policy (Board Report No. 177-89). The proposal submitted by Oakridge Landscape, Incorporated is found to be non-responsive to the RFP.

REPORT OF GENERAL MANAGER

PG. 4

NO. 12-226

On October 31, 2011, the four (4) proposers were given the reasons they did not pass the Level I evaluation and were advised they could either request a review of their submitted proposal or submit the missing documents, and that the acceptance of submitted missing documents was pending final determination by the Board of Recreation and Park Commissioners and City Attorney to determine if these informalities may be waived as per Los Angeles City Charter Section 371 (c). The three proposers found non-responsive to only the Submittal Documents requirement, subsequently provided all missing documents by November 28, 2011. Therefore, Staff recommends that the Board waive the late submission of Level I Submittal documents as informalities for three proposers, International Environmental Corporation, So. Cal Tree Care, Inc. and West Coast Arborists, Incorporated.

On February 1, 2012, an evaluation panel composed of two Department employees and one City of Los Angeles, Department of Public Works, Division of Street Tree Services employee, all with extensive Forestry, Tree Trimming and Removal expertise, interviewed the three proposers and evaluated the proposals for the Level II evaluation. The panelists were:

- Laura Bauernfeind – Principle Grounds Maintenance Supervisor II for the Department of Recreation and Parks
- Steve Dunlap – Tree Surgeon Supervisor II for the Department of Recreation and Parks
- Ronald Tull – Tree Surgeon Supervisor I for the Department of Public Works

Each proposal was scored in the areas of Experience and Qualifications (50 points possible, with the Best Proposal receiving 50 points, the Second Best receiving 47-49 points, the Third Best receiving 44-46 points); Tree and Palm Trimming or Pruning Pricing Plan and Tree Removal Pricing Plan (25 points possible for each both Pricing Plans with ranking was based on competitiveness of pricing plan relative to other proposals submitted. Each and every item price in RFP Exhibit E - Pricing Plan Addendum No. 2 was equally weighted for the ranking exercise and the weighting was multiplied by proposed price per tree and for each item and the products totaled to come up with an annual total cost. The annual cost for each of the three years was totaled. The pricing plan producing the lowest cost over three years was ranked number one. The Best Pricing Plan receiving 25 points, the Second Best receiving 22-24 points, the Third Best receiving 19-21 points. The averaged scores are as follows:

Proposer	Experience and Qualifications	Tree & Palm Trimming or Pruning Pricing	Tree removal Pricing Plan	Averaged Total
International Environmental Corporation	50	23.7	24	97.7
So. Cal Tree Care Inc.	45	25	25	95
West Coast Arborists, Inc.	48	20	20.3	88.33

## REPORT OF GENERAL MANAGER

PG. 5

NO. 12-226

### Award

International Environmental Corporation received the highest Averaged Total score. Staff reviewed the responsive proposals, verified background and experience and finds that International Environmental Corporation is a responsible and capable company whose proposal best meets the needs of the Department.

International Environmental Corporation (IEC), located in Panorama City, California, has been in business since 1986 and has provided services to The City of Los Angeles Department of Water and Power, the Los Angeles City Fire Department, Los Angeles County, and numerous other organizations, including the LA Metro Transportation Authority, Department of Veterans Affairs, Caltrans, and numerous other municipalities over the past 27 years. IEC currently consists of 28 full time employees and specializes in tree pruning, tree removal, tree planting, tree diagnosis with emergency response available for these services.

So. Cal Tree Care, Inc., located in Escondido, California, has been in business since 2005 and has provided services to the City of Los Angeles Public Works Department, Los Angeles County and numerous other organizations including the City of San Diego, the City of Palm Springs as well as State of California work and county work in San Bernardino, Orange and San Diego Counties. This company consists of 28 full time employees, provides tree care services, offers roof and rain gutter cleaning, concrete leveling and landscape maintenance service.

West Coast Arborists, Inc., located in Anaheim, California, has been in business since 1972 and has provided services to more than 200 California Municipalities and various public agencies from their office and service yards in Anaheim, Stockton, San Jose, Fresno, San Diego, Ventura and Riverside. The company consists of 600 full time employees and offers tree pruning, tree removal, tree planting, 24 hours tree emergency response, tree watering, small tree care, webpage development and master street tree pruning programs.

It is recommended that a contract to provide Parkland Tree Trimming and Removal at Various City Parks and Facilities be awarded to International Environmental Corporation for their proposal, in an amount not to exceed \$500,000.00 per year, for a term of one year with two (2) one-year options to renew, exercisable at the sole discretion of the General Manager.

### Charter Section 1022

Los Angeles City Charter Section 1022 prohibits contracting out work that could be done by City employees unless the Board determines it is more economical and/or feasible to contract out the service.

On October 23, 2008, the Personnel Department completed a Charter Section 1022 review (Attachment E) and determined that there are City classifications that could provide as-needed tree trimming and removal services.

REPORT OF GENERAL MANAGER

PG. 6

NO. 12-226

The ability of the Department to immediately respond to emergency situations (i.e., fallen trees and tree limbs) and protect the public, staff, and Department-owned facilities from harm currently exceeds staff availability. The certifications required to trim and remove trees makes it extremely difficult to hire qualified staff on a temporary basis in order to provide as-needed service. The recent damage caused by the December 2011 wind storms demonstrates the need for an as-needed contract to supplement existing City forces in order to quickly assess damage and remove fallen trees and tree limbs. It is therefore more feasible to secure these services through an independent contractor.

FISCAL IMPACT STATEMENT:

Funding for this service will be provided from various sources: Fund No. 302, Department 88, Account 3040 (Forestry Division; CLASS Parks; Waste Stream Diversion; Venice Beach Palm Tree Trimming) and the Golf Surcharge Account, Fund No. 302, Department 89, Account 3040.

Report prepared by Nancy Jeffers, Management Analyst II, Finance Division.

