

AGENDA

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

Wednesday, December 10, 2014 at 9:30 a.m.

EXPO Center, Comrie Hall
3980 S. Bill Robertson Lane
Los Angeles, CA 90037

SYLVIA PATSAOURAS, PRESIDENT
IRIS ZUÑIGA, VICE PRESIDENT
LYNN ALVAREZ, COMMISSIONER
MELBA CULPEPPER, COMMISSIONER
MISTY M. SANFORD, COMMISSIONER

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

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. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. APPROVAL OF THE MINUTES:

Approval of the Minutes of the Meeting of November 19, 2014

2. GENERAL MANAGER'S REPORTS:

- | | |
|--------|--|
| 14-289 | Various Communications |
| 14-290 | Various Donations to Operations Branch |
| 14-291 | Memorandum of Understanding with APN Media, LLC for Wi-Fi Pilot Program at Designated Park Locations |
| 14-292 | LA84 Foundation Spring 2015 Girls Softball Grant – Authorization to Submit Grant Proposal; Acceptance of Grant Funds if Awarded |
| 14-293 | Partnership Division – Amendment to Agreement No. 3366 Between the City of Los Angeles and Kids in Sports Los Angeles |
| 14-294 | 50 Parks Initiative – 1 st and Broadway Civic Center Park – Acquisition of Park Property (PRJ20655) Project – Rescission of Previous Actions Authorizing the Transfer and Allocation of Recreation and Parks Special Funds – Allocation of Recreation and Parks Special Funds |

December 10, 2014

- 14-295 50 Parks Initiative – Old Fire Station 84 Pocket Park – New Park Development (PRJ20546) Project – Rescission of Previous Actions Authorizing the Transfer and Allocation of Department of Recreation and Parks Special Funds – Allocation of Department of Recreation and Parks Special Funds
- 14-296 109th Street Recreation Center – Play Area Replacement (PRJ20864) – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-297 Barrington Recreation Center – Outdoor Lighting Refurbishment (PRJ20863) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-298 Hubert H. Humphrey Memorial Park – Swimming Pool Facility Improvements (PRJ20834) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-299 Juntos Park – Splash Pad Refurbishment (PRJ20188) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-300 LaFayette Park – Outdoor Park Improvements (PRJ20495) Project – Allocation of Quimby Fees
- 14-301 Montecito Heights Recreation Center – Building Improvements (PRJ20847) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-302 Silverlake Recreation Center – Outdoor Park Improvements Project (PRJ1202B) – Allocation of Quimby Fees
- 14-303 Valley Plaza Park – Whitsett Fields New Synthetic Turf Field (PRJ20757) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 14-304 Spring Street Park – Phase II (PRJ20387) Project – Allocation of Quimby Fees
- 14-305 Highland Park Recreation Center – Americans With Disabilities Act (ADA) Improvements (PRJ20791) Project – Allocation of Funds and Exemption from the California Environmental Quality Act
- 14-306 Highland Park Senior Center – Outdoor Park Area Renovation (PRJ20854) Project – Allocation of Funds
- 14-307 Echo Park Lake Sidewalk Repair Project – Transfer of Funds to the Department of Transportation to Relocate Traffic Signal Boxes and Associated Cables Located at the Intersection of Santa Ynez Street and Glendale Boulevard

December 10, 2014

- 14-308 Robertson Recreation Center – Modern Gymnasium and Outdoor Park Improvements (PRJ20021) (W.O. #E170266A) Project – Allocation of Quimby Fees
- 14-309 As-Needed Personal Service Contract for Laboratory Testing and Analysis Services with Weck Laboratories, Inc.
- 14-310 Sepulveda Basin Recreation Area – Mark Taper Intergenerational Center - Proposed Restroom Refurbishment and Playground Enhancement Project and Amendment No. 2 to Lease Agreement No. C-109009 with ONEgeneration, a California Non-Profit Corporation
- 14-311 Southeast Valley Roller and Skateboard Rink – Phase I Project (W.O. #E170125F) Release of Stop Payment Notice on Construction Contract No. 3387
- 14-312 Southeast Valley Roller and Skateboard Rink Phase I (Skateboard Rink/Skatepark) Project (W.O. #E170125F) – Contract No. 3387 – Final Acceptance and Release of Retention
- 14-313 98th Street Neighborhood Park – Re-Naming to Jacaranda Park
- 14-314 Jackie Tatum – Harvard Recreation Center – Naming of Baseball Diamond in Honor of Coach Frank Garnett
- 14-315 Woodland Hills Recreation Center – Park Renovation (PRJ#20090) (W.O. #E1907454) Project – Review of Bids and Award of Contract
- 14-316 Media Park – Amendment to the Lease Agreement with the Culver City Redevelopment Agency to Change the Agency Name and Conceptual Approval of Proposed Commercial Coffee Concession, and Approval of Sub-Lease
- 14-317 El Paseo de Cahuenga Park – Conceptual Approval of Proposed Improvements and of Proposed Donation Agreement
- 14-318 Gaffey Street Pool – (Pool and New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project – Review of Bids and Award of Contract

3. COMMISSION TASK FORCES:

- Commission Task Force on Concessions Report – Commissioners Alvarez and Zuñiga
- Commission Task Force on Facility Repair and Maintenance Report – Commissioners Culpepper and Sanford

4. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

December 10, 2014

5. PUBLIC COMMENTS:

Any comments that require a response or report by staff will be automatically referred to staff.

6. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

7. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, January 7, 2015, 9:30 a.m., at EXPO Center, 3980 S. Bill Robertson Lane, Los Angeles, CA 90037.

8. 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:

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/ForResidents/CouncilPhone/index.htm>

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.

REPORT OF GENERAL MANAGER

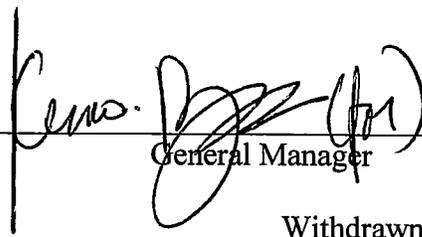
NO. 14-289

DATE December 10, 2014

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS COMMUNICATIONS



General Manager

Approved _____

Disapproved _____

Withdrawn _____

The following communications have been received by the Board and recommended action thereon is presented.

From:

Recommendation:

1) Mayor, relative to a Gift Agreement with the Los Angeles Parks Foundation for the installation of park improvements at Hazard Park and Recreation Center.
(Report No. 14-240)

Referred to staff for further processing.

2) Mayor, relative to a License Agreement with the Department of Water and Power relative to property in the vicinity of 2930 Cahuenga Boulevard for park purposes.
(Report No. 14-168)

Referred to staff for further processing.

3) City Clerk, relative to the appointment of Melba Culpepper to the Board of Recreation and Park Commissioners.

Note and File.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-289

4) City Clerk, relative to the allocation of Transfer of Floor Area Rights (TFAR) Public Benefit Payment Trust Funds for projects and programs.

Referred to General Manager.

5) Chief Legislative Analyst, forwarding the Legislative Report for the weeks ending October 10, and October 24, 2014.

Note and File.

6) Four residents, relative to prioritizing Cheviot Hills playground and Schacter Park.

Referred to General Manager.

7) Thomas Lannert, relative to unscheduled closures at the Van Nuys Sherman Oaks pool.

Referred to General Manager.

8) Three residents, six communications relative to the Hollywoodland area adjacent to Griffith Park, with a response from Assistant General Manager Kevin Regan.

Note and File.

9) Jason Aguirre, relative to the need for synthetic turf in some parks.

Referred to General Manager.

10) Seven residents, eight communications, "Beeman Park Coalition", two communications, and a petition through Change.org with approximately 180 signatures, relative to a proposed cellular equipment installation in Studio City Recreation Center.
(Report No. 13-250)

Referred to General Manager.

11) Lucy Riles, relative to Recreation Assistant Christina Barbato at Woodland Hills Recreation Center.

Referred to General Manager.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-289

12) Neighborhood Councilman Delpit, two communications relative to Chesterfield Square Park restrooms.

Referred to General Manager.

13) Rick Selan and another, to Controller and the Los Angeles Unified School District, fourteen communications relative to allegedly missing Quimby Funds and other topics.

Note and File.

14) Yolanda Brown, four communications to various City officials and staff, relative to the Wattles Mansion caretaker, with a response from the General Manager.

Referred to General Manager.

15) Luminita Roman, relative to the tennis courts at Victory-Vineland Recreation Center.

Referred to General Manager.

16) Maureen Cassidy, relative to Bar and Beverage Concessionaire Sunseri's. (Concession Contract No. 268)

Referred to General Manager.

17) The Hollywood Knolls Community Club and a resident, two communications relative to the proposed trail development of Department of Water and Power parcels in the Lake Hollywood area.
(Report No. 14-168)

Referred to General Manager.

18) El Sereno Historical Society, two communications, and four residents, four communications to Paul Davis, Environmental Specialist III, relative to the El Sereno Clubhouse.

Referred to General Manager.

19) Pennel Bird, to Silverlake Recreation Center, relative to sign-up procedures.

Referred to General Manager.

REPORT OF GENERAL MANAGER

PG. 4

NO. 14-289

20) Nick McNaughton, to Councilmember LaBonge, relative to the Griffith Park Crystal Springs - New Baseball Fields (W.O. #E170110B) project.
(Report No. 14-061)

Referred to General Manager.

21) Joyce Dillard, relative to the acceptance of TFAR payments for the Hollenbeck Park project.

Note and File.
The matter was acted on at the November 5, 2014 Board Meeting.
(Report No. 14-272)

22) Joyce Dillard relative to a proposed Memorandum of Understanding with Friends of Runyon Canyon Foundation, Inc., for the restoration, preservation, and enhancement of Runyon Canyon Park.

Note and File.
The matter was acted on at the November 5, 2014 Board Meeting.
(Report No. 14-278)

23) Julian E. Montoya, President, Burrito King, Inc., to Sr. Management Analyst I Carol Jacobsen, relative to food concessions in the Sepulveda Basin.

Note and File

This report was prepared by Paul Liles, Clerk Typist, Commission Office.

REPORT OF GENERAL MANAGER

NO. 14-290

DATE December 10, 2014

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS DONATIONS TO OPERATIONS BRANCH

R. Adams _____
R. Barajas _____
H. Fujita _____

V. Israel [Signature]
*K. Regan _____
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board accepts the following donations as noted in the Summary of this Report, and that appropriate recognition be given to the donors.

SUMMARY:

Operations Branch Griffith Region, has received the following donation:

Elysian and Griffith Parks

ABC Studios donated \$1,000.00 for park maintenance.

Operations Branch Metro Region, has received the following donations:

Alpine Recreation Center

Historic Cultural Neighborhood Council – Chinatown District donated \$2,000.00 for youth sports programming.

Bellevue Recreation Center

Toyota Motor Sales, USA, Inc. donated a Koala Kare Horizontal Baby Changing Station and a case of five hundred (500) Koala Sanitary Bed Liners for the women’s restroom. The total estimated value of this donation is \$253.99.

Boyle Heights Sports Center

Total Futbol Academy, F.C. Barcelona donated an RCA 5-Disc Audio System. The total estimated value of this donation is \$169.70.

Chevy Chase Recreation Center

Reinaldo Verdugo donated one (1) A&B Safe to replace a broken safe. The total estimated

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-290

value of this donation is \$1,400.00.

Lou Costello Jr. Recreation Center

The Los Angeles Dodgers Foundation donated fifteen (15) T-ball, baseball, and softball bats. The total estimated value of this donation is \$900.00

The Los Angeles Dodgers Foundation donated twelve (12) baseball bats and three (3) softball bats. The total estimated value of this donation is \$800.00

Cypress Park Recreation Center

Frank Serrano, on behalf of the Los Angeles Police Department, donated \$250.00 for baseball registration fees for five (5) youth.

Echo Park Recreation Center

Avi and Terry Schonwald donated one (1) used Husquevarna sewing machine. The total estimated value of this donation is \$100.00.

Speedo USA donated forty-eight (48) youth swim goggles. The total estimated value of this donation is \$500.00.

West Coast Sports Associates donated baseball and softball trophies for the 2014 Spring Season. The total estimated value of this donation is \$1,200.00.

West Coast Sports Associates donated co-ed basketball uniforms for the 2014 Summer Season. The total estimated value of this donation is \$2,600.00.

West Coast Sports Associates donated six (6) Insta-Bench 6-Seat Benches for youth sports programs. The total estimated value of this donation is \$360.00.

Glassell Recreation Center

Keyonna Kidd donated Christmas decorations. The total estimated value of this donation is \$150.00.

Hazard Recreation Center

Durango's Soccer donated a Royal crosscut paper shredder. The total estimated value of this donation is \$49.99.

Lemon Grove Recreation Center

The Los Angeles Dodgers Foundation donated baseball equipment. The total estimated value of this donation is \$400.00

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-290

Lincoln Heights Youth Center Complex

Kimberly Wilson donated a Vision Fitness T9250 treadmill. The total estimated value of this donation is \$1,699.00.

Monsignor Ramon Garcia Recreation Center

West Coast Sports donated one-hundred sixty (160) youth and thirty-five (35) adult baseball uniforms. The total estimated value of this donation is \$5,569.79.

Pan Pacific Recreation Center

Wilshire Warriors Pony Baseball donated \$11,305.00 for center programming.

Queen Anne Recreation Center

Bob Auerbach donated \$309.00 for sports programming.

Operations Branch Valley Region, has received the following donations:

Branford Recreation Center

La Sirenta Mexican Restaurant donated a batting cage and pitching machine. The total estimated value of this donation is \$5,000.00.

Hubert H. Humphrey Memorial Recreation Center

Fold-A-Goal donated sixty (60) sets of soccer uniforms and ten (10) official's jerseys. The total estimated value of this donation is \$1,400.00.

Mason Recreation Center

An anonymous patron donated \$60.00 for center programming.

Sandy Solomon donated \$40.00 for the 2014 Halloween Carnival.

American Youth Soccer Organization Region 795 donated six (6) radio control cars and twenty (20) AA-batteries for the 2014 Halloween Carnival. The total estimated value of this donation is \$250.00.

Menchie's Frozen Yogurt donated \$150.00 for the 2014 Halloween Carnival.

Northridge Recreation Center

Hong Dong Kyuon donated \$10,000.00 for center programming.

Oakwood Recreation Center

Neil Beckeman donated \$4,587.64 for 2014 Summer Camp scholarships.

REPORT OF GENERAL MANAGER

PG. 4 NO. 14-290

Palisades Recreation Center

Claudia Knittle donated a soft play center for the pre-school program. The total estimated value of this donation is \$1,200.00.

Ritchie Valens Recreation Center

Fold-A-Goal donated approximately forty (40) sets of soccer uniforms. The total estimated value of this donation is \$800.00.

Studio City Recreation Center

Studio City Co-op donated \$1,319.00 for the pre-school program.

Christopher Pechin donated \$100.00 for the 2014 Halloween Festival.

Carney's Restaurant, Inc. donated \$200.00 for the 2014 Halloween Festival.

Van Nuys Recreation Center

Fold-A-Goal donated seventy-five (75) sets of soccer uniforms. The total estimated value of this donation is \$1,200.00.

Van Nuys-Sherman Oaks Recreation Center

Jamie Silver donated \$142.77 for the 2014 Spring Fling.

Boys Scouts of America Troop 139 donated \$251.05 for youth sports programming.

Barbera Management donated \$1,000.00 for the 2014 Spring Fling.

Woodland Hills Recreation Center

Robin Lester Photography donated \$189.61 for the Fall Sports Photo Day.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund, except unknown savings, as the donations may offset some expenditures.

This report was prepared by Marcus Chinelo, Clerk Typist, and Bertha Calderon, Management Analyst II, Metro Region; and by Louis Loomis, Management Analyst II, Valley Region.

REPORT OF GENERAL MANAGER

NO. 14-291

DATE December 10, 2014

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MEMORANDUM OF UNDERSTANDING WITH APN MEDIA, LLC FOR
WI-FI PILOT PROGRAM AT DESIGNATED PARK LOCATIONS

R. Adams _____
R. Barajas _____
H. Fujita _____

*V. Israel _____
K. Regan _____
N. Williams _____

KWK (for)

[Signature]

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP) and APN Media, LLC, subject to the approval of the Mayor and the City Attorney as to form;
2. Direct the Board Secretary to transmit the MOU to the Mayor for approval in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and
3. Authorize the General Manager to execute the MOU, subsequent to all necessary approvals.

SUMMARY:

The APN Media, LLC (APN) operates a media company specializing in providing consumers with information about public lands, which includes printed, web-based, mobile and digital solutions, as well as creating and implementing sponsor-based experiential marketing and education programs, to help promote sustainability, volunteerism, and the responsible use of public lands. One element of APN's business is to provide Wi-Fi services under the trade-name, *Oh, Ranger! Wi-Fi™*, to public park, tourism, and recreation locations. APN has successfully deployed the Oh Ranger Wi-Fi service at various New York State Parks.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-291

In accordance with the Mayor's call to increase partnerships with civic groups and the private sector, harness technology, and to bring about a data-driven culture, RAP is partnering with APN in implementing a sponsor-supported, one-year, free Wi-Fi pilot program at the following six parks: Echo Park Lake, Pershing Square Park, Griffith Observatory, Reseda Park, Venice Beach, and Cabrillo Beach & Marine Aquarium. This pilot program aims to narrow the digital divide for our residents and collect data to inform RAP Management and staff regarding park attendance and the viability to maintain and expand Wi-Fi throughout the City parks system.

The purpose of this MOU is to establish the respective roles, responsibilities, and relationship between RAP and APN, with respect to the implementation, management, and support of the pilot program to provide the Wi-Fi and related services at designated areas and locations within the six pilot parks.