**DEPARTMENT OF RECREATION AND PARKS  
INTERNATIONAL ENVIRONMENTAL CORPORATION  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES AT VARIOUS CITY PARKS AND FACILITIES  
LEVEL I EVALUATION**

<b>I. Compliance Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Signature Declaration and Affidavit of Non-Collusion	Yes	Yes	
2.	Disposition of Proposals	Yes	Yes	
3.	Affirmative Action Plan	Yes	Yes	
4.	Contractor Responsibility Questionnaire	Yes	Yes	
5.	Equal Benefits Ordinance Statement	Yes	Yes	
6.	Living Wage/Service Contract Worker Retention Ordinance Forms	N/A	N/A	Submittal of documents is only required if an exemption is requested. Non-submittal indicates acceptance of requirements.
7.	Good Faith Effort Subcontractor Outreach	Yes	Yes	
8.	CEC Form 50	Yes	Yes	

<b>II. Submittal Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Cover Letter	Yes	Yes	
2.	Proposal Deposit	Yes	Yes	
3.	Experience and Qualifications			
	Experience and Qualifications of Firm and Key Personnel	Yes	Yes	October 31, 2011, the proposer was advised of missing documents required per RFP Section V.A.1.a., V.A.1.b.: a brief history of firm, with resumes, gross receipts were submitted on November 28, 2011.
	Experience with Similar Contracts	Yes	Yes	October 31, 2011, the proposer was advised of missing document required per RFP Section V.A.2.: Scope of Services were submitted on November 28, 2011.
	References	Yes	Yes	October 31, 2011 the proposer was advised of missing documents required per RFP section V.A.3.: reference letters were submitted on November 28, 2011.
4.	Tree and Palm Trimming or Pruning Pricing Plan	Yes	Yes	
5.	Tree Removal Pricing Plan	Yes	Yes	

**DEPARTMENT OF RECREATION AND PARKS  
INTERNATIONAL ENVIRONMENTAL CORPORATION  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES  
AT VARIOUS CITY PARKS AND FACILITIES**

**GOOD FAITH EFFORT SUBCONTRACTOR OUTREACH  
SCORING SUMMARY**

Indicator		Possible Points	Awarded Points	Comment
1.	Level of Anticipated MBE/WBE/OBE Participation	0	0	
2.	Attended Pre-Bid Meeting	10	10	
3.	Sufficient Work Identified for Subconsultant	10	10	
4.	Advertisement	9	0	Ad published on website, which is not acceptable documentation.
5.	Written Notices to Subconsultant	15	15	
6.	Follow-Up on Initial Solicitation	10	10	
7.	Plans, Specifications, and Requirements	5	5	
8.	Contacted Recruitment / Placement Organizations	10	10	
9.	Negotiated in Good Faith	26	26	
10.	Bond, Lines of Credit, and Insurance	5	0	"Bonds will not be required from qualifying subs" language not acceptable.
<b>TOTAL SCORE:</b>		100	86	<b><i>Less than 75 points is failing</i></b>

**DEPARTMENT OF RECREATION AND PARKS  
SO. CAL TREE CARE, INC.  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES AT VARIOUS CITY PARKS AND FACILITIES  
LEVEL I EVALUATION**

<b>I. Compliance Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Signature Declaration and Affidavit of Non-Collusion	Yes	Yes	
2.	Disposition of Proposals	Yes	Yes	
3.	Affirmative Action Plan	Yes	Yes	
4.	Contractor Responsibility Questionnaire	Yes	Yes	
5.	Equal Benefits Ordinance Statement	Yes	Yes	
6.	Living Wage/Service Contract Worker Retention Ordinance Forms	N/A	N/A	Submittal of documents is only required if an exemption is requested. Non-submittal indicates acceptance of requirements.
7.	Good Faith Effort Subcontractor Outreach	Yes	Yes	
8.	CEC Form 50	Yes	Yes	

<b>II. Submittal Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Cover Letter	Yes	Yes	October 31, 2011 the proposer was advised of missing documents required per RFP Section IV.C. :Two proposal copies were submitted November 14, 2011.
2.	Proposal Deposit	Yes	Yes	
3.	Experience and Qualifications			
	Experience and Qualifications of Firm and Key Personnel	Yes	Yes	
	Experience with Similar Contracts	Yes	Yes	
	References	Yes		October 31, 2011 the proposer was advised of missing documents required per RFP Section V.A.3. : Reference letters were submitted November 14, 2011.
4	Tree and Palm Trimming or Pruning Pricing Plan	Yes	Yes	
5	Tree Removal Pricing Plan	Yes	Yes	

**DEPARTMENT OF RECREATION AND PARKS  
SO. CAL TREE CARE, INC.  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES  
AT VARIOUS CITY PARKS AND FACILITIES**

**GOOD FAITH EFFORT SUBCONTRACTOR OUTREACH  
SCORING SUMMARY**

Indicator		Possible Points	Awarded Points	Comment
1.	Level of Anticipated MBE/WBE/OBE Participation	0	0	
2.	Attended Pre-Bid Meeting	10	10	
3.	Sufficient Work Identified for Subconsultant	10	10	
4.	Advertisement	9	9	
5.	Written Notices to Subconsultant	15	15	
6.	Follow-Up on Initial Solicitation	10	0	Proposer did not call contacts from letters sent; did not attempt to call numbers with "no answer" or "left message" again.
7.	Plans, Specifications, and Requirements	5	5	
8.	Contacted Recruitment / Placement Organizations	10	10	
9.	Negotiated in Good Faith	26	26	
10.	Bond, Lines of Credit, and Insurance	5	5	
<b>TOTAL SCORE:</b>		100	90	<b><i>Less than 75 points is failing</i></b>

**DEPARTMENT OF RECREATION AND PARKS  
WEST COAST ARBORISTS, INC.  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES AT VARIOUS CITY PARKS AND FACILITIES  
LEVEL I EVALUATION**

<b>I. Compliance Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Signature Declaration and Affidavit of Non-Collusion	Yes	Yes	
2.	Disposition of Proposals	Yes	Yes	
3.	Affirmative Action Plan	Yes	Yes	
4.	Contractor Responsibility Questionnaire	Yes	Yes	
5.	Equal Benefits Ordinance Statement	Yes	Yes	
6.	Living Wage/Service Contract Worker Retention Ordinance Forms	N/A	N/A	Submittal of documents is only required if an exemption is requested. Non-submittal indicates acceptance of requirements.
7.	Good Faith Effort Subcontractor Outreach	Yes	Yes	
8.	CEC Form 50	Yes	Yes	

<b>II. Submittal Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Cover Letter	Yes	Yes	October 31, 2011, the proposer was advised of missing cover letter statement required by RFP Section IV.B.1.e.: Revised cover letter with statement acknowledging and accepting RFP terms and conditions without exception was provided November 8, 2011.
2.	Proposal Deposit	Yes	Yes	
3.	Experience and Qualifications			
	Experience and Qualifications of Firm and Key Personnel	Yes	Yes	October 31, 2011, the proposer was advised of missing documents required per RFP Section V.A.1.a. and V.A.1.b.: Gross revenue figures and resumes were provided November 8, 2011.
	Experience with Similar Contracts	Yes	Yes	October 31, 2011, the proposer was advised of missing documents required per Section V.A.2.: Summary of Scope of Services was provided November 8, 2011.
	References	Yes	Yes	October 31, 2011, the proposer was advised of missing documents required per Section V.A.3.: Reference letters were provided November 8, 2011.
4.	Tree and Palm Trimming or Pruning Pricing Plan	Yes	Yes	
5.	Tree Removal Pricing Plan	Yes	Yes	

**DEPARTMENT OF RECREATION AND PARKS  
WEST COAST ARBORISTS, INC.  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES  
AT VARIOUS CITY PARKS AND FACILITIES**

**GOOD FAITH EFFORT SUBCONTRACTOR OUTREACH  
SCORING SUMMARY**

	<b>Indicator</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comment</b>
1.	Level of Anticipated MBE/WBE/OBE Participation	0	0	
2.	Attended Pre-Bid Meeting	10	10	
3.	Sufficient Work Identified for Subconsultant	10	10	
4.	Advertisement	9	9	
5.	Written Notices to Subconsultant	15	15	
6.	Follow-Up on Initial Solicitation	10	10	
7.	Plans, Specifications, and Requirements	5	5	
8.	Contacted Recruitment / Placement Organizations	10	0	Missed cut-off date for submissions (cut-off date was June 6, 2011; letters were dated June 10, 2011)
9.	Negotiated in Good Faith	26	26	
10.	Bond, Lines of Credit, and Insurance	5	5	
	<b>TOTAL SCORE:</b>	100	90	<i>Less than 75 points is failing</i>

**DEPARTMENT OF RECREATION AND PARKS  
OAKRIDGE LANDSCAPE, INC.  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES AT VARIOUS CITY PARKS AND FACILITIES  
LEVEL I EVALUATION**

<b>I. Compliance Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Signature Declaration and Affidavit of Non-Collusion	Yes	Yes	
2.	Disposition of Proposals	Yes	Yes	
3.	Affirmative Action Plan	Yes	Yes	
4.	Contractor Responsibility Questionnaire	Yes	Yes	
5.	Equal Benefits Ordinance Statement	Yes	Yes	
6.	Living Wage/Service Contract Worker Retention Ordinance Forms	N/A	N/A	Submittal of documents is only required if an exemption is requested. Non-submittal indicates acceptance of requirements.
7.	Good Faith Effort Subcontractor Outreach	Yes	No	October 31, 2011, the proposer was advised that the documents submitted for RFP Section I.G. of Exhibit B received 64 of the 75 points required to pass.
8.	CEC Form 50	Yes	Yes	

<b>II. Submittal Documents</b>		<b>Submitted</b>	<b>In Compliance</b>	<b>Comments</b>
1.	Cover Letter	Yes	Yes	
2.	Proposal Deposit	Yes	Yes	
3.	Experience and Qualifications			
	Experience and Qualifications of Firm and Key Personnel	Yes	Yes	
	Experience with Similar Contracts	Yes	Yes	
	References	Yes	No	October 31, 2011, the proposer was advised of missing documents required per Section V.A.3.: Reference letters were not provided.
4.	Tree and Palm Trimming or Pruning Pricing Plan	Yes	Yes	
5.	Tree Removal Pricing Plan	Yes	Yes	

**DEPARTMENT OF RECREATION AND PARKS  
OAKRIDGE LANDSCAPE, INC.  
PARKLAND TREE TRIMMING AND REMOVAL SERVICES  
AT VARIOUS CITY PARKS AND FACILITIES**

**GOOD FAITH EFFORT SUBCONTRACTOR OUTREACH  
SCORING SUMMARY**

	<b>Indicator</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comment</b>
1.	Level of Anticipated MBE/WBE/OBE Participation	0	0	
2.	Attended Pre-Bid Meeting	10	10	
3.	Sufficient Work Identified for Subconsultant	10	10	
4.	Advertisement	9	9	
5.	Written Notices to Subconsultant	15	15	
6.	Follow-Up on Initial Solicitation	10	10	
7.	Plans, Specifications, and Requirements	5	5	
8.	Contacted Recruitment / Placement Organizations	10	0	Missed cut-off date for submissions (cut-off date was June 6, 2011; letters were dated June 7, 2011)
9.	Negotiated in Good Faith	26	0	Schedule A and quotes/bids not included. Phone log states catalogs were sent to proposer by potential subcontractors; however, none were included in submitted proposal.
10.	Bond, Lines of Credit, and Insurance	5	5	
	<b>TOTAL SCORE:</b>	<b>100</b>	<b>64</b>	<b><i>Less than 75 points is failing</i></b>

## PERSONNEL DEPARTMENT CONTRACT REVIEW REPORT

1. Requesting Department: Department of Recreation and Parks

**Contacts**

Department: Mark Stipanovich Phone No. 818-243-6421 Fax No. 818-243-6451  
 CAO: Veronica Salumbides Phone No. 213-473-7561 Fax No. 213-473-7514

3. Work to be performed:

The Department is looking for a contractor to provide as-needed, emergency tree trimming services to all parkland trees within the City's 398 parks. The contractors must be able to provide all necessary material, tools, equipment, and labor. In addition to trimming, the contractor must remove park trees and dispose of tree trunks, limbs and green waste at City owned green waste facilities.

4. Is this a contract renewal? Yes  No

5. Proposed length of contract: 3 years Proposed Start Date: Nov 2009

6. Proposed cost of contract (if known): \$ 1,500,000

7. Name of proposed contractor: Unknown

8. Unique or special qualifications required to perform the work:

An Arborist certified by the International Society of Arboriculture (ISA) and a California Contractor's License C27 or C61/D49.

9. Are there City employees that can perform the work being proposed for contracting?

Yes  No

If yes,

a. Which class(es) and Department(s): \_\_\_\_\_

<b>Class</b>	<b>Departments</b>	<b>List expires</b>
Tree Surgeon	DWP, Harbor, Street Services, Rec & Parks	Continuous
Tree Surgeon Assistant	DWP, Harbor, Street Services, Rec & Parks	12/7/08
Tree Surgeon Supervisor	DWP, Harbor, Street Services, Rec & Parks	No eligible list

b. Is there sufficient Department staff available to perform the work? Yes  No

c. Is there a current eligible list for the class(es)? Yes  No  Expiration Date See above

d. Estimated time to fill position(s) through CSC process? Unknown

e. Can the requesting department continue to employ staff hired for the project after project completion? Yes  No

f. Are there City employees currently performing the work? Yes  No

REPORT OF GENERAL MANAGER

NO. 12-228

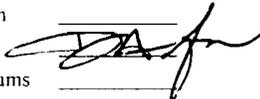
DATE July 19, 2012

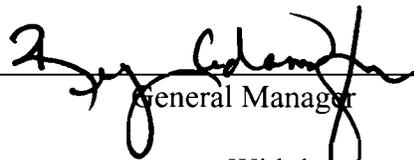
C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CULVER SLAUSON RECREATION CENTER – PHASE II (YOUTH COMMUNITY CENTER) (PRJ20550) (W.O. #E1907289) PROJECT – SUBSTITUTION OF SUBCONTRACTOR

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull  \_\_\_\_\_  
N. Williams \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Hold a hearing to determine whether to approve or deny the substitution of Andy Quioco Concrete as a subcontractor on the Culver Slauson Recreation Center – Phase II (Youth Community Center) (PRJ20550) (W.O. #E1907289) project as requested by Nile Advanced Construction, Inc. (NAC), the prime contractor, pursuant to Los Angeles Administrative Code (LAAC) Section 10.14.3, inasmuch as a letter of objection was received; and,
2. Approve the request for substitution, pursuant to LAAC Sections 10.14.3(c) and (f), the prime contractor, Nile Advance Construction, Inc. has demonstrated to the Board’s satisfaction that Andy Quioco Concrete, “the listed subcontractor has failed or refuses to perform its subcontract” with the prime contractor and such failure or refusal of the “subcontractor is substantially delaying or disrupting the progress of the work.”