At the request of RAP, and because of the need therefor, APN began performance of the responsibilities herein required prior to the execution of the MOU. By execution of the MOU, RAP will accept such service subject to all the terms, covenants, and condition of the MOU, and ratify its agreement with APN for such services.

FISCAL IMPACT STATEMENT:

RAP estimates a one-time expenditure of \$30,000.00 to pay one or more Internet Service Providers (e.g., Time Warner Cable, AT&T, Verizon) to establish wired Internet service to replace the satellite Internet services at three of the six designated pilot parks--Reseda Park, Cabrillo Beach and Aquarium, and Venice Beach. Fund 302, Department 88, Account 3040 will be used to pay for this expenditure.

This report was prepared by Alex F. Yee, Director of Systems.

REPORT OF GENERAL MANAGER

NO. 14-292

DATE: December 10, 2014

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LA84 FOUNDATION SPRING 2015 GIRLS SOFTBALL GRANT-AUTHORIZATION TO SUBMIT GRANT PROPOSAL; ACCEPTANCE OF GRANT FUNDS IF AWARDED

R. Adams _____

*V. Israel (for)

R. Barajas _____

K. Regan _____

H. Fujita _____

N. Williams _____

(Signature)
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve retroactively the submission of an application for a grant from the LA84 Foundation to augment funding for the Department of Recreation and Parks (RAP) Spring 2015 Girls Softball League, at twelve recreation centers in the Metro and Valley regions, as described in the summary of this Report, in the amount of \$81,041.00, subject to the approval of the Mayor and the City Council;
2. Direct staff to transmit a copy of the grant proposal to the Mayor, Office of the City Administrative Officer (CAO), Office of the Chief Legislative Analyst (CLA) and to the City Clerk for committee and City Council approval before accepting and receiving the grant award, pursuant to Los Angeles Administrative Code Section 14.6 et seq. as may be amended;
3. Authorize RAP's General Manager to accept and receive the LA84 Foundation's Spring 2015 Girls Softball Grant, if awarded, in an amount up to \$81,041.00, to supplement girls' softball programming in 2015, subject to the approval of the Mayor and City Council;
4. Designate RAP's General Manager, Executive Officer, or Assistant General Manager, as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment request, which may be necessary for the completion of the project; and,

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-292

5. Authorize RAP's Chief Accounting Employee to establish the necessary account and to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the LA84 Foundation grant in an amount up to \$81,041.00, if awarded.

SUMMARY:

In August of 2014, the Department of Recreation and Parks (RAP) received encouragement from the LA84 Foundation to apply for funds which would promote and increase female youth involvement in girls' softball in the RAP Valley and Metro Regions. The grant had a quick turnaround stipulation, as we became aware of the opportunity at late notice. With only two weeks away, the application was submitted on September 2, 2014. The LA84 Foundation has offered similar small- and mid-sized grants supplementing RAP youth programs in past years, with RAP most recently receiving an award of \$85,000.00 for the 2014 Summer Swim program, which was used to augment funding for RAP aquatics programming. The LA84 Foundation is a long-standing supporter of RAP in both programming and infrastructure improvements. Since the beginning of this calendar year we have received two additional grants for capital improvements: \$25,000.00 for baseball field enhancements at Leland Park [project received additional funding from collaborating organizations: the Los Angeles Dodger Foundation (\$14,630.00) and Security Benefit Life Insurance Company (\$50,000.00)]; and \$41,480.00 for the installation of fitness zone equipment, playground equipment and the refurbishment of the existing outdoor basketball courts at Algin Sutton Recreation Center [project received additional funding from collaborating organization: the Los Angeles Clippers Foundation, Inc. (\$84,254.03)].

This grant from the LA84 Foundation, if awarded, will subsidize a spring 2015 girls softball league providing young females the opportunities to play affordable softball at twelve (12) of RAP's recreation centers that are located in low to moderate income, at-risk areas throughout East Los Angeles and the San Fernando Valley. Facilities projected to be involved would include Evergreen, El Sereno, Hazard, Highland Park, Lincoln Park, Yosemite, State Street, Wabash, Eagle Rock, Hubert H. Humphrey Memorial Park, Ritchie Valens, and Sylmar recreation centers. This program will serve six-hundred (600) girls for a total of forty (40) teams. The target age for the league is 11-13 years old. The program will operate beginning in February and March for recruitment and practices with league play beginning in April and running through June 2015.

This grant from the LA84 Foundation will enhance RAP's girls RAISE THE BAR sports programs in two main ways. First, the grant will allow RAP to reach out and serve more females in Los Angeles by assisting in offering affordable sports options. Participants' registration fees would be reduced to only \$20.00 for the season which would include a uniform (jersey, short, visor, and socks), equipment, services of officials at games, and the awards and banquet. This grant would also provide for transportation costs aiding those youth at centers with a limited number of teams to play

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-292

teams at other facilities. Secondly, this grant will support female youth development in sports by providing a more accessible girls-only league in the Valley and Metro Regions. Facilities that normally do not have enough teams to support this age division could now have the financial backing required to engage and involve more female youth living in low to moderate income areas.

RAP will conduct all administrative functions related to the program, such as promoting the league, recruiting and registering players, recruiting and registering volunteer coaches, providing players with transportation to and from games (as needed), facilitating the league games, and hosting the culminating activities. The minimal registration fees collected from the participating players will be used to off-set the costs of both the program publicity and culminating event at each center.

If awarded, the LA84 Foundation grant will influence youth female involvement in sports and support the Department's RAISE THE BAR program: *A Continuous Commitment to Girls and Women in Sports*.

FISCAL IMPACT STATEMENT:

Acceptance of this donation results in no impact to the RAP's General Fund, as it will supplement the costs of league related expenses and lower the out of pocket costs to our patrons, providing more opportunities for participation.

This report was prepared by Joel Alvarez, Senior Management Analyst, Cassandra Reyes, Senior Recreation Director II, and Chinyere Stoneham, Senior Recreation Director II, Partnership Division.

REPORT OF GENERAL MANAGER

NO. 14-293

DATE December 10, 2014

C.D. 9, 11, 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARTNERSHIP DIVISION – AMENDMENT TO AGREEMENT NO. 3366 BETWEEN THE CITY OF LOS ANGELES AND KIDS IN SPORTS LOS ANGELES

R. Adams _____

R. Barajas _____

H. Fujita _____

*V. Israel

K. Regan _____

N. Williams _____

[Handwritten signature]

[Handwritten signature]
_____ General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed First Amendment to Agreement No. 3366 (Amendment) between the City of Los Angeles (City) and Kids in Sports Los Angeles, a California 501(c)(3) non-profit organization, to extend the term of Agreement No. 3366 from three (3) years to six (6) years;
2. Direct the Board Secretary to transmit the 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.

SUMMARY:

On October 5, 2011, the Board approved Agreement No. 3366, between the City and Kids in Sports Los Angeles (Organization) for the collaborative operation of affordable sports programs for underserved youth at four (4) park sites for a term of three (3) years (Report No. 11-284). Agreement No. 3366 was executed on February 3, 2012. The Department of Recreation and Parks (RAP) and Organization have subsequently provided evening and weekend youth sports

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-293

programs through the formation of sports clubs that encourage community and family involvement.

Agreement No. 3366 is due to expire on February 2, 2015. Organization has communicated to RAP that it wishes to continue its collaboration with RAP to continue enriching the lives of participating youth through the various sports programs. Staff recommends that the Board approve the proposed Amendment to extend the term of Agreement No. 3366 from three (3) years to six (6) years in order that Organization may continue to provide beneficial sports programs to youth at various park site until February 2018.

FISCAL IMPACT STATEMENT:

Extending of the term of Agreement No. 3366 will have no impact on the RAP General Fund, as the services and in-kind contributions by Organization are funded by Organization at no cost to the City.

This report was prepared by Joel Alvarez, Senior Management Analyst, and Ellen Gaines-Varela, Senior Recreation Director, Partnership Division.

REPORT OF GENERAL MANAGER

NO. 14-294

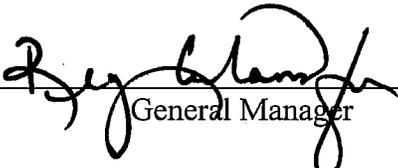
DATE December 10, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE - 1ST AND BROADWAY CIVIC CENTER PARK – ACQUISITION OF PARK PROPERTY (PRJ20655) PROJECT - RESCISSION OF PREVIOUS ACTIONS AUTHORIZING THE TRANSFER AND ALLOCATION OF RECREATION AND PARKS SPECIAL FUNDS - ALLOCATION OF RECREATION AND PARKS SPECIAL FUNDS

R. Adams	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CSP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Rescind approval of Recommendation No. 9 of Board Report No. 13-072, approved on March 20, 2013, which authorized the Department's Chief Accounting Employee to transfer \$3,650,000.00 in Department of Recreation and Parks' (RAP) Special Funds from Capital Park Development B Account No. 89270K-CG to the 1st and Broadway Account No. 89460K-RX;
2. Rescind approval of Recommendation No. 10 of Board Report No. 13-072, approved on March 20, 2013, which authorized the allocation of \$9,950,069.62 in Quimby and Zone Change Fees, Quimby and Zone Change Fee Interest, and RAP's Special Funds Capital Park Development B from 1st and Broadway Account No. 89460K-RX for pre-acquisition, acquisition, site preparation, and pre-development expenses related to 1st and Broadway Civic Center Park - Acquisition of Park Property (PRJ20655) project;
3. Approve the allocation of \$3,650,000.00 in RAP's Special Funds from Capital Park Development B Account No. 89270K-CG for pre-acquisition, acquisition, site preparation, and pre-development expenses related to 1st and Broadway Civic Center Park - Acquisition of Park Property (PRJ20655) project;

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-294

4. Approve the allocation of \$6,300,069.62 in Quimby and Zone Change Fees, and Quimby and Zone Change Fee Interest, from 1st and Broadway Account No. 89460K-RX for pre-acquisition, acquisition, site preparation, and pre-development expenses related to 1st and Broadway Civic Center Park - Acquisition of Park Property (PRJ20655) project; and,
5. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

On March 20, 2013, the Board of Recreation and Parks Commissioners (Board) approved the acquisition of the 1st and Broadway Civic Center park site, and the transfer of a total of \$9,950,069.62 in Quimby and Zone Change Fees, Quimby and Zone Change Fee Interest, and RAP Special Funds Capital Park Development B to 1st and Broadway Account No. 89460K-RX and the allocation of said funds from the 1st and Broadway Account No. 89460K-RX for pre-acquisition, acquisition, site preparation, and pre-development expenses related to 1st and Broadway Civic Center Park - Acquisition of Park Property (PRJ20655) project.

Department staff has determined that RAP Special Funds should not be transferred from Capital Park Development B Account No. 89270K-CG to the Quimby Fees account 1st and Broadway Account No. 89460K-RX as only Quimby Fee collections should be deposited into Quimby Fee accounts. These RAP Special Funds should instead remain in the Capital Park Development B Account No. 89270K-CG. The objective of this adjustment is to ensure, for administrative purposes, that the only funds deposited or transferred in the Quimby Fee Trust Account are funds that were collected, and that are required to be spend, pursuant to the City's Adopted Quimby Fee Ordinances.

Upon the approval of this Report, staff will change the account sources for this project. This action will not change the overall amount of funding being allocated to the project.

Staff has determined that the subject project is a continuation of an existing project approved on March 20, 2013 (Board Report No. 13-072). The current Board action will not result in any additional environmental impacts for the pre-acquisition, acquisition, site preparation, and pre-development activities, and no additional California Environmental Quality Act (CEQA) documentation is required. Additional CEQA evaluation, however, will still be needed for construction and development of the park once a plan has been prepared and funding identified.

FISCAL IMPACT STATEMENT:

There is no impact to the Department's General Fund.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-294

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-295

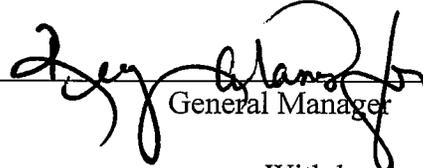
DATE December 10, 2014

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE - OLD FIRE STATION 84 POCKET PARK - NEW PARK DEVELOPMENT (PRJ20546) PROJECT - RESCISSION OF PREVIOUS ACTIONS AUTHORIZING THE TRANSFER AND ALLOCATION OF DEPARTMENT OF RECREATION AND PARKS SPECIAL FUNDS - ALLOCATION OF DEPARTMENT OF RECREATION AND PARKS SPECIAL FUNDS

R. Adams	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Rescind approval of Recommendation No. 8 of Board Report No. 14-193, approved on July 9, 2014, which authorized the Department's Chief Accounting Employee to transfer \$1,000,000.00 in Department of Recreation and Parks' (RAP) Special Funds from Capital Park Development B Account No. 89270K-CG to the 5340 Canoga Avenue Account No. 89460K-ET;
2. Rescind approval of Recommendation No. 9 of Board Report No. 14-193, approved on July 9, 2014, which approved the allocation of a total of \$1,000,000.00 in RAP Special Funds, from the 5340 Canoga Avenue Account No. 89460K-ET, for the Old Fire Station 84 Pocket Park - New Park Development (PRJ20546) project;
3. Approve the allocation of \$1,000,000.00 in RAP Special Funds from Capital Park Development B Account No. 89270K-CG for the Old Fire Station 84 Pocket Park - New Park Development (PRJ20546) project; and,
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-295

SUMMARY:

On July 9, 2014, the Board of Recreation and Parks Commissioners (Board) approved the Final Environmental Impact Report (FEIR) for the Old Fire Station 84 Pocket Park (PRJ20546) project, the demolition and removal of the existing structures and site elements, the final plans for the construction of the project, and transfer of \$1,000,000.00 in RAP Special Funds from Capital Park Development B Account No. 89270K-CG to the Quimby Fees Account 5340 Canoga Avenue Account No. 89460K-ET, and the allocation of said funds from the 5340 Canoga Avenue Account No. 89460K-ET for the project.

Department staff has determined that RAP Special Funds should not be transferred from Capital Park Development B Account No. 89270K-CG to the Quimby Fees Account 5340 Canoga Avenue Account No. 89460K-ET as only Quimby Fee collections should be deposited in Quimby Fees accounts. These funds should instead remain in the Capital Park Development B Account No. 89270K-CG. The objective of this adjustment is to ensure, for administrative purposes, that the only funds deposited or transferred in the Quimby Fee Trust Account are funds that were collected, and that are required to be spend, pursuant to the City's Adopted Quimby Fee Ordinances.

Upon the approval of this Report, staff will change the account sources for this project. This action will not change the overall amount of funding being allocated to the project.

Staff has determined that the subject project is a continuation of an existing project approved on July 9, 2014 (Board Report No. 14-193). The current Board action will not result in any additional environmental impacts. No additional California Environmental Quality Act (CEQA) documentation is required.

FISCAL IMPACT STATEMENT:

There is no impact to the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-296

DATE December 10, 2014

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 109TH STREET RECREATION CENTER – PLAY AREA REPLACEMENT (PRJ20864) - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the 109th Street Recreation Center - Play Area Replacement (PRJ20864) project, as described in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to transfer \$44,294.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the 109th Street Recreation Center Account No. 89460K-NS;
3. Approve the allocation of \$44,294.00 in Quimby Fees, from the 109th Street Recreation Center Account No. 89460K-NS, for the 109th Street Recreation Center - Play Area Replacement (PRJ20864) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

109th Street Recreation Center is located at 1464 East 109th Street in the Watts community of the City. This 3.17 acre site includes soccer fields, a baseball diamond, tennis and basketball courts, a swimming pool, and a gymnasium. Due to the facilities, features, programs, and

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-296

services it provides, 109th Street Recreation Center meets the standard for a Community Park; as defined in the City's Public Recreation Plan.

Department staff has determined that the renovation and replacement of the existing children's play area at 109th Street Recreation Center is necessary and will be of benefit to park users. It is estimated that these improvements will cost approximately \$130,000.00.

Upon approval of this Report, \$44,294.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the 109th Street Recreation Center Account No. 89460K-NS and allocated to the 109th Street Recreation Center - Play Area Replacement (PRJ20864) project.

The total Quimby Fees allocation for the 109th Street Recreation Center - Play Area Replacement (PRJ20864) project is \$44,294.00. These Fees were collected within two miles of 109th Street Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

This proposed allocation of Quimby Fees does not meet all the estimated costs for this project. However, staff is working to identify and secure the additional funding necessary to implement this project.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3) and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-297

DATE December 10, 2014

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARRINGTON RECREATION CENTER – OUTDOOR LIGHTING REFURBISHMENT (PRJ20863) PROJECT - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Barrington Recreation Center – Outdoor Lighting Refurbishment (PRJ20863) project, as described in the Summary of this Report;
2. Authorize the reallocation of \$90,000.00 in Quimby Fees, currently allocated to the Barrington Recreation Center - New Recreation Center (PRJ1653A) project, per Board Report No. 08-198, to the Barrington Recreation Center - Outdoor Lighting Refurbishment (PRJ20863) project;
3. Approve the allocation of \$90,000.00 in Quimby Fees, from the Barrington Recreation Center Account No. 89460K-BE, for the Outdoor Lighting Refurbishment project at Barrington Recreation Center, as described in the Summary of this Report;
4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the Department’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-297

SUMMARY:

Barrington Recreation Center is located at 333 South Barrington Avenue in the Brentwood community of the City. This 18.64 acre property features baseball, basketball, soccer, tennis and volleyball sports fields and provides numerous programs for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Barrington Recreation Center meets the standards for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that refurbishment and replacement of existing outdoor park lighting at Barrington Recreation Center is necessary and will be of benefit to the surrounding community. The scope of the project includes replacement of existing lighting in the parking lot, tennis courts, basketball courts, and outdoor park areas with new Light-Emitting Diodes (LED) fixtures and the installation of associated new light control systems, timers, and sensors.

The Board has approved the allocation of a total of \$1,382,180.599 in Quimby Fees for the New Recreation Center project (PRJ1653A) at Barrington Recreation Center (PRJ1653A) (Board Report Nos. 08-198, 14-030, and 14-095). The scope of the approved New Recreation Center project included construction of a new recreation center at Barrington Recreation Center. It was noted at that time that the project was originally approved by the Board that the project was estimated to cost between \$10,000,000 and \$15,000,000, and that the allocation of Quimby Fees would only represent a portion of the overall funding required to deliver the project.

Staff has identified the Outdoor Lighting Refurbishment project at Barrington Recreation Center as a high priority project for the community and is recommending the reallocation of a portion of the Quimby Fees currently allocated to the Barrington Recreation Center - New Recreation Center (PRJ1653A) project in order to provide funding for the Barrington Recreation Center - Outdoor Lighting Refurbishment (PRJ20863) project.

Upon approval of this report, \$90,000.00 in Quimby Fees currently in the Barrington Recreation Center Account No. 89460K-BE can be reallocated to the Barrington Recreation Center - Outdoor Lighting Refurbishment (PRJ20863) project.

The total Quimby Fees allocation for the Barrington Recreation Center - Outdoor Lighting Refurbishment (PRJ20863) project is \$90,000.00. These Fees were collected within two miles of Barrington Recreation Center, which is the standard distance for the allocation of Quimby Fees for community recreational facilities.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-297

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3) and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-298

DATE December 10, 2014

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HUBERT H. HUMPHREY MEMORIAL PARK – SWIMMING POOL FACILITY IMPROVEMENTS (PRJ20834) PROJECT - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Hubert H. Humphrey Memorial Park - Swimming Pool Facility Improvements (PRJ20834) project, as described in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to transfer \$70,505.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Hubert H. Humphrey Memorial Park Account No. 89460K-HA;
3. Approve the allocation of \$70,505.00 in Quimby Fees, from Hubert H. Humphrey Memorial Park Account No. 89460K-HA for the Hubert H. Humphrey Memorial Park - Swimming Pool Facility Improvements (PRJ20834) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-298

SUMMARY:

Hubert H. Humphrey Memorial Park is a 9.52 acre park, located at 12560 Filmore Street, in the north valley region of the City, in the Pacoima community. This site has several recreation features, including a swimming pool, basketball courts, gymnasium, and multipurpose fields, and serves the community with a variety of programs for youth, families and older persons. Due to the facilities, features, programs and services it provides, Hubert H. Humphrey Memorial Park meets the standards for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvement of the swimming pool pump house and the pool mechanical systems, and associated building modifications, are necessary for the continued operation of the swimming pool and will be of benefit to the surrounding community.

Upon approval of this report, \$70,505.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 can be transferred to Hubert H. Humphrey Memorial Park Account No. 89460K-HA and allocated to the Swimming Pool Facility Improvements project at Hubert H. Humphrey Memorial Park.

The total Quimby Fees allocation for the Hubert H. Humphrey Memorial Park - Swimming Pool Facility Improvements (PRJ20834) project is \$70,505.00. These Fees were collected within two miles of Hubert H. Humphrey Memorial Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and the restoration or rehabilitation of facilities or mechanical equipment and systems to meet current standards of public health and safety. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3,4) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-298

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-299

DATE December 10, 2014

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: JUNTOS PARK – SPLASH PAD REFURBISHMENT (PRJ20188) PROJECT - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Juntos Park - Splash Pad Refurbishment (PRJ20188) project, as described in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-JU with Juntos Park as the Account Name;
3. Authorize the Department's Chief Accounting Employee to transfer \$59,636.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Juntos Park Account No. 89460K-JU;
4. Approve the allocation of \$59,636.00 in Quimby Fees, from the Juntos Park Account No. 89460K-JU, for the Juntos Park - Splash Pad Refurbishment (PRJ20188) project, as described in the Summary of this Report;
5. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
6. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-299

SUMMARY:

Juntos Park is located at 3135 Drew Street, Los Angeles, California 90065 in the Glassell Park community of the City. This 1.64 acre property provides a splash pad, a children's play area, and picnic tables, for the use of the surrounding community. Due to the facilities and features, Juntos Park meets the standards for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department staff has determined that refurbishment of the existing splash pad at Juntos Park is necessary and will be of benefit to the surrounding community. The scope of the project includes the retrofitting of the existing children's splash pad water playground with a water recirculation system so the splash pad water can be safely collected, treated and reused in compliance with the City's water conservation ordinance, and the replacement of the existing rubberized surface of the splash pad with a concrete surface.

Currently there is \$300,000 in Proposition K funding available for the project. However, additional funding will be necessary to complete the proposed project scope.

Upon approval of this Report, \$59,636.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Juntos Park Account No. 89460K-JU and allocated to the Juntos Park - Splash Pad Refurbishment (PRJ20188) project.

The total Quimby Fees allocation for the Juntos Park - Splash Pad Refurbishment (PRJ20188) project is \$59,636.00. These Fees were collected within one mile of Juntos Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

Staff has determined that the subject project will consist of modifications to existing mechanical equipment required for public health and safety purposes. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(32), Class 3(4), and Class 11(6) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-299

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-300

DATE December 10, 2014

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK - OUTDOOR PARK IMPROVEMENTS (PRJ20495)
PROJECT - ALLOCATION OF QUIMBY FEES

	R. Adams	_____	V. Israel	_____
<i>for</i>	*R. Barajas	<u>CSP</u>	K. Regan	_____
	H. Fujita	_____	N. Williams	_____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Lafayette Park - Outdoor Park Improvements (PRJ20495) project, as described in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to transfer \$192,024.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Lafayette Park Account No. 89460K-LD;
3. Approve the allocation of \$192,024.00 in Quimby Fees from Lafayette Park Account No. 89460K-LD for Lafayette Park - Outdoor Park Improvements (PRJ20495) project, as described in the Summary of this Report; and,
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

Lafayette Park is located at 625 South Lafayette Park Place in the Westlake area of the City. This 9.72 acre facility provides a variety of services and programs to the community, including baseball, basketball, soccer, gymnasium and community center, and a skate park. Due to the facilities, features, programs, and services it provides, Lafayette Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The Board has approved the allocation of a total of \$349,378.00 in Quimby Fees for the Lafayette Park - Outdoor Park Improvements (PRJ20495) project (Board Report Nos. 11-005

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-300

and 13-109). The scope of the approved Lafayette Park - Outdoor Park Improvements (PRJ20495) project includes the refurbishment of the existing turf, irrigation, landscaping, and the installation of related site amenities, improvement and renovation of the park's sidewalks and walking paths, renovation of the existing basketball courts and fencing, and installation of new outdoor fitness equipment.

Department staff has determined that outdoor lighting renovations are necessary as a part of the project and recommends that the scope of the project be modified to include the renovation of existing outdoor park lighting. Department staff has determined that supplemental funding will be necessary for the completion of the project.

Upon approval of this report, \$192,024.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 can be transferred to Lafayette Park Account No. 89460K-LD and allocated to the Lafayette Park - Outdoor Park Improvements (PRJ20495) project.

The total Quimby Fees allocation for the Lafayette Park - Outdoor Park Improvements (PRJ20495) project, including previously allocated Quimby funds, would be \$541,402.00. These Fees were collected within two miles of Lafayette Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

Staff has determined that the subject project is a continuation of an existing project approved on January 5, 2011 (Board Report No. 11-005) that is exempted from CEQA [Class 1(1,3) and Class 11(3)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-301

DATE December 10, 2014

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MONTECITO HEIGHTS RECREATION CENTER – BUILDING IMPROVEMENTS (PRJ20847) PROJECT - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CBP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the revised scope of the Montecito Heights Recreation Center – Building Improvements (PRJ20847) project, as described in the Summary of this Report;
2. Authorize the Department’s Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-XG with Montecito Heights as the Account Name;
3. Authorize the Department’s Chief Accounting Employee to transfer \$114,197.52 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Montecito Heights Account No. 89460K-XG;
4. Approve the allocation of \$114,197.52 in Quimby Fees from Montecito Heights Account No. 89460K-XG for the Montecito Heights Recreation Center – Building Improvements (PRJ20847) project, as described in the Summary of this Report;
5. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
6. Authorize the Department’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-301

SUMMARY:

Montecito Heights Recreation Center is located at 4545 North Homer Street in the Montecito Heights area of the City. This 22.53 acre park includes picnic areas, ball diamonds, basketball and tennis courts, and a gymnasium building. Due to the size of the park, and the facilities, features and programs it provides, Montecito Heights Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that the renovation of the gymnasium building mechanical systems, including replacement of the existing the Heating, Ventilation and Air Conditioning (HVAC) system, are necessary and will be of benefit to park users. It is estimated that these improvements will cost approximately \$110,000.00.

Upon approval of this Report, \$114,197.52 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Montecito Heights Account No. 89460K-XG and allocated to the Montecito Heights Recreation Center – Building Improvements (PRJ20847) project.

The total Quimby Fees allocation for the Montecito Heights Recreation Center – Building Improvements (PRJ20847) project is \$114,197.52. These Fees were collected within two miles of Montecito Heights Recreation Center, which is the standard distance for the allocation of Quimby Fees for Community Parks.

Staff has determined that the subject project will consist of improvements to existing recreation facilities and replacement of the existing heating and air-conditioning systems. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2(6) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-302

DATE December 10, 2014

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SILVERLAKE RECREATION CENTER - OUTDOOR PARK IMPROVEMENTS PROJECT (PRJ1202B) - ALLOCATION OF QUIMBY FEES

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

M. Skell

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the revised scope of the Silverlake Recreation Center - Outdoor Park Improvements (PRJ1202B) project, as described in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to transfer \$35,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Silverlake Recreation Center Account No. 89460K-SK; and,
3. Approve the allocation of \$35,000.00 in Quimby Fees, from the Silverlake Recreation Center Account No. 89460K-SK, for the Silverlake Recreation Center - Outdoor Park Improvements (PRJ1202B) project, as described in the Summary of this Report; and,
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

Silverlake Recreation Center is located at 1850 West Silverlake Drive in the Silver Lake community of the City. This 3.93 acre property provides a ball diamond, play area, off-leash dog park, and a recreation center for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Silverlake Recreation Center meets the standard for a Neighborhood Park as defined in the City's Public Recreation Plan.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-302

The Board has approved the allocation of a total of \$199,951.14 in Quimby Fees for the Silverlake Recreation Center - Outdoor Park Improvements (PRJ1202B) project (Board Reports No. 06-291, No. 10-023, and No. 11-265). The scope of the approved Outdoor Park Improvements project includes installation of permanent shade structures, fencing, and retaining wall, picnic area enhancements and new irrigation system for the open space area north of the basketball court, landscape and turf improvements, and the installation of a drainage swale.

Department staff has determined that additional Americans with Disabilities Act (ADA) accessibility improvements, fencing, and seating areas are needed in the dog park area of facility and recommends that the scope of project be modified to include the installation of new walkways and seating areas. Staff estimates that \$35,000.00 in supplemental funding will be sufficient to complete the additional scope elements.

Upon approval of this report, \$35,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 can be transferred to the Silverlake Recreation Center Account No. 89460K-SK and allocated to the Silverlake Recreation Center - Outdoor Park Improvements (PRJ1202B) project.

The total Quimby Fees allocation for the Outdoor Park Improvements project, including previously allocated Quimby Fees, would be \$234,951.14. These Fees were collected within one mile of Silverlake Recreation Center, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

Staff has determined the project proposed in this Board Report is a continuation of an existing project approved on October 4, 2006 (Board Report No. 06-291) that is exempted from California Environmental Quality Act (CEQA) [Class 3(6) and Class 11(3)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-303

DATE December 10, 2014

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VALLEY PLAZA PARK – WHITSETT FIELDS NEW SYNTHETIC TURF FIELD (PRJ20757) PROJECT - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams _____

K. Regan _____

for

H. Fujita CSP

*M. Shull _____

V. Israel _____

N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the reallocation of \$300,000.00 in Quimby Fees, currently allocated to the Valley Plaza Park - Synthetic Turf Soccer (PRJ1302S) project, to the Valley Plaza Park - New Synthetic Turf Field (PRJ20757) project;
2. Approve the allocation of \$300,000.00 in Quimby Fees, from Valley Plaza Park Account No. 89460K-VA for the Valley Plaza Park - New Synthetic Turf Field (PRJ20757) project, as described in the Summary of this Report;
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

Valley Plaza Park is located at 12240 Archwood Street in the North Hollywood area of the City. This 77.64 acre park provides multipurpose fields, basketball and tennis courts, children's play areas, a recreation center, and a swimming pool for the use of the local community. Due to the

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-303

facilities, features, programs, and services it provides, Valley Plaza Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined the conversion of an existing natural turf field to a synthetic turf soccer field at the Whitsett Fields complex at Valley Plaza Park is necessary and will be of benefit to park users and the surrounding community. The scope of the project would include the development of a new synthetic turf soccer field and ancillary amenities such as fencing and bleachers.

Currently there is \$720,000.00 in Proposition K funding, \$325,000.00 in Community Development Block Grant (CDBG) funding, and \$164,973.00 in Proposition A funding available for the project. However, additional funding may be necessary to complete this project.

On May 21, 2008, the Board approved the allocation of a total of \$1,407,432.82 in Quimby Fees for the Valley Plaza Park - Synthetic Turf Soccer (PRJ1302S) project (Board Report No. 08-135). The scope of the approved Valley Plaza Park - New Synthetic Turf Field (PRJ20757) project included the installation of a new synthetic turf soccer field, landscaping, irrigation, fencing and bleachers. This project is complete and there are unexpended Quimby funds available for reallocation to other projects.

Staff recommends that a total of \$300,000.00 in unexpended Quimby funds currently allocated to the Valley Plaza Park - Synthetic Turf Soccer (PRJ1302S) project be reallocated to the Valley Plaza Park - New Synthetic Turf Field (PRJ20757) project.

Upon approval of this report, the total Quimby Fees allocation for the Valley Plaza Park - New Synthetic Turf Field (PRJ20757) project would be \$300,000.00. These Fees were collected within two miles of Valley Plaza Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(11) and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-303

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-304

DATE December 10, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SPRING STREET PARK – PHASE II (PRJ20387) PROJECT - ALLOCATION OF QUIMBY FEES

	R. Adams	_____	V. Israel	_____
<i>for</i>	*R. Barajas	<u>CEP</u>	K. Regan	_____
	H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the reallocation of \$111,923.24 in Quimby Fees, currently allocated to the Spring Street Park - Park Acquisition (PRJ20120) project, to the Spring Street Park - Park Development (PRJ20387) project;
2. Approve the allocation of \$111,923.24 in Quimby Fees, from Spring Street Park Account No. 89460K-SZ for the Spring Street Park – Park Development (PRJ20387) project, as described in the Summary of this Report; and,
3. Authorize the Department’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

Spring Street Park is located at 418-438 Spring Street in the Historic Old Bank District of Downtown Los Angeles. This 0.81 acre site provides a children’s play area, an open lawn area, and benches for the use and enjoyment of residents and visitors of the surrounding community. Due to the size of the park, and the amenities it provides, Spring Street Park meets the standard for a Neighborhood Park, as defined in the City’s Public Recreation Plan.

The Board has approved the allocation of a total of \$3,162,763.25 in Quimby Fees for the Spring Street Park - Park Development (PRJ20387) project (Board Report Nos. 10-035, and 10-114). The scope of the approved project included walking paths, landscaping, irrigation, seating,

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-304

permeable pavers, water fountain, art work, security fencing, security lighting, drinking fountain, and site utility connections.

Department staff has determined that the modification of the existing landscaping and paved areas and the installation of a decomposed granite open space area, fencing, landscaping, irrigation, and park amenities, is necessary and will be of benefit to park users and the surrounding community. Additional project funding will be necessary to complete the proposed scope elements.

The Board has approved the allocation of a total of \$5,220,000.00 in Quimby and Zone Change Fees for the Spring Street Park - Park Acquisition (PRJ20120) project (Board Report Nos. 09-068 and 09-161). The scope of the Spring Street Park - Park Acquisition (PRJ20120) project included the acquisition of the property at 418-438 Spring Street. This project is complete and there is a total of \$111,923.24 in unexpended Quimby funds that are available for reallocation to other projects.

Staff recommends that a total of \$111,923.24 in unexpended Quimby funds currently allocated to the Spring Street Park - Park Acquisition (PRJ20120) project be reallocated the Spring Street Park - Park Development (PRJ20387) project.

Upon approval of this report, the total Quimby Fees allocation for the Spring Street Park – Park Development (PRJ20387) project, including previously allocated Quimby Fees, would be \$3,274,686.49. These Fees were collected within one mile of Spring Street Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

Staff has determined the project proposed in this Board Report is a continuation of an existing project approved on December 14, 2011 (Board Report No. 11-334) that is exempted from California Environmental Quality Act (CEQA) [Class 1(3), Class 3(6, 9), Class 4(1, 3), and Class 11(6)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-304

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-305

DATE December 10, 2014

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HIGHLAND PARK RECREATION CENTER - AMERICANS WITH DISABILITIES ACT (ADA) IMPROVEMENTS (PRJ20791) PROJECT - ALLOCATION OF FUNDS AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

M. Skell

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$80,000.00 from Department 88, Fund 205, Account 88000H to Department 88, Fund 205, Account To Be Determined (TBD);
2. Approve the allocation \$80,000.00 from Department 88, Fund 205, Account TBD for the Highland Park Recreation Center - Americans with Disabilities Act (ADA) Improvements (PRJ20791) project;
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-305

SUMMARY:

Highland Park Recreation Center is located at 6150 East Piedmont Avenue in the Highland Park area of the City. This 5.41 acre park includes a recreation center building, swimming pool and bathhouse, baseball diamonds, basketball courts, a children's play area, and picnic tables.