SUMMARY:

LAAC Section 10.14.3 states in part that “No prime contractor whose bid is accepted may substitute any person as subcontractor in place of the subcontractor listed in the original bid or offer except in the following instances:

- (c) When the listed subcontractor fails or refuses to perform its subcontract.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 12-228

- (f) When the awarding authority determines that work being performed by the listed subcontractor is substantially unsatisfactory and not in substantial accordance with the plans and specifications, or the listed subcontractor is substantially delaying or disrupting the progress of the work.”

On June 22, 2012, June 26, 2012, and again on June 29, 2012, the Bureau of Contract Administration (BCA) of the Department of Public Works received written requests from Nile Advanced Construction, Inc. (NAC), the prime contractor for the Culver Slauson Recreation Center – Phase II (Youth Community Center) (PRJ20550) (W.O. #E1907289) project, Contract No. 3361, requesting permission to substitute its approved listed subcontractor, Andy Quiocho Concrete, with their own forces for the remaining portion of work on this project (Attachment 1). Based on the information provided by NAC, BCA staff is recommending that the Board approve the subcontractor substitution request pursuant to LAAC Sections 10.14.3 (c) and (f). According to the letters to BCA, NAC stated that:

1. Prime contractor terminated its subcontract with Subcontractor because subcontractor was in default in completing their work in accordance with the construction schedule due to lack of equipment, lack of forming materials and lack of masonry materials. (Letters dated 6-22-12 and 6-29-12)
2. It was reported to the prime contractor’s project manager represented that the subcontractor “failed to make payments to their workers involved in the project...” resulting in the workers refusing to show up to the job site to do the work. (Letters dated June 22, 2012 and June 26, 2012)
3. The subcontractor “withdrew from the work at the job site disregarding (the prime contractor’s) various requests to complete the work.” (Letter dated June 26, 2012)

These issues have prevented the progression of construction activities in a timely manner.

On June 27, 2012, the Department provided written notification via certified mail and email to Andy Quiocho Concrete of the substitution request (Attachment 2). The Department, on June 29, 2012, received a timely written objection to the substitution via email from Andy Quiocho (Attachment 3). In accordance with Section 10.14.3, "if written objections are filed, the awarding authority shall give five days' notice to the prime contractor and to the listed subcontractor of a hearing by the awarding authority on the prime contractor's request for substitution. The determination of the awarding authority shall be final."

In the letter received via e-mail on June 29, 2012, Andy Quiocho Concrete contests the substitution, stating that NAC terminated the subcontract “prior to receiving the necessary

REPORT OF GENERAL MANAGER

PG. 3

NO. 12-228

authorization to do so.” Issues to be considered by the Board during the hearing will include whether the subcontractor can complete the remaining portion of concrete work, and whether pursuant to Los Angeles Administrative Code Section 10.14.3 factual circumstances exist that satisfy the conditions specified in the Code to approve or deny the substitution request made by the prime contractor.

The Bureau of Contract Administration has recommended approving the request for substitution.

FISCAL IMPACT STATEMENT:

The approval or denial of the substitution request will not alter the contract amount and therefore has no impact on the Department's General Fund.

This report was prepared by Seffy Wiles, Bureau of Contract Administration.



June 29, 2012

To; The City Of Los Angeles  
Attn.: Bureau of Contract Administration

Re: Sub-contractor substitution request — Culver Slauson Recreation Center

Mr. John L. Reamer, Jr.  
Inspector of Public Works  
1149 S. Broadway St., Suite  
300 Los Angeles, California  
90015 Attn: Division  
Manager  
General Services Division

Dear Mr. Reamer,

We hereby kindly request the approval to substitute the concrete subcontractor for the above referenced project Quiocho Concrete and to have the remaining portion of the work completed by Nile Advanced's own force. We kindly ask for an expedited review.

Please note that the total concrete flat work is \$ 60,000. The total work completed by Quiocho Concrete is \$ 35,667 .

We therefore request to complete the remaining portion of \$ 24,333 by Nile Advanced's own crew

We would like to inform you as we have mentioned before the reasons for which we had to terminate Quiocho Concrete's Contract is not only limited to delaying the work on the project's critical path but also the following facts as follows:

- Quiocho Concrete failed to provide us with the certified payroll in compliance with labor law requirement.
- Quiocho Concrete failed to provide us with the bond we requested for the concrete work.
- They failed to make payments to their workers involved in the project who reported to us that they were not paid for several weeks.
- Quiocho Concrete withdrawn from the work at the job site disregarding our various requests to complete their work.

**NILE ADVANCED CONSTRUCTION, INC.**  
4106 Valley Blvd, Walnut, CA 91789  
TEL: (909)595-6611 FAX: (909)595-6613

- Nonpayment of their supplier's dues.

Please note that we have no objection that quiocho Concrete may complete their work in the project on the condition that they satisfy the labor code, provide us with the required bond, to have a proof of payments of the back wages due to their workers and, to obtain releases from their suppliers for the materials they have ordered on the project.

On the other hand we attach the GOOD FAITH EFFORT DOCUMENTATION as follows:

1. Good Faith Effort Log
  - 1.1. Includes phone and fax log, and selection status. (1 pg)
2. Bid Invitation Letter Sent to MBE/WBE/OBE Concrete Subcontractor
3. Fax Transmission Verification of Bid Invitation
  - 4.1 Golden Sun Construction, Inc. – WBE, MBE, DBE (1 pg)
  - 4.2 Arrow Concrete Cutting - MBE (1 pg)
  - 4.3. Gernimo Concrete, Inc. – MBE, DBE (1pg)
4. DBE/MBE/WBE Directory for the City of Los Angeles, Department of Public Works, Bureau of Contract Administration. This directory was used to find the MBE and WBE Landscape contractors.
5. Copy of List of Subcontractors from Bid Package indicating the bid listed subcontractor for the Concrete work (1 pg)

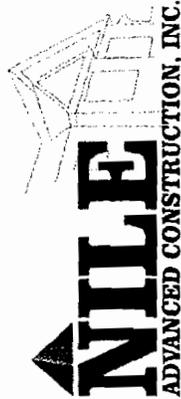
We would appreciate considering granting Nile Advanced the approval in respect of the critical path for the concrete pouring at this stage.