Department staff has determined that ADA accessibility improvements to the outdoor park areas and walkways, and park buildings and restrooms, are necessary and will be of benefit to the surrounding community. It is estimated that these necessary improvements will cost approximately \$80,000.00.

Upon approval of this Report, \$80,000.00 from Department 88, Fund 205, Account 88000H can be transferred to Department 88, Fund 205, Account TBD and allocated to the Highland Park Recreation Center - ADA Improvements (PRJ20791) project. The total funding for the Highland Park Recreation Center - ADA Improvements (PRJ20791) project would be \$80,000.00.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of funds will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-306

DATE December 10, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HIGHLAND PARK SENIOR CENTER – OUTDOOR PARK AREA
RENOVATION (PRJ20854) PROJECT - ALLOCATION OF FUNDS

R. Adams _____

V. Israel _____

for R. Barajas CSP

K. Regan _____

H. Fujita _____

N. Williams _____

M. Shull

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$420,000.00 from Department 88, Fund 205, Account 88000H to Department 88, Fund 205, Account To Be Determined (TBD);
2. Approve the allocation \$420,000.00 from Department 88, Fund 205, Account TBD for the Highland Park Senior Center - Outdoor Park Area Renovation (PRJ20854) project, as described in the Summary of this Report; and,
3. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

Highland Park Senior Center is located at 6152 North Figueroa Street in the Highland Park area of the City. This 3.81 acre park includes a senior center building, picnic tables, rose garden, and shuffle board area.

The Board has approved the allocation of a total of \$50,669.00 in Quimby Fees for the Highland Park Senior Center - Outdoor Park Area Renovation (PRJ20854) project (Board Report No. 14-248). The scope of the approved Highland Park Senior Center - Outdoor Park Area Renovation (PRJ20854) project included the renovation of the outdoor park areas, including

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-306

conversion of a portion of the parking lot to green space, landscaping, shuffleboard courts and walking paths, as well as the installation of new outdoor fitness equipment, lighting, and picnic areas.

Department staff has determined that additional Americans with Disabilities Act (ADA) accessibility improvements to the outdoor park areas and the senior center building are necessary and need to be included as a part of the scope of the project. Staff recommends that the scope of the Highland Park Senior Center - Outdoor Park Area Renovation (PRJ20854) project be modified to include ADA access improvements, and that supplemental funding be allocated to the project.

Upon approval of this report, \$420,000.00 from Department 88, Fund 205, Account 88000H can be transferred to Department 88, Fund 205, Account TBD and allocated to the Highland Park Senior Center - Outdoor Park Area Renovation (PRJ20854) project. The total funding for the Highland Park Senior Center - Outdoor Park Area Renovation (PRJ20854) project, including the previously allocated Quimby fees, would be \$470,669.00. Staff anticipates that, with this allocation of supplemental funds, there is now sufficient funding available to complete the project.

Staff has determined the project proposed in this Board Report is a continuation of an existing project approved on October 1, 2014 (Board Report No. 14-248) that is exempted from California Environmental Quality Act (CEQA) [Class 1(1,3) and Class 11(3)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of this allocation of funds will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-307

DATE December 10, 2014

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK LAKE SIDEWALK REPAIR PROJECT- TRANSFER OF FUNDS TO THE DEPARTMENT OF TRANSPORTATION TO RELOCATE TRAFFIC SIGNAL BOXES AND ASSOCIATED CABLES LOCATED AT THE INTERSECTION OF SANTA YNEZ STREET AND GLENDALE BOULEVARD

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

M. [Signature]

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a fund transfer in the amount of \$26,000 to the Los Angeles Department of Transportation (LADOT) to relocate two (2) signal boxes and associated cables located at the intersection of Santa Inez Street and Glendale Boulevard adjacent to Echo Park Lake;
2. Authorize the following transfer of funds from Department of Recreation and Parks (RAP) to LADOT, subject to the approval of the Mayor and Council:

From: RAP - SW Deferred Maintenance
 Department 89, Fund 302, Account 89704H, Amount \$26,000

To: LADOT - Salaries, Overtime
 Department 94, Fund 100, Account 001090, Amount \$26,000
3. Authorize the General Manager or his designee, to make technical corrections and/or modifications as necessary, to the transactions described in the Summary of this Report, to carry out the intent of the authorized transfer and completion of the project as stated herein.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-307

SUMMARY:

Echo Park Lake is located at 751 Echo Park Avenue in the Echo Park Community. The Echo Park Lake Sidewalk Repair Project is one of several sidewalk repair projects, which the Department is facilitating in partnership with the Mayor's Office, Bureau of Engineering, Bureau of Contract Administration, and LADOT.

The project scope of work consists of the removal and replacement damaged sidewalk surrounding the lake along the public right-of-way and the installation of Americans with Disabilities Act (ADA) compliant access ramps at all intersections and access points into the park.

The project started on April 25, 2014 and is being performed by RAP's on call construction contractor. The project is currently 75% complete in construction. The remaining scope of work cannot continue until the existing signal boxes located at the intersection of Santa Ynez Street and Glendale Boulevard are relocated. This work must be performed by LADOT staff. Once the signal boxes and associated cable system has been relocated, the contractor can continue with the sidewalk work.

FISCAL IMPACT STATEMENT:

The funding for this work was provided to RAP specifically for the sidewalk repair projects. Although this fund transfer will reduce the existing balance of RAP's Deferred Maintenance Account by \$26,000, this transfer will not impact the Department's General Fund.

This Report was prepared by Jim Newsom, Management Analyst II and reviewed by Cid Macaraeg, Senior Management Analyst II, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-308

DATE December 10, 2014

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERTSON RECREATION CENTER – MODERN GYMNASIUM AND OUTDOOR PARK IMPROVEMENTS (PRJ20021) (W.O. #E170266A) PROJECT - ALLOCATION OF QUIMBY FEES

<i>for</i>	R. Adams _____	V. Israel _____
	*R. Barajas <u>CSD</u>	K. Regan _____
	H. Fujita _____	N. Williams _____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$391,546.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Robertson Recreation Center Account No. 89460K-RG;
2. Approve the allocation of \$391,546.00 in Quimby Fees from Robertson Recreation Center Account No. 89460K-RG for the Robertson Recreation Center - Modern Gymnasium and Outdoor Park Improvements (PRJ20021) (W.O. #E170266A) project as described in the Summary of this Report; and,
3. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

Robertson Recreation Center is located at 1641 Preuss Road in the South Robertson area of the City. This 1.24 acre facility provides a variety of services and programs to the surrounding community, including handball, basketball, children's play area, and a child care center. Due to the facilities, features, programs, and services it provides, Robertson Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-308

The Robertson Recreation Center - Modern Gymnasium and Outdoor Park Improvements (PRJ20021) (W.O. #E170266A) project is a Proposition K funded project. The scope of work, as described in the Proposition K Bond measure, is "construct modern gymnasium, community center, child care center and perimeter improvements." The project is currently in design. The current proposed scope of work is to construct a new, single story, gym of approximately 11,000 square-feet that will house two (2) exercise rooms, an office, a warming kitchen, restrooms, gym area with stage and fixed seating, storage areas and landscaping. The new facility would be a "green" building and Leadership and Excellence in Environmental Design (LEED) compliant.

On February 4, 2009, the Board approved the allocation of a total of \$1,191,563.97 in Quimby Fees for the Robertson Recreation Center - Modern Gymnasium and Outdoor Park Improvements (PRJ20021) (W.O. #E170266A) project (Board Report No. 09-21).

While the project is currently in design and the estimated construction cost is being developed, staff is recommending that available Quimby fee collections be committed to this project.

Upon approval of this report, \$391,546.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Robertson Recreation Center Account No. 89460K-RG and allocated to the project.

The total Quimby Fees allocation for the Robertson Recreation Center - Modern Gymnasium and Outdoor Park Improvements (PRJ20021) (W.O. #E170266A) project, including previously allocated Quimby fees, would be \$1,583,109.97. These Fees were collected within two mile of Robertson Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

This allocation does not meet all estimated costs for this project. This allocation of funds represents a portion of the overall funding required and will be set aside for the purpose of funding a portion of the replacement cost of the recreation center and the related outdoor improvements.

Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-308

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-309

DATE December 10, 2014

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AS-NEEDED PERSONAL SERVICE CONTRACT FOR LABORATORY TESTING AND ANALYSIS SERVICES WITH WECK LABORATORIES, INC.

R. Adams	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CEP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Find, in accordance with Charter Section 1022, that the Department of Recreation and Parks (Department) does not have available in its employ personnel with sufficient time or the necessary technical training, expertise and certifications to perform laboratory testing and analyses for water quality parameters in a safe, timely and legal manner, and it is more feasible, economical and in the Department's best interest to have these services performed by a qualified independent contractor on an as-needed basis;
2. Find pursuant to Charter Section 371(e)(8) that the Department may piggyback on the Department of Water and Power's (DWP) Agreement Number 47208A-4 for provision of the required laboratory testing and analysis services because contracts for cooperative arrangements with other governmental agencies for the utilization of the purchasing contracts, and professional, scientific, expert or technical services contracts of those agencies and any implementing agreements are an exception to the City's competitive bidding requirements;
3. Approve a proposed Personal Service Contract for as-needed laboratory testing and analysis services between the Department and Weck Laboratories, Inc., substantially in the form on file in the Board Office, subject to the approval of the Mayor and the City Attorney as to form;

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-309

4. Direct the Board Secretary to transmit forthwith the Contract to the Mayor for approval, in accordance with Executive Directive No. 3, and concurrently to the City Attorney for expedited review and approval as to form; and,
5. Authorize the Board President and Secretary to execute the Contract upon receipt of the necessary approvals.

SUMMARY:

The Department has drinking water sources and recreational water features at various facilities that require water quality testing and analysis to address maintenance needs, public health and safety issues, regulatory compliance reporting, and emergency incidents. For example, the drinking water at Decker Canyon Camp and Camp Valcrest is supplied by groundwater wells that require water quality reporting to the Los Angeles County Department of Health Services; and recreational lakes - such as those at the Sepulveda Basin and Reseda Park - that require testing to determine lake management responses needed to solve water quality problems, as well as to comply with the reporting requirements of the California Regional Water Quality Control Board.

Performing water quality testing and analyses require the services of a state-accredited laboratory that has the technical and specialized capabilities to perform the tests required for a client's particular circumstance or situation. The Department has used the DWP and Department of Public Works, Bureau of Sanitation's laboratories for water quality testing. However, due to their workload volume and priorities, getting laboratory services in a timely manner to meet Department compliance reporting deadlines and responding to critical situations in the field can be very unpredictable, thus requiring the availability of a more reliable option.

DWP has a contract (Agreement No. 47208A-4) with Weck Laboratories to provide support to its in-house Water Quality Laboratory. DWP released a Request for Proposals (RFP) on September 20, 2013, seeking qualified firms/organizations to provide laboratory testing and analysis services. Weck Laboratories was selected as being the most qualified and a contract was executed in February 2014.

This cooperative arrangement to piggyback on the existing contracts of City departments as well as other governmental agencies is allowed under Charter Section 371(e)(8) as an exception to the City's competitive bidding process. The using department must establish its own contract, contract number and cost ceiling, while utilizing the same prices, terms and conditions set forth in the piggyback contract. This process is more timely and efficient than distributing a new Request for Proposal (RFP) for the required services.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-309

The Department has conferred with DWP's Laboratory Manager and Weck Laboratories about piggybacking on their Agreement and both have concurred with that arrangement. DWP sent a letter to the Controller's Office, dated October 9, 2014, authorizing the Department's use of the Agreement until its expiration on February 9, 2017. As part of the process, the Department will be issued its own contract and contract number, and, therefore, can set its own annual cost ceiling which will not affect DWP's total compensation stated in its Agreement for laboratory testing and analysis services.

Staff is recommending that the Board authorize the Department to piggyback on DWP's personal service agreement with Weck Laboratories, Inc., (Agreement No. 47208A-4) until its expiration date of February 9, 2017, and establish a total cost ceiling of \$50,000 annually.

FISCAL IMPACT STATEMENT:

Services provided under the Weck Laboratories contract will be on an as-needed basis and will be primarily funded through Fund 302, Department 88, Account 003040.

This report was prepared by David Attaway, Environmental Supervisor, and reviewed by Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 14-310

DATE December 10, 2014

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA - MARK TAPER INTERGENERATIONAL CENTER - PROPOSED RESTROOM REFURBISHMENT AND PLAYGROUND ENHANCEMENT PROJECT AND AMENDMENT NO. 2 TO LEASE AGREEMENT NO. C-109009 WITH ONEGENERATION, A CALIFORNIA NON-PROFIT CORPORATION

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<i>CD</i> _____	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve Organization for the Needs of the Elderly generation's, (ONEgeneration) a California non-profit Corporation, Proposition K grant-funded project for the refurbishment of existing restroom facilities and enhancement to existing child playground facilities, as further described in the Summary of this Report;
2. Approve a proposed Amendment No. 2 to Lease Agreement No. C-109009, with ONEgeneration substantially in the form in the Board Office, which changes the term of the Lease Agreement from twenty (20) to thirty (30) years for the continued operation and maintenance of the Mark Taper Intergenerational Center, subject to the approval of the Mayor, City Council and the City Attorney as to form;
3. Direct the Board Secretary to transmit forthwith Amendment No. 2 to the Mayor in accordance with Executive Directive No. 3, for review and recommendation, and concurrently to the City Attorney for review as to form; and,
4. Upon receipt of the necessary approvals, authorize the Board President and Secretary to execute, Amendment No. 2 to Lease Agreement No. C-109009.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-310

SUMMARY:

Since 1991, the Organization for the Needs of the Elderly (ONE) has been providing a variety of senior citizen services at the Mark Taper Intergenerational Center (Center) located within the Sepulveda Basin Recreational Area at 17400 Victory Boulevard in Van Nuys. Over the years, it has expanded its operations and with additional services and programs for seniors and child care.

ONEgeneration had been previously authorized by the Department of Recreation and Parks (Department) to occupy and use the Center through prior leases. The most recent lease was approved by the Board on August 11, 2004, through Board Report No. 04-231. This lease agreement carried an initial term of ten (10) years with an option to extend the lease for another ten (10) years. The agreement was executed in October 2005.

On May 4, 2011, the Board approved Board Report No. 11-122, which authorized ONEgeneration's request to exercise its option to renew the term of the lease for another ten (10) years and a one-time reimbursement of \$4,800 to ONEgeneration for monthly utility charges associated with the Department's adjacent Pedlow Skate Park. ONEgeneration had been awarded a \$96,000 Proposition K Grant to be used to replace twelve (12) heating, ventilation and air conditioning (HVAC) units at the Center. The Proposition K Grant required ONEgeneration to demonstrate site control for a minimum of five (5) years to receive the grant. Since, the lease agreement at the time had less than five (5) years remaining, ONEgeneration requested approval to exercise their ten (10) year option. The one-time \$4,800 reimbursement pertained to the fact that the Department's adjacent Pedlow Skate Parks' sub-meter was tied to ONEgeneration's master meter. It was discovered that this condition existed for a period of approximately two and a half (2.5) years amounting to approximately \$4,800.

On May 16, 2012, the Board approved Board Report No. 12-159, which approved ONEgeneration's proposal to expand its child care services at the Center. Due to State of California budget cuts and reduced private donations, ONEgeneration was forced to look for new or expanded sources of revenue and identified the expansion of their existing child care program as an additional revenue source. The approved expansion involved the installation of two (2) above grade modular buildings on the existing child care paved parking area. Each building measures about sixty-five feet by twenty-four feet (65'x 24') and has full electrical, water and sewer hookups.

Recently, ONEgeneration notified the Department that they had qualified for another Proposition K Grant in the amount of \$125,918. This grant is for the renovation of three existing bathrooms in the child care building and the replacement of the artificial turf and fall zone padding in the preschool playground. As in its previous Proposition K Grant, ONEgeneration is required to demonstrate site control, this time, for a period of ten (10) years from the Certificate of Completion of the proposed project. Currently, ONEgeneration's lease agreement with City is

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-310

scheduled to expire in 2025. It is anticipated that the Proposition K Grant approval process, and the construction work and issuance of the Certificate of Completion may be completed in 2016, at which point ONEgeneration would not have sufficient time left in its lease term to satisfy the site control requirement of ten (10) years. Therefore, ONEgeneration has requested a further extension of ten (10) years. Although the requested additional term exceeds what is needed by the Proposition K Grant, Department staff is of the opinion that ONEgeneration's long history of providing excellent services to community warrants such an extension.

The Board is being asked to consider approving the proposed restroom refurbishment and playground enhancement project as the grant is for the renovation of three (3) existing bathrooms in the child care building and the replacement of the artificial turf and fall zone padding in the preschool playground and approve Amendment No. 2 extending the term of the lease agreement with ONEgeneration by another ten (10) years for a total of thirty (30) years, resulting in a new expiration date of October 25, 2035.

Staff has determined that the proposed bathroom renovation and play surface enhancement project consists of replacements to existing structures and facilities, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (1, 14) and Class 11 (7) of the City CEQA Guidelines.

It should be noted that the land the Center is constructed on is within the property owned by and leased from the United States Army Corps of Engineers (USACE). ONEgeneration has received USACE approval for their proposed project. Staff from the Department's Operations West Office and the office of Council District 12 concur with the recommendations of this Report.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund associated with this action as all costs for the proposed improvement project will be paid for through the Proposition K Grant.