Yours sincerely,



Samih Barsoum  
Secretary,

**NILE ADVANCED CONSTRUCTION, INC.**  
4106 Valley Blvd, Walnut, CA 91789  
TEL: (909)595-6611 FAX: (909)595-6613



GOOD FAITH EFFORTS LOG FOR CONCRETE SUBCONTRACTOR SUBSTITUTION

Div	Trade	Company	Group	Fax	Fax Date	Fax Response	Phone #	Phone Date & Time	Contact Person	Selection Status
3	Concrete	Germimo Concrete, Inc.	MBE/DBE	(323)222-8312	6/22/2012	None	(323)225-2016	6/25/2012 at 11:30 Am	Fernando	Not Bidding
3	Concrete	Golden SunConstruction, Inc.	WBE/MBE/DBE	(949)380-9707	6/22/2012	None	(949)380-9797	6/22/2012 at 3:00 PM	Mak	Not Bidding
3	Concrete	Arrow Concrete Cutting Co.	MBE	(818)899-9613	6/22/2012	None	(818)834-4632	6/27/2012 at 2:30 PM	Benjamin	Not Bidding



4106 VALLEY BLVD  
WALNUT, CA 91789  
TEL.: (909)595-6611  
FAX: (909)595-6613  
STATE LIC #:847261

## Request for Proposal

**Return Reply Requested**

To: Golden Sun Construction, Inc.  
Dear Estimator:  
Your Company is invited to bid on the project listed below

<b>Project Name</b>	<b>Culver Slauson Recreation Center</b>
<b>Project Contact</b>	<b>Wagdy Bissada</b>
<b>Project Owner</b>	<b>City of Los Angeles</b>

**Project description:**

Provide all Labor, material and equipment necessary to complete the concrete work as shown on the contract drawing and specification

**REQUIRED TRADES:** Concrete

**Location of Plan:** Plans are available for review at our office.

**This is a Prevailing wage project**

Please complete the information below and return via facsimile to (909)595-6613. If you have any question please feel free to contact us.

**Bidding** Yes \_\_\_\_\_ No \_\_\_\_\_  
**DVBE:** Yes \_\_\_\_\_ No \_\_\_\_\_  
**Union:** Yes \_\_\_\_\_ No \_\_\_\_\_

**TRADE:**

**CONTACT PERSON:**  
**CONTACT PHONE #:**

**FAX#:**

\* \* \* Memory TX Result Report ( Jun. 22. 2012 12:39PM ) \* \* \*

1) NILE ADVANCED CONSTRUCTION, INC  
2)

Date/Time: Jun. 22. 2012 12:37PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
2692	Memory TX	19493809707	P. 1	OK	

Reason for error

- E. 1) Hang up or line fail
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- E. 3) No answer
- E. 4) No facsimile connection
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4196 VALLEY BLVD  
WALNUT, CA 91789  
TEL: (909)595-6613  
FAX: (909)595-6633  
STATE LIC #887261

**Request for Proposal**

*Return Reply Requested*

To: Golden Sun Construction, Inc.  
Dear Estimator:  
Your Company is invited to bid on the project listed below

Project Name	Culver Slauson Recreation Center
Project Contact	Wagdy Bissada
Project Owner	City of Los Angeles

Project description:

Provide all Labor, material and equipment necessary to complete the concrete work as shown on the contract drawing and specification

REQUIRED TRADES: Concrete

Location of Plans: Plans are available for review at our office.

This is a Prevailing wage project

Please complete the information below and return via facsimile to (909)595-6613. If you have any questions please feel free to contact us.

Bidding Yes \_\_\_\_\_ No \_\_\_\_\_  
 DVBE: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Union: Yes \_\_\_\_\_ No \_\_\_\_\_

TRADE:

CONTACT PERSON:  
CONTACT PHONE #:

FAX#:



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**Single Company Information**

<b>Company Name:</b>	Golden Sun Construction, Inc.		
<b>DBA:</b>			
<b>Contact Name:</b>	Yip, Meiling		
<b>DMW NAICS Codes:</b>	235710 / 237110 / 237310 / 238120		
<b>DMW NAICS Description:</b>	Concrete Contractors / Water and Sewer Line and Related Structures Constr / Highway, Street and Bridge Construction / Structural Steel and Precast Concrete Contractors		
<b>ACDBE NAICS Codes:</b>			
<b>ACDBE NAICS Description:</b>			
<b>Company Phone:</b>	(949) 380-9797	<b>Company Fax:</b>	(949) 380-9707
<b>Email Address:</b>	<a href="mailto:gscon@cox.net">gscon@cox.net</a>		
<b>Company Address:</b>	25371 Mustang Drive		
<b>Building:</b>			
<b>City/State/Zip:</b>	<a href="#">Laguna Hills, CA 92653</a>		
<b>Ethnicity Code:</b>	Asian-Pacific American		
<b>Comment:</b>	<b>Approved : 02/14/2006</b>		

<b>DBE Certified:</b>	02/14/2006
<b>MBE Certified:</b>	02/14/2006
<b>WBE Certified:</b>	02/14/2006
<b>ACDBE Certified:</b>	

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*MAK*



4106 VALLEY BLVD  
 WALNUT, CA 91789  
 TEL.: (909)595-6611  
 FAX: (909)595-6613  
 STATE LIC #:847261

## Request for Proposal

**Return Reply Requested**

To: Arrow Concrete Cutting Co.  
 Dear Estimator:  
 Your Company is invited to bid on the project listed below

<b>Project Name</b>	<b>Culver Slauson Recreation Center</b>
<b>Project Contact</b>	<b>Wagdy Bissada</b>
<b>Project Owner</b>	<b>City of Los Angeles</b>

**Project description:**

Provide all Labor, material and equipment necessary to complete the concrete work as shown on the contract drawing and specification

**REQUIRED TRADES:** Concrete

**Location of Plan:** Plans are available for review at our office.

**This is a Prevailing wage project**

Please complete the information below and return via facsimile to (909)595-6613. If you have any question please feel free to contact us.