This report was prepared by Gregory Clark, Management Analyst II, Planning, Construction, and Maintenance Branch

REPORT OF GENERAL MANAGER

NO. 14-311

DATE December 10, 2014

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTHEAST VALLEY ROLLER AND SKATEBOARD RINK – PHASE I PROJECT (W.O. #E170125F) RELEASE OF STOP PAYMENT NOTICE ON CONSTRUCTION CONTRACT NO. 3387

<i>for</i> R. Adams	_____	V. Israel	_____
*R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

M. Miller

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board accept the following request for Release of Stop Payment Notice.

SUMMARY:

RELEASE OF STOP PAYMENT NOTICE:

The Department is in receipt of a Release of Stop Payment Notice filed by the claimant below, which releases the Board from any and all liability for withholding funds from the general contractors or the sureties:

<u>Contract No. 3387</u>	CD 6		
Southeast Valley Roller and Skateboard Rink	General	California Landscape and	
(W.O. #E170125F)	Contractor:	Design, Inc.	
Project Status: Complete	Claimant:	Robertson's	
Project Impact: none	Amount:	\$1,148.30	

FISCAL IMPACT STATEMENT:

The release of funds does not impact the contract amount, and therefore, approval of the release will have no impact on the Department's General Fund.

This report was prepared by Tanzi Cole, Commission Executive Assistant I.

REPORT OF GENERAL MANAGER

NO. 14-312

DATE December 10, 2014

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTHEAST VALLEY ROLLER AND SKATEBOARD RINK PHASE I (SKATEBOARD RINK/SKATEPARK) PROJECT (W.O. #E170125F) - CONTRACT NO. 3387 - FINAL ACCEPTANCE AND RELEASE OF RETENTION

<i>for</i>	R. Adams _____	V. Israel _____
	*R. Barajas <u>C&D</u>	K. Regan _____
	H. Fujita _____	N. Williams _____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3387, as outlined in the body of this report;
2. Authorize the Board Secretary to furnish California Landscape & Design, Inc. dba California Skateparks, with a Statement of Completion, indicating a release of retention monies withheld to date under Contract No. 3387, after deducting all stop notices and penalties;
3. Authorize the Department's Chief Accounting Employee to release retention monies held under Contract No. 3387, for the work performed on the Southeast Valley Roller and Skateboard Rink Phase 1 (Skateboard Rink/Skatepark) (W.O. # E170125F) project, thirty-five (35) calendar days after acceptance by the Board and after deducting all stop notices and penalties, as outlined in the summary of this Report;
4. Authorize the Departments Chief Accounting Employee to deduct 10% of the subcontract amount, which is \$6,600.00 from the retention monies as penalty for the contractor's substitution of subcontractor, CMV Electric, Inc. without the Board's approval, pursuant to Los Angeles Administrative Code Section 10.14.3; and,

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-312

5. Authorize the Department's Chief Accounting Employee to pay California Landscape & Design Inc., California Skateparks the three change orders (CO#4-1, CO#4.2, and CO#20) for a total of \$35,577.00.

SUMMARY:

On June 6, 2012, the Board awarded a construction contract (Contract No. 3387) in the amount of \$1,456,650 to California Landscape & Design, Inc. dba California Skateparks (California Skateparks), under Board Report No. 12-180, for the design and construction of the new Southeast Valley Roller and Skateboard Rink Phase I (Skateboard Rink/Skatepark) (W.O. #E170125F) project. The Board executed Contract No. 3387 on July 19, 2012. The Notice-to-Proceed was issued on July 23, 2012.

The scope of work in the original Southeast Valley Roller and Skateboard Rink Phase I (Skateboard Rink/Skatepark) project bid documents was as follows: Design and construct approximately 25,000 square feet of new skate park, together with a pre-fabricated six (6) stall restroom building with storage space. The skatepark shall include shade canopies, ledges, rails, stairs, ramps, benches, drinking fountains, trash enclosure, security lighting, landscaping, parking lot, bioswale, and irrigation.

The construction of the skatepark was completed and it was opened to the public on June 5, 2014. A total of twenty-two (22) Change Orders, at a cost of \$71,121.00, or five percent (5%) of the original awarded amount, were issued. The total contract amount, including approved change orders, is \$1,527,771.00.

On March 19, 2014, the Board rejected California Skateparks's request to substitute their electrical subcontractor, under Board Report No. 14-077, by then, California Skateparks had completed most of the electrical work, using non-approved electrical subcontractors or their own forces. Therefore, the Department of Public Works, Bureau of Engineering's recommendation, as concurred with by Department of Recreation and Parks' staff, is to deduct ten percent (10%) of the subcontract amount, which is \$6,600.00, from the retention monies as penalty for the contractor's substitution of subcontractor, CMV Electric, Inc., without the Board's approval, pursuant to Los Angeles Administrative Code Section 10.14.3 (Board Report No. 14-077). If approved, the City will, on behalf and in accordance with the standard practice of, the Department of Public Works, Bureau of Contract Administration, withhold ten percent (10%) of the electrical subcontract amount, which is \$6,600.00, from the retention release as a penalty for illegal subcontracting.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-312

On May 21, 2014, (Board Report No. 14-121), the Board approved to withhold an amount of \$1,148.30, together with twenty-five percent (25%) of this amount for subcontractor's stop notice. The City will withhold an additional \$1,435.38 from the retention release

On August 13, 2014, the Board approved an additional withholding of \$18,613.32, together with twenty-five percent (25%) of this amount for subcontractor's stop notice. The City already withheld a total of \$23,266.65 from the retention release (Board Report No. 14-209).

On September 3, 2014, the Board approved an additional withholding of \$36,110.00 (Board Report No. 14-229), a partial release of \$26,104.35 was approved by the Board approval on November 19, 2014. Assuming the partial release is approved by the Board, the remaining withholding is \$10,005.65, together with twenty-five percent (25%) of this amount for subcontractor's remaining stop notice. The City will withhold a total of \$12,507.06 from the retention release.

To date, the City has withheld retention monies in an amount of \$149,219.40, which is a little less than ten percent (10%) of the total contract. Staff is recommending the release of all retention funds after deducting the above charges. The net amount to be released to the contractor is \$106,845.69.

Department staff has consulted with the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project and, to date, there are no outstanding wage violations, and California Skateparks is in compliance.

FISCAL IMPACT STATEMENT:

The majority of funding for the Southeast Valley Roller and Skateboard Rink Phase 1 (Skateboard Rink/Skatepark) was provided by Proposition K; therefore, there was no impact to the Department's General Fund during construction. The Department have requested \$31,000 for yearly maintenance of this facility after construction completion per Board Report 12-180.

This Report was prepared by William Tseng, Project Manager, Recreational and Cultural Facilities Program, Department of Public Works, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Jose Fuentes, Acting Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.



CO & CO Request Log: SE Valley Skateboard Rink W.O.No.: E170125F

CO No	CO Req	DESCRIPTIONS	PCO ECO Date	GC Prop Amount	Proposal Date	CMD Est Amount	Apprvd Amount	Apprvd Date	Change Order Status	FCO Date	C.O. Type	Pymt Type	Cal. Days Req.	App'd Comp Cal Days	App'd Non Comp Cal Days	REMARKS
001	001	Site re-surveying	07/23/13	\$ 13,221.14	07/18/13	\$ -	\$ -	08/08/13	Cancelled	08/08/13	E	LS	0	0	0	RFI #1
002	002	Non-compensable lime extension	08/06/13	\$ -	08/05/13	\$ -	\$ -	08/06/13	Executed	08/07/13	S	LS	90	0	90	
003	003	Over excavation	08/13/13	\$ 14,409.00	08/09/13	\$ 14,409.00	\$ 14,409.00	08/13/13	Executed	08/13/13	U	LS	0	0	0	RFI #3; Ltr #4
004	004	existing and new interior sidewalks	08/26/13	\$ 76,247.50	08/09/13	\$ 13,185.00	\$ 13,185.00	08/26/13	Executed	08/29/13	S	LS	0	0	0	RFI #4; Ltr #5
4R1	021	Driveway Approach	07/24/14	\$ 14,061.00	07/02/14	\$ 14,061.00	\$ 14,061.00	07/24/14	Executed	07/24/14	S	LS	0	0	0	RFI #27
4R2	022	Additional Asphalt Paving	08/27/14	\$ 1,516.00	08/25/14	\$ 1,516.00	\$ 1,516.00	08/27/14	Executed	08/27/14	S	LS	0	0	0	Ltr #25
005	005	chain link instead of omega fence	09/09/13	\$ (6,177.00)	08/02/12	\$ (68,400.00)	\$ (68,400.00)	09/24/13	Executed	09/24/13	S	LS	0	0	0	RFI #11; Ltr #6
006	006	fire hydrant credit	09/12/13	\$ (42,336.30)	08/15/13	\$ (54,150.00)	\$ (54,150.00)	09/19/13	Executed	09/20/13	S	LS	0	0	0	RFI #6; Ltr #7
007	7R	volcano area modification	09/09/13	\$ 20,144.00	08/30/13	\$ 17,754.00	\$ -	09/19/13	Cancelled		E	LS	0	0	0	RFI 7; Ltr 8
008	012	sewer extension	09/07/13	\$ 17,170.00	09/11/13	\$ 17,170.00	\$ 17,170.00	09/17/13	Executed	09/18/13	S	LS	10	0	10	RFI 13; Ltr 9 & 13
009	009	Bicycle Rack	09/12/13	\$ 1,787.00	09/03/13	\$ 1,787.00	\$ 1,787.00	09/19/13	Executed	09/20/13	S	LS	0	0	0	RFI 9; Ltr 10
010	010	Construction Sign Corrections	09/16/13	\$ 673.00	09/03/13	\$ 673.00	\$ 673.00	09/17/13	Executed	09/19/13	E	LS	3	0	3	RFI 12; Ltr 11
011	011	clean air vehicle charging circuit	09/26/13	\$ 6,000.00	09/10/13	\$ 2,746.00	\$ 2,746.00	09/19/13	Executed	10/01/13	S	LS	0	0	0	RFI 10R.1; Ltr 12
012	013	excess permits	09/27/13	\$ 15,148.25	09/12/13	\$ 3,436.00	\$ 3,436.00	09/27/13	Executed	10/01/13	S	LS	0	0	0	Letter 15
013	014	18 ft.galvanized chain link fence/gates	10/17/13	\$ 79,018.00	10/09/13	\$ 79,018.00	\$ 79,018.00	10/29/13	Executed	10/29/13	S	LS	5	0	5	Ltr. #16
014	016	8" CMU free standing walls	11/22/13	\$ -	11/22/13	\$ -	\$ -	11/27/13	Executed	11/18/13	S	LS	3	0	3	Ltr. #17
015		volcano provision and Time Extension	11/22/13	\$ -	11/22/13	\$ -	\$ -	11/27/13	Executed	11/27/13	S	LS	33	0	33	Ltr. #18
016	15R1	Replacement of Deteriorated Fencing	12/02/13	\$ 5,788.00	11/27/13	\$ 5,788.00	\$ 5,788.00	12/03/13	Executed	11/03/13	S	LS	0	0	0	LTR. #19
017	017	Domestic Water Booster Pump	02/06/14	\$ 28,000.00	12/09/13	\$ 15,270.00	\$ 15,270.00	02/03/14	Executed	02/06/14	S	LS	43	0	43	RFI #18
018	15R2	CLG Gates Canceled	01/08/14						Cancelled		S	LS	0	0	0	
019	019	Anti Theft Device & Field Weld Anchors	05/22/14	\$ 923.00	05/20/14	\$ 923.00	\$ 923.00	05/21/14	Executed	05/28/14	S	LS	6	0	6	Ltr. #22
020	023	Final Closeout Change Order	09/14/14	\$ 122,751.00	10/02/14	\$ 13,684.00	\$ 20,000.00	11/03/14	Executed	11/04/14	U	LS	71	0	71	
Original Contract Price			\$	1,456,650.00		Executed		C.O. Type 1	U: Unforeseen		\$	34,409.00	48 %	Executed Change Orders		
Original Contingency			\$	32,172.00	Change Order Status	Negotiated			E: Errors & Omissions		\$	673.00	1 %	19		Forecasted Change Orders
Σ (Executed Change Orders)			\$	71,121.00		Unresolved			S: Change in Scope		\$	36,039.00	51 %	0		
Revised Contract Price			\$	1,527,771.00		Cancelled			LS: Lump Sum					0		
Outstanding Contingency			\$	(38,949.00)	Approved Comp. Cal. Days	264			TM: Time & Material							
Num. Of Approved Days				264 Cal. Days	Approved Non Comp. Cal. Days	264			CAN: Canceled							3

Footnotes

- Percentages of Change Order Types are based on approved dollar amounts.
- Forecasted Change Orders = Unresolved + Negotiated

REPORT OF GENERAL MANAGER

NO. 14-313

DATE December 10, 2014

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 98TH STREET NEIGHBORHOOD PARK – RE-NAMING TO JACARANDA PARK

<i>for</i>	R. Adams _____	V. Israel _____
	*R. Barajas <u>CBD</u>	K. Regan _____
	H. Fujita _____	N. Williams _____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant approval to name 98th Street Neighborhood Park as Jacaranda Park; and,
2. Authorize the installation of appropriate park signage.

SUMMARY:

98th Street Neighborhood Park is a linear property located between Avalon Boulevard and Wadsworth Avenue in Los Angeles that measures approximately 5.35 acres. The property is owned by the City of Los Angeles Department of Water and Power (DWP). On December 10, 2012, the Board, through Board Report No. 12-325, approved a lease agreement with DWP for the use of the property as a park. The park is being developed as part of the 50 Parks Initiative in partnership with the Los Angeles Neighborhood Land Trust (LANLT) who received grant funding through Proposition 84 for the development of the park.

On July 12, 2012, the Board, through Board Report No. 12-222, approved a Donation Agreement with LANLT for the acquisition, development, and construction of two new parks, including this site. The conceptual park design approved as part of the Donation Agreement includes features such as 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.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-313

The completed improvements will then be donated to the Department of Recreation and Parks (RAP), subject to Board approval and acceptance.

LANLT has been instrumental in the creation of this park and, as part of the creation process, held several community meetings regarding the design and name of the park. Community members had expressed concern regarding the administrative name of the park, 98th Street Neighborhood Park, as there is a perceived association with the local "98th Street Gang." After reviewing the criteria in the Board adopted policy on park naming, several community meetings were held to discuss possible names for the park. Community members present voted overwhelmingly to request that the park be officially named Jacaranda Park in honor of the trees that exist on the site and in the surrounding neighborhood. Please see the attached letter of request from LANLT attached hereto as Exhibit A.

Staff has evaluated the proposed naming and finds it to be in compliance with the Board adopted Policy, Procedures and Guidelines for Parks and Recreational Facilities as the name Jacaranda Park is neutral in connotation and represents a geographical feature representative of the surrounding neighborhood.

Fabrication and installation of the sign will be included in the building process of the park.

Recreation and Parks management and staff are in support with the recommendations as set forth by the Department. This proposal was reviewed by the Facility Repair and Maintenance Task Force at their October 1st, 2014 meeting at which time it was recommended that the proposal be forwarded to the full Commission for consideration.

Staff has determined that the subject project is exempt from provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 11 (1), of the City CEQA guidelines, which provides for placement of signs on park property as accessory structures to recreational facilities.

FISCAL IMPACT STATEMENT:

There shall be no fiscal impact to the Department for the naming of this park as the park signage will be paid for through the Proposition 84 grant funds.

This report was prepared by Melinda Gejer, City Planning Associate, Planning, Construction and Maintenance Branch.



July 21, 2014

Los Angeles City Recreation and Parks Department
Office of Board of Commissioners
221 N. Figueroa St. Suite 1510
Los Angeles, CA 90012

RE: Park Name Change Request for "98th Street Neighborhood Park"

Dear Commissioners,

The Los Angeles Neighborhood Land Trust formally requests a name change for a new park located along 98th Street between Avalon Avenue and Wadsworth Avenue in South Los Angeles. This request comes following a community meeting on Saturday May 3, 2014. At this meeting, the community voiced significant concerns regarding the name of the park "98th Street Neighborhood Park" and the association with the local "98th Street Gang". In our opinion, a name change according to Recreation and Parks (RAP) guidelines will better serve the long-term accessibility and community ownership of the park site.

We consulted with RAP staff Tom Gibson and Craig Raines about the criteria for the selection of a new park name. We were directed that:

1. The name of park could not be named after a person who is still alive.
2. The park could be named after a deceased individual as long this person had a direct connection to the area/neighborhood.
3. The name of the park needed to be geographically significant and/or specific to the neighborhood.
4. Street names can be approved as long as the street names were not previously utilized for existing park names.

With this information in mind we conducted another design community meeting on Saturday May 31, 2014 and presented the community with RAP's criteria as listed above. We provided approximately 20 community members present with different examples such as street names immediately adjacent to the site. However, Avalon and McKinley are names already taken by other nearby parks. Community representatives at the meeting did not want their park named after the remaining streets, Wadsworth and Standard.

To provide inspiration for potential names, Land Trust staff presented community members with the names of existing tree and plant species that currently exist on the future park site. "Jacaranda Tree," "Pepper Tree," "California Sage," and "Agave" were all used as examples.



Despite significant discussion and consideration of all suggestions, community members overwhelmingly selected the name "Jacaranda Park" symbolizing the beautiful trees at the site and the time invested sitting under their beautiful canopies planning for the park. The community expressed happiness and relief with the neutral name. It was a proud moment for us to behold the power of the community to unite and make a decision that will affect their community in a positive way.

For these reasons, on behalf of the community we formally request the Department of Recreation and Parks Board of Commissioners to change the name of 98th Street Neighborhood Park to Jacaranda Park. Please feel free to contact Matilde Reyes, LANLT Project Manager, should you have any questions on the project: mreyes@lanlt.org or 213-572-0188 x215.

Respectfully submitted,

A handwritten signature in black ink that reads "Alina Bokde".

Alina Bokde
Executive Director
Los Angeles Neighborhood Land Trust



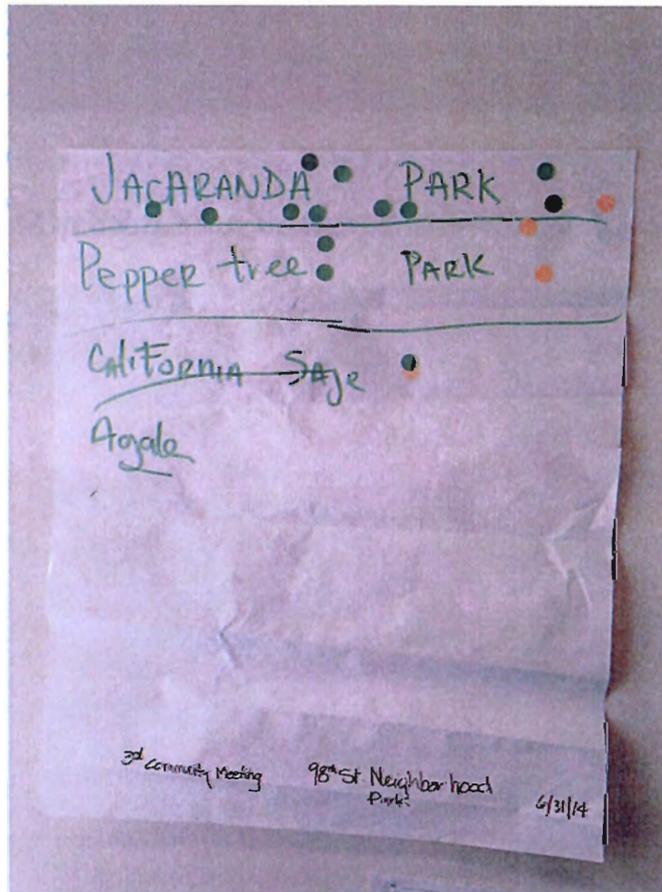
2nd Design Community Meeting Held on site Saturday May 3, 2014



3rd Design Community Meeting Held on site Saturday May 31, 2014



LOS ANGELES
NEIGHBORHOOD
LAND
TRUST
Voting on New Park Name



REPORT OF GENERAL MANAGER

NO. 14-314

DATE December 10, 2014

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: JACKIE TATUM – HARVARD RECREATION CENTER – NAMING OF BASEBALL DIAMOND IN HONOR OF COACH FRANK GARNETT

R. Adams _____

V. Israel _____

for *R. Barajas CEP

K. Regan _____

H. Fujita _____

N. Williams _____

M. Miller

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant approval to name the southeastern most baseball field at Jackie Tatum – Harvard Recreation Center, the Frank Garnett Diamond, in honor of Coach Frank Garnett; and,
2. Authorize the installation of appropriate park signage.

SUMMARY:

Jackie Tatum – Harvard Recreation Center is a 12.9 acre community park located at 1535 West 62nd Street, in the South Los Angeles community. Jackie Tatum – Harvard Recreation Center includes an auditorium, lighted baseball diamonds, indoor and outdoor basketball courts, a football field, picnic tables, tennis courts, as well as sports and after school programs.

The Department of Recreation and Parks (RAP) has received a request from the Manual Arts High School Alumni Association to name the southeastern most baseball diamond at Jackie Tatum – Harvard Recreation Center the Frank Garnett Diamond in honor of Coach Frank Garnett. This is the baseball diamond on which the Manual Arts High School baseball team practices and plays its home games (Exhibit A).

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-314

Frank Garnett was a baseball coach at Manual Arts High School from 1967 – 1976. Mr. Garnett was the first African American baseball coach in the Los Angeles Unified School District (LAUSD). During his tenure at Manual Arts High School, Coach Garnett led his team to six league championships and twelve of his students went on to sign Major League Baseball contracts. After leaving LAUSD, Mr. Garnett became a college instructor and the first African American baseball coach at the California collegiate level.

The Manual Arts High School Alumni Association has committed to raise funds for the installation of standard park signage naming the Frank Garnett Diamond. Until such time that sufficient funds have been raised a banner will be hung for home-games only and will be the responsibility of the Manual Arts High School Alumni Association. This banner will only be hung for the duration of each individual game of which there are an average of five per season.

Given the nexus between Coach Garnett and the Jackie Tatum – Harvard Recreation Center baseball field, his historic accomplishment being the first African American baseball coach within the LAUSD and the contributions he made to the baseball playing youth in the surrounding community, staff finds that that this naming proposal is consistent with the Commission adopted policies for the naming of facility features. This proposal was reviewed by the Facility Repair and Maintenance Task Force on August 14, 2014, at which time it was recommended by the Task Force that the proposal be forwarded to the full Board of Commissioners for review and consideration.

Recreation and Parks management and staff are in support with the recommendations as set forth by the Department.

Staff has determined that the subject project is exempt from provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 11 (1), of the City CEQA guidelines, which provides for placement of signs on park property as accessory structures to recreational facilities.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department for the naming of this baseball diamond as the appropriate signage will be paid for by the Manual Arts High School Alumni Association.

This report was prepared by Melinda Gejer, City Planning Associate, Planning, Construction and Maintenance Branch.



Proposed Frank Garnett Diamond

REPORT OF GENERAL MANAGER

NO. 14-315

DATE December 10, 2014

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WOODLAND HILLS RECREATION CENTER – PARK RENOVATION (PRJ#20090)
(W.O. #E1907454) PROJECT – REVIEW OF BIDS AND AWARD OF CONTRACT

R. Adams _____
R. Barajas _____
H. Fujita _____

V. Israel _____
K. Regan _____
N. Williams _____

General Manager

Approved _____

Disapproved _____

Withdrawn _____

The final Report has not yet been received by the Office of the Board of Recreation and Park Commissioners.

REPORT OF GENERAL MANAGER

NO. 14-316

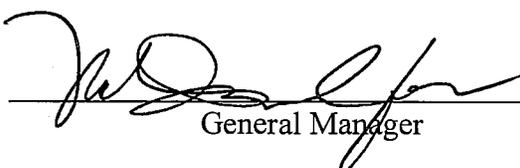
DATE December 10, 2014

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MEDIA PARK – AMENDMENT TO THE LEASE AGREEMENT WITH THE CULVER CITY REDEVELOPMENT AGENCY TO CHANGE THE AGENCY NAME AND CONCEPTUAL APPROVAL OF PROPOSED COMMERCIAL COFFEE CONCESSION, AND APPROVAL OF SUB-LEASE.

R. Adams	<u> </u>	V. Israel	<u> </u>
*R. Barajas	<u>USP</u>	K. Regan	<u> </u>
H. Fujita	<u> </u>	N. Williams	<u> </u>



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve, by operation of law and the dissolution of the redevelopment agencies in California, a proposed amendment to the lease agreement between the City and the Culver City Redevelopment Agency (CCRA) to replace the CCRA with the Successor Agency to the Culver City Redevelopment Agency (Successor Agency) as described in the Summary of this Report;
2. Grant conceptual approval to the Successor Agency's proposal to construct a small concession building on a portion of the Department's Media Park;
3. Approve the proposed sub-lease between the Successor Agency and Café Demitasse substantially in the form attached (Exhibit D) for the construction and operation of a small coffee concession stand on a portion of the Department's Media Park;
4. Direct the Board Secretary to transmit this report, the proposed amendment and sub-lease agreement to the City Attorney, for review and approval as to form and, in accordance with Executive Directive No. 3, to the Mayor's Office for expedited review and approval;
5. Authorize the Board President and Secretary to execute the amendment upon receipt of the necessary approvals; and,

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-316

6. Find that the amendment to the lease agreement and the approval of the sub-lease agreement are not subject to the California Environmental Quality Act (CEQA)

SUMMARY:

On July 25, 1986, the Board of Recreation and Park Commissioners, through Report No. 356-86, approved a forty (40) year Lease Agreement (Lease) to allow the Culver City Redevelopment Agency (CCRA) to improve, operate and maintain the Department's Media Park. Media Park is a 0.50 acre park located at 9254 Venice Boulevard within the City of Los Angeles limits and adjacent to the City of Culver City. The Board action followed approval by the Los Angeles City Council on November 7, 1986, of this lease and of a second, concurrent lease between the same agency and the Department of General Services of the City of Los Angeles. The second lease concerned the restoration and subsequent use of the Ivy Substation, formerly part of the Pacific Electric Railway network. The Ivy Substation is a City of Los Angeles and national historic landmark and is on the eastern end of the same triangular-shaped block as shown in Attachment A. The two adjoining sites, totaling three-fourths of an acre, were close to a large redevelopment project being administered by the CCRA. The improvement of the two sites and resulting expansion of the recreational activity there, at no cost to the City of Los Angeles, was seen as beneficial to residents of both Culver City and Los Angeles. The total cost of improvements for both sites exceeded two million dollars.

On September 5, 2001, the Board, through Report No. 01-308, approved the request of the CCRA to extend the Lease for an additional ten (10) years, making the Agreement's new expiration date June 11, 2037. The CCRA has operated and maintained the park without incident since 1987. It should be noted that the CCRA was also seeking an extension for its lease for the Ivy Substation. It is unclear at this time if this has been completed.

In 2012, the CCRA was dissolved as part of Assembly Bill X1 26 (AB 26) which dissolved all redevelopment agencies in California and invalidated agreements which may have existed between the former agencies and Cities. Also in 2012, the City of Culver City created the "Successor Agency to the Culver City Redevelopment Agency" (Successor Agency) to fulfill the obligations of the former CCRA in accordance with the provisions of AB 26. By operation of law and the dissolution of redevelopment agencies in California, it's Culver City's opinion and desire that the former CCRA's interest in the Lease be taken over by its successor in interest, the Successor Agency. The Office of the City Attorney has reviewed this matter and concurs with Culver City's opinion. Therefore, it is recommended that the Lease be amended to reflect that the Successor Agency is the new lessee of the Lease.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-316

Since its creation in 2012, the Successor Agency has been operating and maintaining Media Park through funds provided by Culver City. The maintenance and operational costs are approximately \$1,087 per month as summarized in the table found in Attachment B. To further solidify its commitment to its obligation to maintain and operate the park, the Successor Agency has taken action to place these expenditures on their January to June 2015 Recognized Obligation Payment Schedule (ROPS) and each subsequent ROPS thereafter. The ROPS is a document the Successor Agency submits to the State Department of Finance twice annually to obtain funding for its contractual obligations. In the interim, the funding provided by Culver City will sustain the Successor Agency's obligations.

Recently, through a letter dated August 21, 2014, the Successor Agency, acting through Culver City, requested that the Board consider their proposal to add a small commercial concession on a portion of the Department's Media Park. It appears that over the years, the park has become an attractive nuisance for vandalism and homelessness due to lack of active programming and use. Culver City believes that the park would be better used by Palms/Mar Vista and Culver City residents if a small concession stand were introduced, which would help activate the park. Councilmember Paul Koretz of Council District Five (5) has met with representatives of the Successor Agency and concurs with the assessment. Mr. Koretz has sent a letter of support on this matter to the Board.

As currently proposed, the concession building would have the following amenities:

1. A 500-800 square foot temporary café building with secured restroom, seating and outdoor dining area.
2. Other improvements could also include tree lighting, a playground for young children, bicycle racks, Wi-Fi equipment, public art, signage and security system.
3. The tenant's menu will be comprised of coffee, tea (and related products and supplies), other non-alcoholic beverages and baked goods.

Attachment C provides a few conceptual plans/designs as submitted by one of the Successor Agency's proposers. It is anticipated that the final plans/design will be similar to these.

The development and the operation of the proposed commercial concession is to be accomplished through a concession or sub-lease agreement. In late 2013, the Successor Agency contacted several coffee concessions operators to better understand whether operating a coffee concession business in Media Park was viable. Nearly all contacted said that it would be viable and that they would be interested in submitting a proposal. The Successor Agency then prepared and issued a Request for Proposals on November 4, 2013. Akasha, Lamill Coffee and Café Demitasse responded and submitted proposals. Lamill Coffee was the first choice. However,

REPORT OF GENERAL MANAGER

PG. 4 NO. 14-316

due to family issues they withdrew their proposal. Café Demitasse was the second choice and has indicated their willingness to enter into an agreement subject to a more thorough review of their proposal.

Café Demitasse currently operates successful coffee bars in downtown Los Angeles (Little Tokyo) and Santa Monica. They opened their Little Tokyo store in August 2011 and their Santa Monica store in April 2013. In addition to selling prepared coffee and teas, Café Demitasse also sells related products and offers coffee, tea and cheese pairing classes to their clientele.

The Successor Agency has provided a sample sub-lease (Attachment D) for the Board's review and approval. As indicated above, Café Demitasse is the Successor Agency's choice and, in accordance with the terms of the Lease, is requesting the Board's approval to enter into a sub-lease with Café Demitasse. Staff has reviewed the proposed concession or sub-lease agreement and finds them in order. The sub-lease agreement includes the following provisions:

1. The term of the agreement will be five (5) years with a five (5) year option.
2. The tenant will pay deferred rent to cover the costs for improving a small portion of the park for a 500-800 square foot temporary café building with secured restroom, seating and outdoor dining area.
3. 100% of the tenant rent proceeds will be used to fund ongoing park maintenance and improvements after amortizing the cost of the tenant improvements. Such improvements may also include tree lighting, a playground for young children, bicycle racks, Wi-Fi equipment, public art, signage and security system.
4. The tenant will hire a private security guard to patrol Media Park and the surrounding area upon opening for business and for six months thereafter.
5. The tenant will construct the improvements and obtain all permits from the City of Los Angeles.
6. The tenant will pay a rental rate of 5% of gross sales once the cost of improvements and security guard has been recouped.
7. If necessary, the tenant may share use of the park trash enclosure located on the Culver City's Canfield Avenue parking lot.
8. The tenant agrees to maintain the improvements to acceptable Culver City park standards.

REPORT OF GENERAL MANAGER

PG. 5 NO. 14-316

9. The tenant agrees to pay for the installation and use of all utilities.
10. The tenant's menu will be comprised of coffee, tea (and related products and supplies), other non-alcoholic beverages and baked goods.
11. Up to five (5) employee spaces for the tenant will be provided in the Culver City's Ince Parking Structure.
12. The tenant agrees to pay any property or possessory interest taxes.

Staff has determined that the proposed amendment to the Lease and the approval of the Sub-lease are administrative actions of the City that will not result in direct or indirect physical changes in the environment. Therefore, these actions are not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 20, Section 15378 of the State CEQA Guidelines. In accordance with the terms of the Lease, the Board will review and consider for approval, the final plans for the proposed concession building when they are completed.

The Assistant General Manager and the Superintendent of the Planning, Construction and Maintenance Branch have been consulted on this matter and both concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

This amendment and sub-lease approval will not have any fiscal impact on the General Fund, as all maintenance and operation costs are the responsibility of the Successor Agency.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Branch.