**Bidding** Yes \_\_\_\_\_ No \_\_\_\_\_  
**DVBE:** Yes \_\_\_\_\_ No \_\_\_\_\_  
**Union:** Yes \_\_\_\_\_ No \_\_\_\_\_

**TRADE:**

**CONTACT PERSON:**  
**CONTACT PHONE #:**

**FAX#:**

\* \* \* Memory TX Result Report ( Jun. 22. 2012 12:43PM ) \* \* \*

1) NILE ADVANCED CONSTRUCTION, INC  
2)

Date/Time: Jun. 22. 2012 12:36PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
2690	Memory TX	18188999613	P. 1	OK	

Reason for error

m. 1) Hang up or line fail	E. 2) Busy
m. 3) No answer	E. 4) No facsimile connection
m. 5) Exceeded max. E-mail size	



4186 VALLEY BLVD  
WALNUT, CA 91790  
TEL: (909)595-6611  
FAX: (909)595-6613  
STATE LIC #947861

**Request for Proposal**  
*Return Reply Requested*

To: Arrow Concrete Cutting Co.  
Dear Estimator:  
Your Company is invited to bid on the project listed below

<b>Project Name</b>	Calver Shastan Recreation Center
<b>Project Contact</b>	Wagdy Bissada
<b>Project Owner</b>	City of Los Angeles

**Project description:**

Provide all Labor, material and equipment necessary to complete the concrete work as shown on the contract drawing and specification

**REQUIRED TRADES:** Concrete

**Location of Plans:** Plans are available for review at our office.

This is a Prevailing wage project

Please complete the information below and return via facsimile to (909)595-6613. If you have any question please feel free to contact us.

Bidding: Yes \_\_\_\_\_ No \_\_\_\_\_  
 DYWID: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Union: Yes \_\_\_\_\_ No \_\_\_\_\_

**TRADE:**

**CONTACT PERSON:**  
**CONTACT PHONE #:**

**FAX#:**



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**Single Company Information**

<b>Company Name:</b> Arrow Concrete Cutting Co.			
<b>DBA:</b>			
<b>Contact Name:</b> Medrano, Oscar			
<b>DMW NAICS Codes:</b>		235710	
<b>DMW NAICS Description:</b>		Concrete Contractors	
<b>ACDBE NAICS Codes:</b>			
<b>ACDBE NAICS Description:</b>			
<b>Company Phone:</b>	(818) 834-4632	<b>Company Fax:</b>	(818) 899-9613
<b>Email Address:</b>			
<b>Company Address:</b>		9960 San Fernando Road	
<b>Building:</b>			
<b>City/State/Zip:</b>		Pacoima, CA 91331	
<b>Ethnicity Code:</b>		Hispanic American	
<b>Comment:</b>		<b>Approved : 05/19/2000</b>	

<b>DBE Certified:</b>	
<b>MBE Certified:</b>	05/19/2000
<b>WBE Certified:</b>	
<b>ACDBE Certified:</b>	

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 WALNUT, CA 91789  
 TEL.: (909)595-6611  
 FAX: (909)595-6613  
 STATE LIC #:847261

## Request for Proposal

**Return Reply Requested**

To: Gernimo Concrete, Inc.  
 Dear Estimator:  
 Your Company is invited to bid on the project listed below

<b>Project Name</b>	<b>Culver Slauson Recreation Center</b>
<b>Project Contact</b>	<b>Wagdy Bissada</b>
<b>Project Owner</b>	<b>City of Los Angeles</b>

**Project description:**

Provide all Labor, material and equipment necessary to complete the concrete work as shown on the contract drawing and specification

**REQUIRED TRADES:** Concrete

**Location of Plan:** Plans are available for review at our office.

**This is a Prevailing wage project**

Please complete the information below and return via facsimile to (909)595-6613. **If you have any question please feel free to contact us.**

**Bidding**    Yes \_\_\_\_\_    No \_\_\_\_\_  
**DVBE:**     Yes \_\_\_\_\_    No \_\_\_\_\_  
**Union:**    Yes \_\_\_\_\_    No \_\_\_\_\_

**TRADE:**

**CONTACT PERSON:**  
**CONTACT PHONE #:**

**FAX#:**

\* \* \* Memory TX Result Report ( Jun. 22. 2012 12:38PM ) \* \* \*

1) NILE ADVANCED CONSTRUCTION, INC  
2)

Date/Time: Jun. 22. 2012 12:36PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
2691 Memory TX	13232228312	P. 1	OK	

Reason for error

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WALNUT, CA 91789  
TEL: (909)595-4611  
FAX: (909)595-4613  
STATE LIC #347261

**Request for Proposal**

Return Reply Requested

To: Germaine Concrete, Inc.  
Dear Estimator:  
Your Company is invited to bid on the project listed below

Project Name	Calver Sloman Recreation Center
Project Contact	Wagdy Bessada
Project Owner	City of Los Angeles

Project description:

Provide all Labor, material and equipment necessary to complete the concrete work as shown on the contract drawing and specification

REQUIRED TRADES: Concrete

Location of Plans: Plans are available for review at our office.

This is a Prevailing wage project

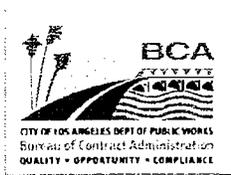
Please complete the information below and return via facsimile to (909)595-4613. If you have any questions please feel free to contact us.

Bidding Yes \_\_\_\_\_ No \_\_\_\_\_  
 DVBE: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Union: Yes \_\_\_\_\_ No \_\_\_\_\_

TRADE:

CONTACT PERSON:  
CONTACT PHONE #:

FAX#:



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**Single Company Information**

<b>Company Name:</b>	Geronimo Concrete, Inc.		
<b>DBA:</b>			
<b>Contact Name:</b>	Lopez, Lidia		
<b>DMW NAICS Codes:</b>	237310 / 238110 / 238120 / 238990		
<b>DMW NAICS Description:</b>	Highway, Street and Bridge Construction / Poured Concrete Foundation and Structure Contracto / Structural Steel and Precast Concrete Contractors / All Other Special Trade Contractors		
<b>ACDBE NAICS Codes:</b>			
<b>ACDBE NAICS Description:</b>			
<b>Company Phone:</b>	(323) 225-2016	<b>Company Fax:</b>	(323) 222-8312
<b>Email Address:</b>			
<b>Company Address:</b>	4560 N. Huntington Dr.		
<b>Building:</b>			
<b>City/State/Zip:</b>	Los Angeles, CA 90032		
<b>Ethnicity Code:</b>	Hispanic American		
<b>Comment:</b>	<b>Approved : 11/13/2003</b>		

<b>DBE Certified:</b>	11/13/2003
<b>MBE Certified:</b>	11/13/2003
<b>WBE Certified:</b>	
<b>ACDBE Certified:</b>	

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SCHEDULE "A" (Continued)  
 SUBCONTRACTORS AND SUPPLIERS