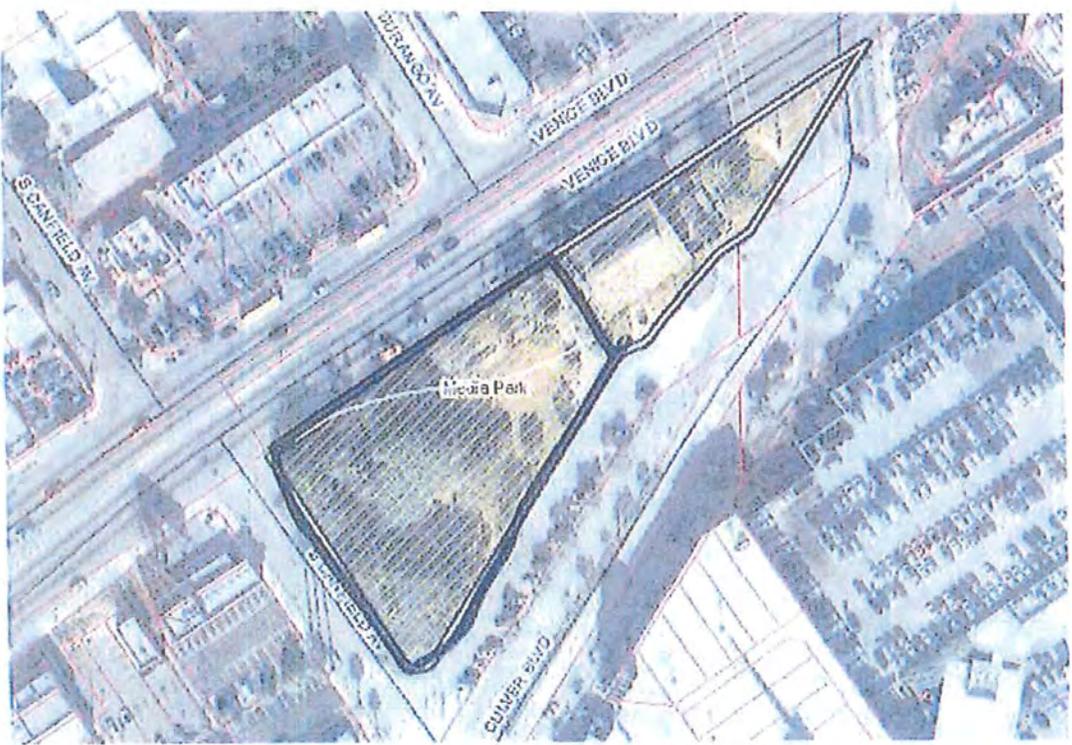
Attachment A

Nine Tozzi
4/11/08

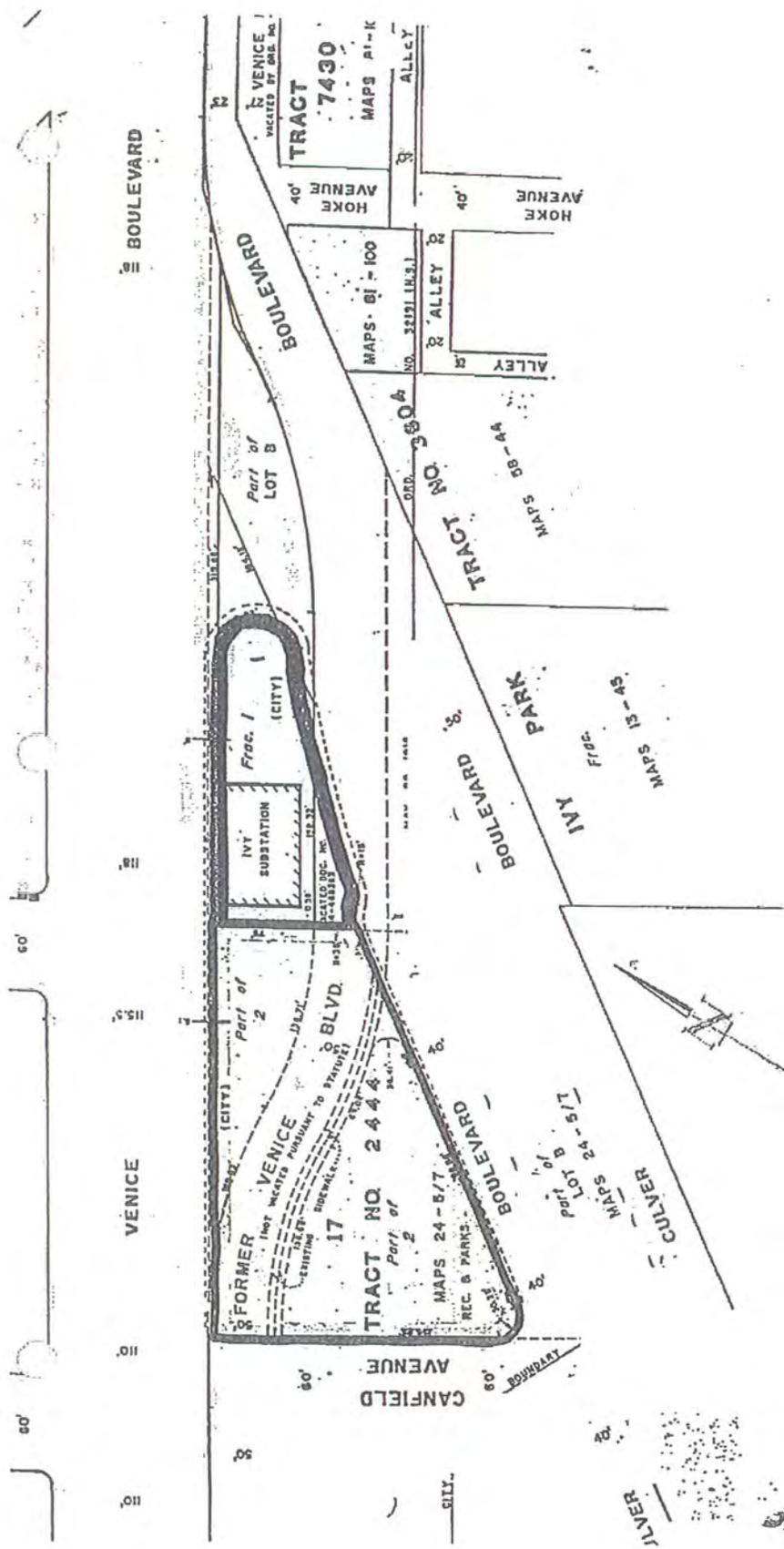
LARAP Park Inventory Verification Form

Unique ID:	254	Old GIS ID (if available):	
Alpha List Name:	MEDIA PARK		
Date Created by GIS:	01/12/08	Date Delivered to RE:	1/23
Date Returned to GIS:		Date Completed by GIS:	

Aerial Photo (CAN'T FIND PARK)



LARAP comments:	By:
See above	Darrin



-  Media Park - Recreation and Parks Department
-  Ivy Substation - Department of General Services
-  Total Area to be Improved, Operated and Maintained by Culver City Redevelopment Agency.



VENICE BOULEVARD

CANFIELD AVENUE

IVY BOULEVARD

CULVER BOULEVARD

VENICE

FORMER VENICE

TRACT NO. 2444

TRACT NO. 24-5/7

TRACT NO. 24-4

TRACT NO. 61-100

TRACT NO. 13-45

TRACT NO. 7430

TRACT NO. 17

TRACT NO. 2

TRACT NO. 3

TRACT NO. 4

TRACT NO. 5

TRACT NO. 6

TRACT NO. 7

TRACT NO. 8

TRACT NO. 9

TRACT NO. 10

TRACT NO. 11

TRACT NO. 12

TRACT NO. 13

TRACT NO. 14

TRACT NO. 15

TRACT NO. 16

TRACT NO. 17

TRACT NO. 18

TRACT NO. 19

TRACT NO. 20

TRACT NO. 21

TRACT NO. 22

TRACT NO. 23

TRACT NO. 24

TRACT NO. 25

TRACT NO. 26

TRACT NO. 27

TRACT NO. 28

TRACT NO. 29

TRACT NO. 30

TRACT NO. 31

TRACT NO. 32

TRACT NO. 33

TRACT NO. 34

TRACT NO. 35

TRACT NO. 36

TRACT NO. 37

TRACT NO. 38

TRACT NO. 39

TRACT NO. 40

TRACT NO. 41

TRACT NO. 42

TRACT NO. 43

TRACT NO. 44

TRACT NO. 45

TRACT NO. 46

TRACT NO. 47

TRACT NO. 48

TRACT NO. 49

TRACT NO. 50

TRACT NO. 51

TRACT NO. 52

TRACT NO. 53

TRACT NO. 54

TRACT NO. 55

TRACT NO. 56

TRACT NO. 57

TRACT NO. 58

TRACT NO. 59

TRACT NO. 60

TRACT NO. 61

TRACT NO. 62

TRACT NO. 63

TRACT NO. 64

TRACT NO. 65

TRACT NO. 66

TRACT NO. 67

TRACT NO. 68

TRACT NO. 69

TRACT NO. 70

TRACT NO. 71

TRACT NO. 72

TRACT NO. 73

TRACT NO. 74

TRACT NO. 75

TRACT NO. 76

TRACT NO. 77

TRACT NO. 78

TRACT NO. 79

TRACT NO. 80

TRACT NO. 81

TRACT NO. 82

TRACT NO. 83

TRACT NO. 84

TRACT NO. 85

TRACT NO. 86

TRACT NO. 87

TRACT NO. 88

TRACT NO. 89

TRACT NO. 90

TRACT NO. 91

TRACT NO. 92

TRACT NO. 93

TRACT NO. 94

TRACT NO. 95

TRACT NO. 96

TRACT NO. 97

TRACT NO. 98

TRACT NO. 99

TRACT NO. 100



CITY OF CULVER CITY

9770 Culver Boulevard, Culver City, California 90232

Soi Blumenfeld
Community Development Director

310 253-5700
310 253-5779 Fax

October 2, 2014

Mr. Cid Macaraeg
Director, Real Estate & Asset Management
Planning, Construction & Maintenance
Department of Recreation & Parks, City of Los Angeles
221 North Figueroa St., Ste 100
Los Angeles, CA 90012

RE: Media Park Maintenance and Operations

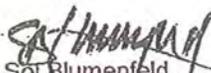
Dear Mr. Macaraeg:

This letter is in response to your inquiry regarding the City of Culver City's (City) commitment to fund the cost to maintain and operate Media Park for the remainder of this year. As you know, the former Culver City Redevelopment Agency ("Former CCRA") and the City of Los Angeles ("Los Angeles") entered into a 50-year lease agreement on June 12, 1987 for the use of Media Park, which is located at 9254 Venice Boulevard within the City of Los Angeles. The lease agreement required the rehabilitation of the park as well as its ongoing maintenance and operation.

By operation of law and the dissolution of redevelopment agencies in California, the Former CCRA's interests in the lease agreement were transferred to its successor in interest, the Successor Agency to the Culver City Redevelopment Agency (the "Successor Agency"). The Successor Agency is responsible for maintaining and operating Media Park and will be placing these expenditures on their January-June 2015 Recognized Obligation Payment Schedule (ROPS) and each subsequent ROPS thereafter. The ROPS is a document the Successor Agency submits to the State Department of Finance twice annually to obtain funding for its contractual obligations. In the interim, the City is funding the \$1,087 in monthly maintenance and operational cost that are summarized in the enclosed table. The cost is included in the City's "Other Contractual Services" budget for Fiscal Year 2014/15, which is enclosed for your reference.

Should you have any questions or concerns, please do not hesitate to contact Todd Tipton, Economic Development Manager at (310) 253-5783.

Sincerely,


Soi Blumenfeld,
Community Development Director

Enclosures

cc: Conni Pallini-Tipton, City Planner, City of Los Angeles
Kit Awakuni, City Planner, City of Los Angeles
Todd Tipton, Economic Development Manager
Joe Susca, Economic Development Project Manager

Culver City Employees take pride in effectively providing the highest levels of service to enrich the quality of life for the community by building on our tradition of more than seventy-five years of public service, by our present commitment, and by our dedication to meet the challenges of the future.

Media Park Utilities FY 2013-14

LADWP

Canfield	\$289.54
Venice	\$222.14 July
Canfield	\$238.04
Venice	\$182.60 August
Canfield	\$272.82
Venice	\$146.66 September
Canfield	\$364.18
Venice	\$150.77 October
Canfield	\$330.82
Venice	\$116.81 November
Canfield	\$108.63
Venice	\$97.20 December
Canfield	\$432.00
Venice	\$101.25 January
Canfield	\$351.49
Venice	\$110.40 February
Canfield	\$402.01
Venice	\$104.57 March
Canfield	\$103.88
Venice	\$106.30 April
Canfield	\$108.97
Estimated	\$540.97 May
Estimated	\$540.97 June
Annual Total:	\$5,423.02
Monthly Average:	\$451.92

MARINA LANDSCAPE

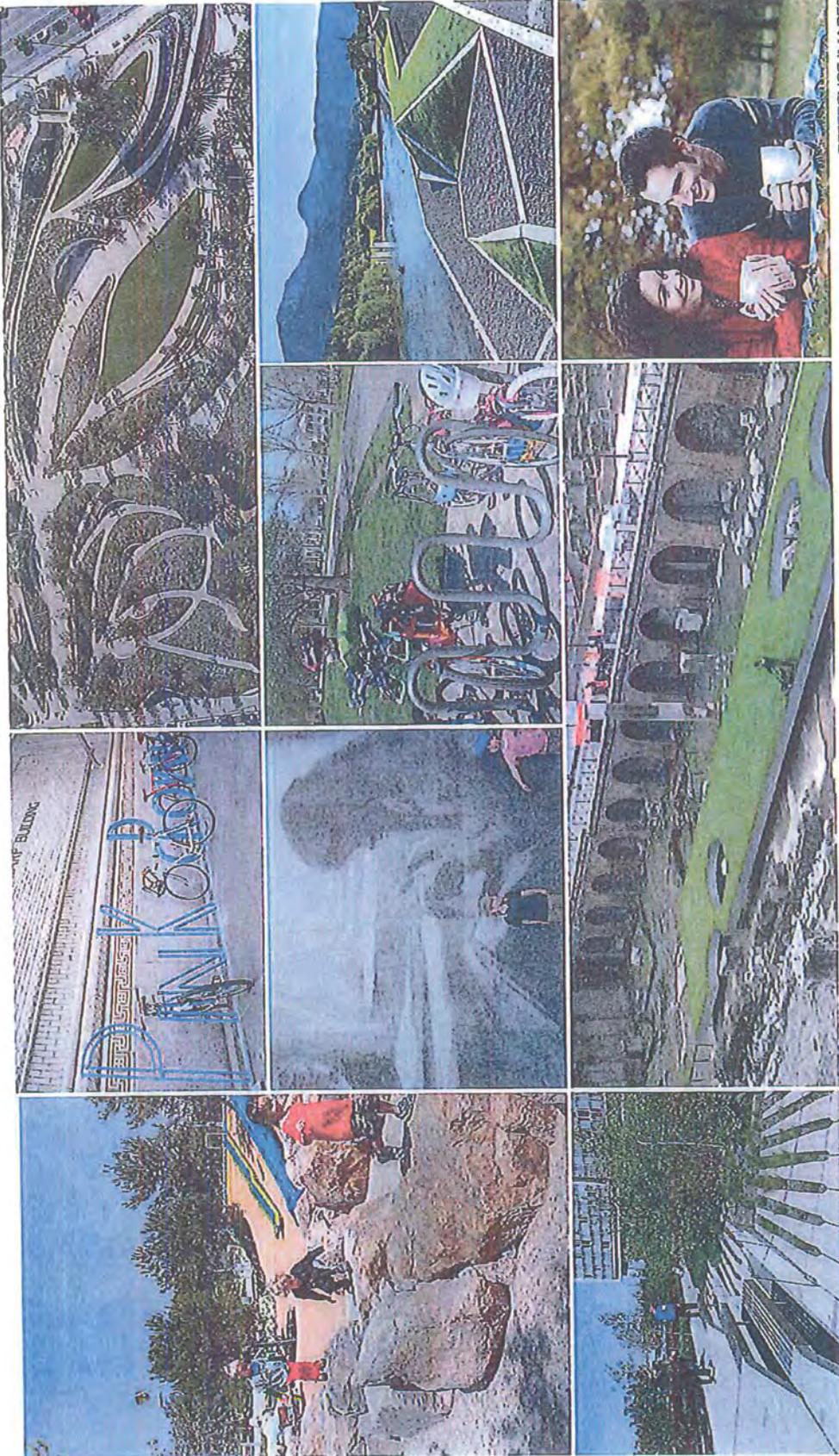
	Monthly	Yearly
9070 Venice Media Park	\$560.00	\$6,720.00
Media Park trash pick up once a week	\$75.00	\$900.00
Totals:	\$635.00	\$7,620.00

Annual Grand Total Maintenance/Utilities: \$13,043.02
 Monthly Average: \$1,086.92

Expenditures and Appropriations
 By Object of Expense
 Fiscal 2014-15

COMM IMPROVE PROGRAMS			481 ECON DEV PROGRAMS & OPERATIONS		48155100 General		
Expend Actual 2012-13	Adopted Budget 2013-14	Adjusted Budget 2013-14	Expense Object	Expense Object Description	City Mgr Recon 2014-15	Change from Prior Yr Adjusted	% Change
14,366	13,000	22,500	513000	Utilities	16,000	-7,500	-33.3%
2,994	11,250	8,750	514100	Departmental Special Supplies	11,250	2,500	28.8%
20,066	30,000	37,065	600100	R&M - Building	16,000	-22,065	-59.6%
0	35,000	35,000	610100	Audit Services	35,000	0	0.0%
1,279	12,400	13,851	512500	Property Management Services	3,300	-11,551	-77.8%
19,243	20,000	23,655	519800	Other Contractual Services	102,400	78,785	333.0%
57,909	121,650	141,831	Total	Maint & Operations	162,010	40,179	28.3%
57,909	121,650	141,831	Division Total		162,010	40,179	28.3%