SUBCONTRACTORS OR SUPPLIERS NAME, ADDRESS, TELEPHONE NO.	SUB	SUPPLIER	CONTRACTOR LICENSE NO.	DESCRIPTION OF WORK OR SUPPLIES TO BE PROVIDED ("If supplying or subcontracting for add/deduct alternate items, please note herein)	NBE	WBE	OBE	DOLLAR VALUE OF SUBCONTRACTOR SUPPLIES (Include add/deduct items)
Man Metal design Brea 562 691 6966	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Fence, Iron, chainlink	X	X	X	Base: \$ 19,200 Add's: \$ Ded's: \$
J.M Air Condition W.Covina 626 337 5455	<input checked="" type="checkbox"/>	<input type="checkbox"/>		HVAC				Base: \$ 80,000 Add's: \$ Ded's: \$
Signs Lucite Pomona 909 624 3435	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		ID Building Sign	X	X		Base: \$ 10,000 Add's: \$ Ded's: \$
Pacifi, Indu Elec Brea 714 990 9280	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Electric, fire alarm	X	X		Base: \$ 459,535 Add's: \$ Ded's: \$
P.N. Supply Long beach 714 642 0548	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Building Materials			X	Base: \$ 35,000 Add's: \$ Ded's: \$
Quioco Concrete Fountain valley 714 588 4655	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Concrete Paving				Base: \$ 60,000 Add's: \$ Ded's: \$
Sami's Glass Merritt 562 463 0801	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Star front				Base: \$ 40,000 Add's: \$ Ded's: \$
IBN Construction Orange 213 494 7390	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Paving/Stripping				Base: \$ 27,000 Add's: \$ Ded's: \$
METRO STEEL SANTEE, CA 619-448-9995	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Steel Structure				Base: \$ 170,000 Add's: \$ Ded's: \$
MACKERNAN INC. REDLAND, CA 909-307-1383	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Doors & Frames				Base: \$ 33,600 Add's: \$ Ded's: \$



June 26, 2012

To: The City Of Los Angeles  
Attn.: Bureau of Contract Administration

Re: Sub-contractor substitution request — Culver Slauson Recreation Center

Mr. John L. Reamer, Jr.  
Inspector of Public Works  
1149 S. Broadway St., Suite  
300 Los Angeles, California  
90015 Attn: Division  
Manager  
General Services Division

Dear Mr. Reamer,

We refer to previous correspondence on the above subject and would like to clarify the breakdown of Quiocho Concrete's contract value of 159,098 as follows:

- Theo cost of the concrete flat work \$ 60,000
- Concrete work needed in respect for light pole foundations as part of the electrical subcontractor's subcontract to be coordinated between Quiocho Concrete and the electrical subcontractor.
- The Masonry work to be coordinated between Quiocho Concrete and their mason subcontractor.
- Concrete work for the palyground equipment area ( Nile Advanced).
- The steel rebar work that was included in Quiocho's subcontract since the steel rebar contractor was firstly withdrawn from the project therefore such work was agreed to be done by Quiocho Concrete, however such amount is to be deducted from Quiocho 's subcontract on the ground that R & D Steel, the listed subcontractor changed their position and decided not to withdraw from the project.

Meanwhile it was agreed that a joint chech to include the name of Quiocho Concrete and the electrical subcontractor and the same is to be applied to R & D Steel.

On the other hand as mentioned before the total dollar amount for the work completed by Quiocho Concrete is \$ 57,438

**NILE ADVANCED CONSTRUCTION, INC.**  
4106 Valley Blvd, Walnut, CA 91789  
TEL: (909)595-6611 FAX: (909)595-6613

Meanwhile we would like to inform you as we have mentioned before the reasons for which we had to terminate Quioco Concrete's Contract is not only limited to delaying the work on the project's critical path but also the following facts as:

- Quioco Concrete failed to provide us with the certified payroll in compliance with labor law requirement.
- They failed to make payments to their workers involved in the project that was reported to us by their workers.
- Quioco Concrete withdrawn from the work at the job site disregarding our various requests to complete their work.
- Nonpayment of their supplier's dues.

Please note that we have no objection that quioco Concrete may complete their work in the project on the condition that they satisfy the labor code, to have a proof of payments of the back wages due to their workers and, to obtain releases from their suppliers for the materials they have ordered on the project.

We would appreciate reconsidering granting us a temporary approval in respect of this critical path for the concrete pouring at this stage and you may please hold any further approval until the hearing is finalized.

We will be awaiting your response at your earliest convenience.

Yours sincerely,

Samih Barsoum  
Secretary,

**NILE ADVANCED CONSTRUCTION, INC.**  
**4106 Valley Blvd, Walnut, CA 91789**  
**TEL: (909)595-6611 FAX: (909)595-6613**



June 22, 2012

To; The City Of Los Angeles  
Attn.: Bureau of Contract Administration

Re: Sub-contractor substitution request — Culver Slauson Recreation Center

Mr. John L. Reamer, Jr.  
Inspector of Public Works  
1149 S. Broadway St., Suite  
300 Los Angeles, California  
90015 Attn: Division  
Manager  
General Services Division

Dear Mr. Reamer,

We hereby kindly request the approval to substitute the concrete subcontractor for the above referenced project and to have the work completed by our company's own crew. We kindly ask for an expedited review. Thank you in advance for your kind cooperation.

We would like to inform that we had to terminate Quiocho Concrete's contract with Nile Advanced due to the following reasons:

- Quiocho Concrete were in default in completing their work in accordance with the construction schedule due to lack of equipment, lack of forming materials and lack of masonry materials.
- Quicho concrete failed to make payment to their workers involved in the project reported that to our Project Manager on the job site and informed him that they will not show on the job site unless they are paid by Quiocho Concrete.
- Quiocho Concrete were not in compliance to our various correspondence and telephone conversation following withdrawal of their worker to complete their work since they are in default on the work activities.
- Quiocho Concrete did not comply with labor law requirement to submit their certified payroll.

**NILE ADVANCED CONSTRUCTION, INC.**  
4106 Valley Blvd, Walnut, CA 91789  
TEL: (909)595-6611 FAX: (909)595-6613

Please note the following:

- The Dollar amount of the work completed by Qiocho Concrete is \$ 57,438
- The remaining portion of the work to be completed by Nile Advanced is \$ 70,638

We therefore request your temporary approval for the urgent concrete pouring work that constitute a critical pass and you may please hold the approval in respect of the other remaining portion of the concrete work until you receive the required release from the subcontractor.

We would appreciate receiving your earliest approval since this urgent work was supposed to be done last week.

We thank you in advance for your kind cooperation.

Yours sincerely,

Samih Barsoum  
Secretary,

**NILE ADVANCED CONSTRUCTION, INC.**  
4106 Valley Blvd, Walnut, CA 91789  
TEL: (909)595-6611 FAX: (909)595-6613

**BOARD OF PUBLIC WORKS  
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EXECUTIVE OFFICER

**CITY OF LOS ANGELES  
CALIFORNIA**



ANTONIO R. VILLARAIGOSA  
MAYOR

Attachment 2  
JOHN L. REAMER, JR.  
Inspector of Public Works  
and  
Director  
BUREAU OF  
CONTRACT ADMINISTRATION  
1149 S. BROADWAY, SUITE 300  
LOS ANGELES, CA 90015  
(213) 847-1922  
<http://bca.lacity.org>

***CERTIFIED MAIL***

*and emailed to: andyquiochoconcrete@yahoo.com*

Andy Quiocho Concrete  
Attention: Andy Quiocho  
8884 Thames River  
Fountain Valley, CA 92708

June 27, 2012

Dear Mr. Quiocho:

**CULVER SLAUSON RECREATION CENTER - PHASE II (YOUTH COMMUNITY  
CENTER) W.O. E1907289**

In a letter received by this office on June 25, 2012, **Nile Advanced Construction, Inc.**, the prime contractor on the above referenced project, requested approval to substitute your company as the concrete subcontractor for this project. According to **Nile Advanced Construction, Inc.**, your company has delayed the project's critical path in failing to complete the concrete work in accordance with your subcontract.

You have five (5) working days to file a written objection to this substitution with this office. If no such objection is filed, the substitution will be recommended for approval to the Board of Recreation and Parks.

If you have any questions please contact Ms. Seffy Wiles at (213) 847-2408.

Sincerely,

JOHN L. REAMER, JR.  
Inspector of Public Works  
By

WALTER BRADLEY, Assistant Director  
Bureau of Contract Administration

SW:bes  
ProjCoor\culverrecctr5dayquiocho.ltr



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**CITY OF LOS ANGELES  
CALIFORNIA**



ANTONIO R. VILLARAIGOSA  
MAYOR

JOHN L. REAMER, JR.  
Inspector of Public Works  
and  
Director

**BUREAU OF  
CONTRACT ADMINISTRATION**

1149 S. BROADWAY, SUITE 300  
LOS ANGELES, CA 90015  
(213) 847-1922

<http://bcacity.org>

Nile Advanced Construction, Inc.  
Attention: Samih Barsoum  
4106 Valley Blvd.  
Walnut, CA 91789-1404

June 27, 2012

Dear Mr. Barsoum:

**CULVER SLAUSON RECREATION CENTER – PHASE II (YOUTH COMMUNITY  
CENTER) W.O. E1907289**

In response to your written request received June 25, 2012, **Andy Quioco Concrete** has been notified by certified mail of your intention to substitute them on the above referenced project. They have five (5) working days from the receipt of the letter to file a written objection to this substitution with this office. If no objection is filed, the substitution will be recommended for approval to the Board of Recreation and Parks.

If you have any questions please contact Ms. Seffy Wiles at (213) 847-2408.

Sincerely,

JOHN L. REAMER, JR.  
Inspector of Public Works  
By

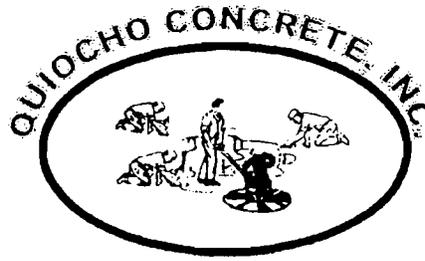
WALTER BRADLEY, Assistant Director  
Bureau of Contract Administration

SW:bes  
ProjCoor\culverrecctr5dayquiochonile.ltr

cc: Mary Alvarez, Board of Recreation and Parks

**(714) 717-5890**

**(714) 274-9561 Fax**



**License # 884784**

**Bonded and Insured**

John Reamer, Jr.  
Inspector of Public Works  
City of Los Angeles  
1149 S. Broadway Suite 300  
Los Angeles, CA. 90015

RE: Culver-Slauson Recreation and Youth Center Subcontractor Substitution

Dear Mr. Reamer;

We received your letter today regarding Nile Advanced Construction's request for substitution of Quiocho Concrete's subcontract agreement with them on the Culver-Slauson Recreation Center project.

We do not agree with the request and believe Nile Advanced Construction (NAC) is in violation of the California Public Works Codes. On May 29th, we received a letter from NAC's Attorney, Lisa Stepanski, which terminated our subcontract agreements on both projects we had with NAC; I have included the letter for your review. NAC did not follow the procedure set forth in the Public Works Contract Code when they terminated our subcontract prior to receiving the necessary authorization to do so. We further believe NAC may have violated the Subletting and Subcontracting code and prompt payment codes. Quiocho Concrete began work on January 17th and began communicating to NAC in March, our need to receive progress payments in order to pay our employees and suppliers. We did not receive a payment until April 30, 2012 which left us in an extremely difficult financial hardship; we requested copies of payments made for our scope of work on several occasions but were told by NAC it was not legal for them to provide us with those copies. The actions of NAC have caused Quiocho Concrete and our employee's devastating financial hardships and should be examined for possible violations against public funds.

We request a hearing to present our case and would like to state for the record that we have never intended to harm the City of Los Angeles and we are very sorry for the position this has put the City in.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Quiocho", written over a horizontal line.

Andy Quiocho  
Owner

8884 Thames River Ave. Fountain Valley, CA. 92708

**LAW OFFICE OF LISA A. STEPANSKI**  
**A PROFESSIONAL CORPORATION**  
**ATTORNEY AT LAW**

550 NORTH PARKCENTER DRIVE  
SUITE 204  
SANTA ANA, CALIFORNIA 92705

TELEPHONE: (714) 564-9033  
FACSIMILE: (714) 564-1685

May 29, 2012

**VIA EMAIL AND U.S. MAIL**  
**andyquiochoconcrete@yahoo.com**

Mr. Andy R. Quiocho  
Quiocho Concrete  
8884 Thames River Avenue  
Fountain Valley, CA 92708.

Re: Quiocho Concrete's Subcontract with Nile Advanced Construction ("NAC") for El Monte Educational Center ("Rio Hondo") and the and Culver Slauson Recreational Center ("Slauson")(collectively, the "Projects")

Dear Mr. Quiocho:

This letter shall constitute formal notice from NAC that it is terminating Quiocho Concrete's Subcontracts for both Projects. The reasons are: (1) failure to send workers and or materials to the job, even after warning from NAC, and (2) failure to provide NAC with complete and accurate certified payroll records. NAC is having another contractor complete the concrete work on the Projects. After the work is completed, NAC will comply with the terms of the Subcontracts in seeking damages from Quiocho Concrete.

I appreciate your willingness to speak with me over the last few days, and your emails to me; however, last week NAC provided you with a notice to supply the job with labor and materials, which you refused. Furthermore, since you are accusing NAC of falsifying time and payroll records and NAC certainly denies such accusations, it is clear that the parties cannot get past their differences to get the job done. Additional communication, including a meeting with me, would be fruitless.

NAC has notified the Labor Compliance Board that there is a dispute as to how much is owed the various laborers and how much has been paid, as well as NAC's difficulties in determining the answers to these questions due to the inconsistencies and incompleteness in the paperwork.

Mr. Andy Quiocho  
Quiocho Concrete  
March 16, 2012  
Page 2

Thank you for your attention to this matter.

Very truly yours,  
LAW OFFICE OF LISA A. STEPANSKI  
  
Lisa A. Stepanski

CC: Samih Barsoum, NAC (via email only)