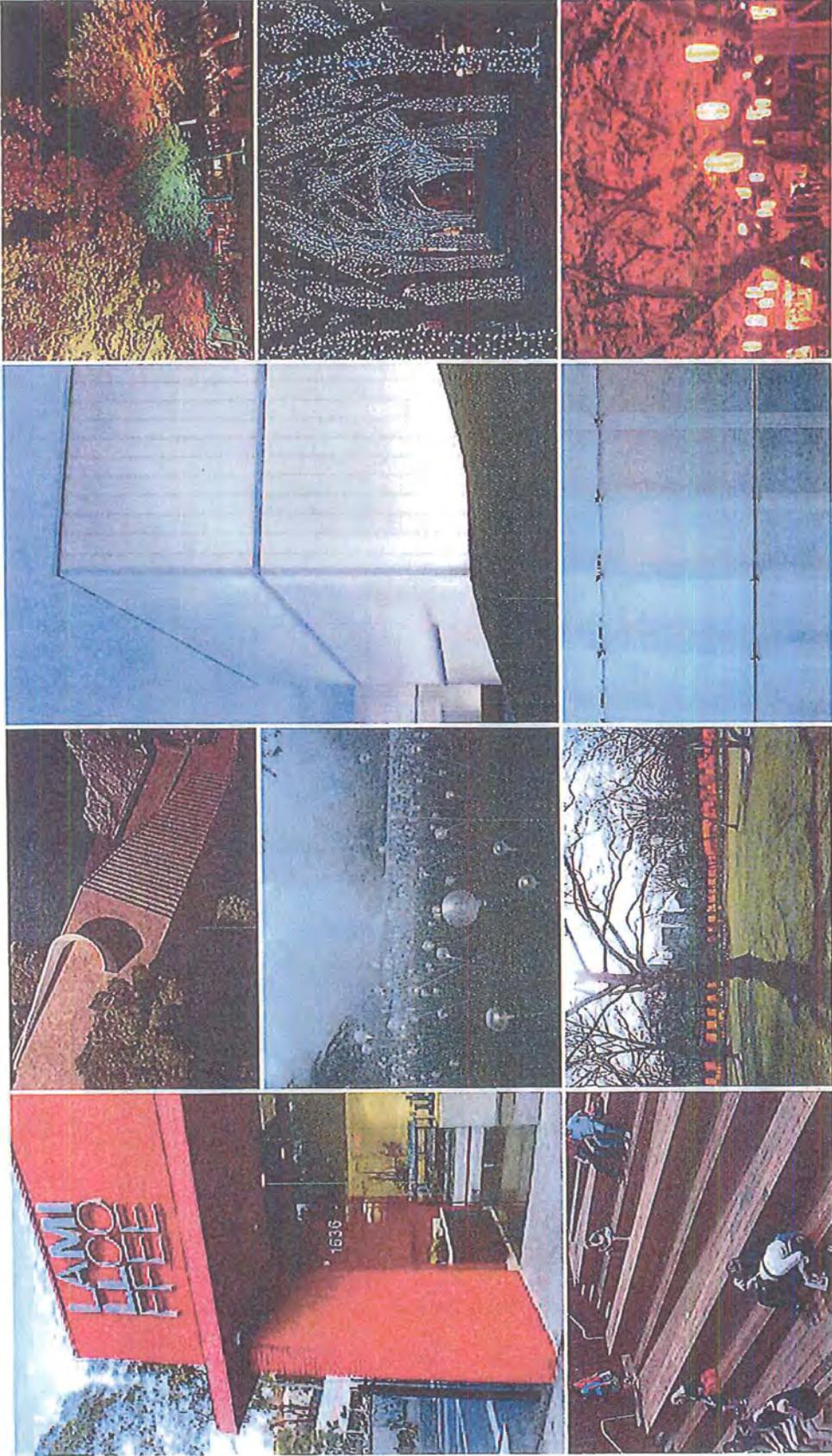
Attachment C



REFERENCE IMAGES



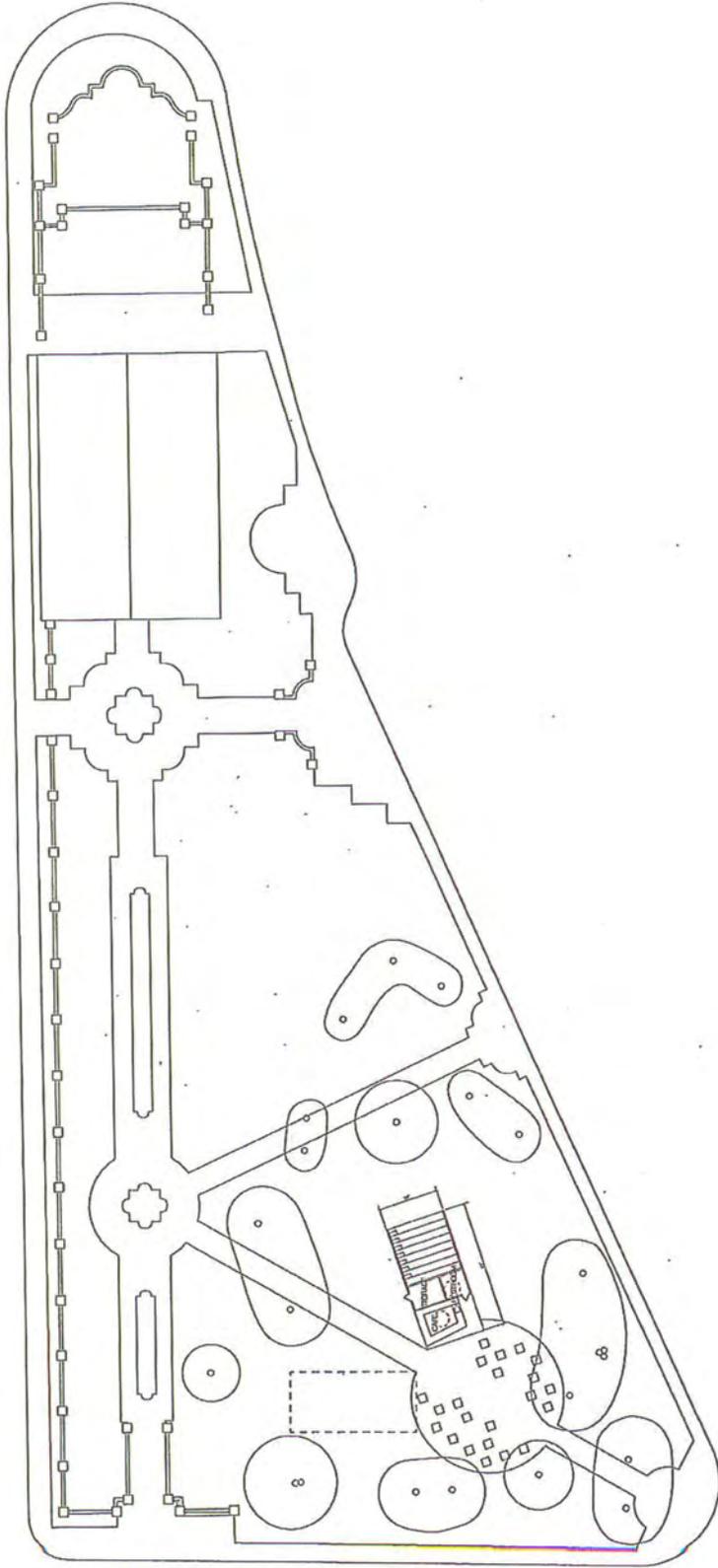
ALX ARCHITECTURE
20140414_LAMILL COFFEE MEDIA PARK - CULVER CITY



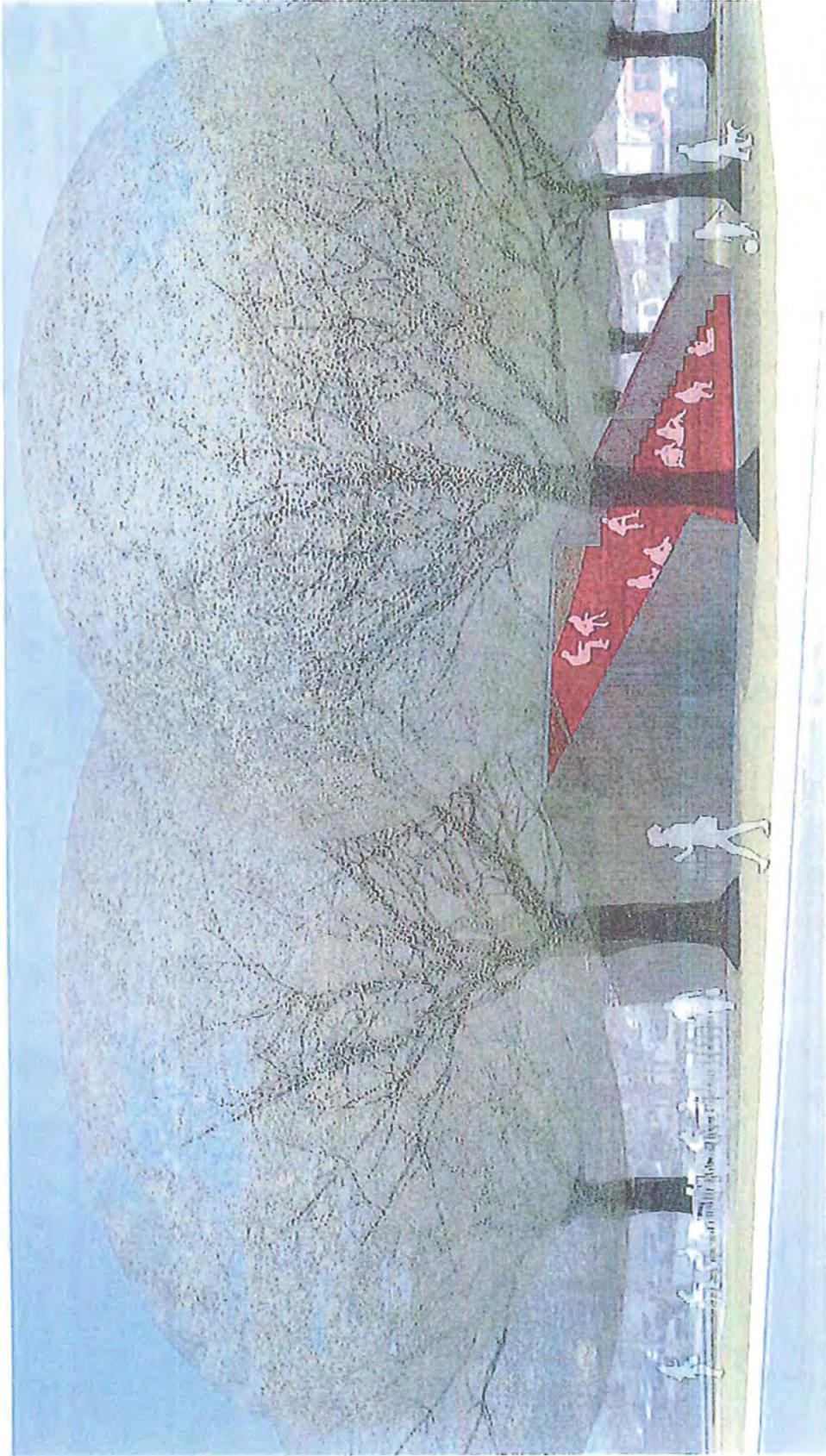
REFERENCE IMAGES



AUX ARCHITECTURE
20140414_LAMILL COFFEE MEDIA PARK - CULVER CITY



AUX ARCHITECTURE
20140414_LAMILL COFFEE MEDIA PARK - CULVER CITY



SCHEME A STREET VIEW

20140414_LAMILL COFFEE MEDIA PARK - CULVER CITY
AUX ARCHITECTURE



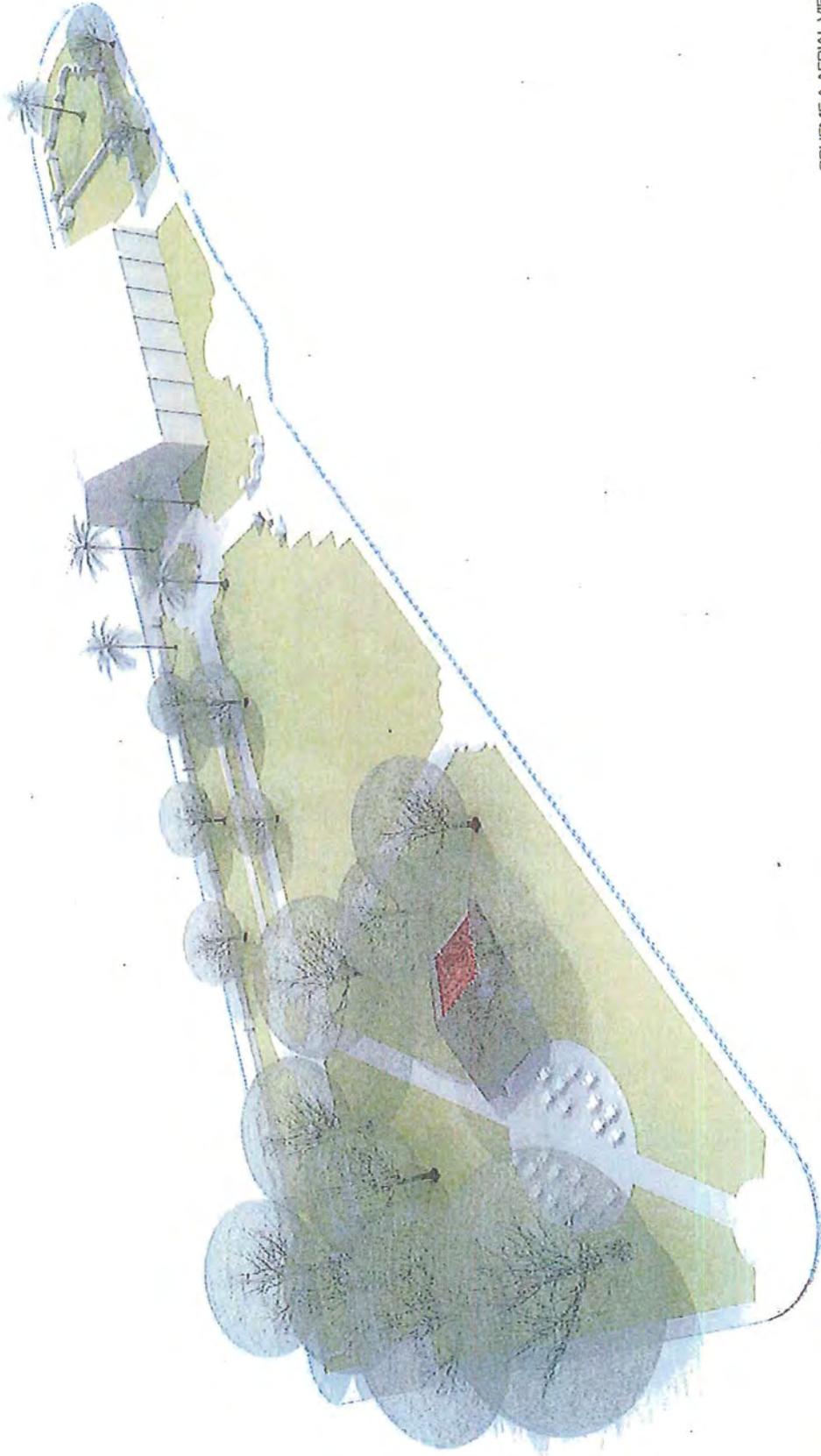


SCHEME A STREET VIEW

20140414_LAMILL COFFEE MEDIA PARK - CULVER CITY



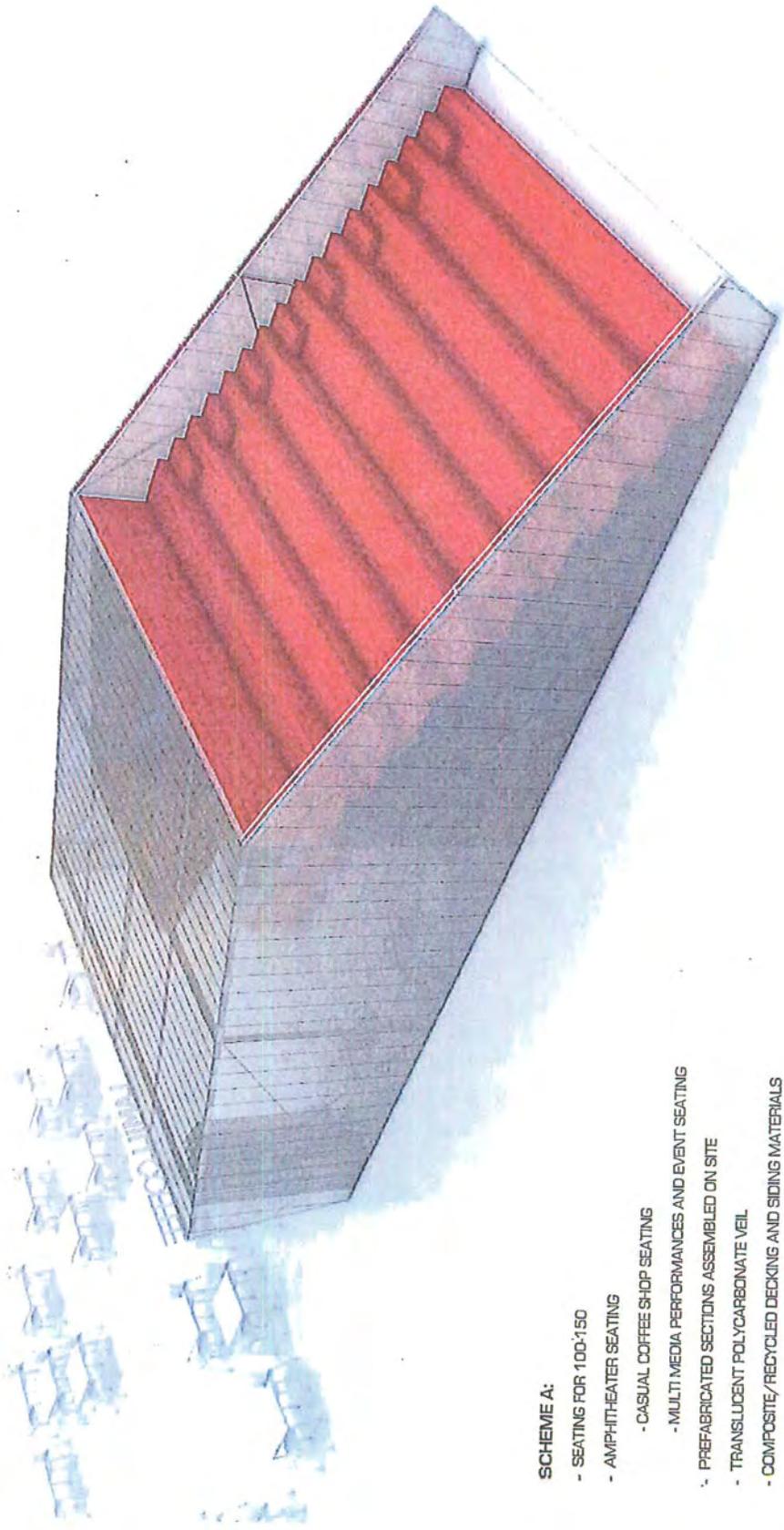
ALUX ARCHITECTURE



SCHEME A AERIAL VIEW



AUX ARCHITECTURE
20140414_LAMILL COFFEE MEDIA PARK - CULVER CITY



SCHEME A:

- SEATING FOR 100-150
- AMPHITHEATER SEATING
 - CASUAL COFFEE SHOP SEATING
 - MULTI MEDIA PERFORMANCES AND EVENT SEATING
- PREFABRICATED SECTIONS ASSEMBLED ON SITE
- TRANSLUCENT POLYCARBONATE VEIL
- COMPOSITE/ RECYCLED DECKING AND SIDING MATERIALS
- MAINTAINS CURRENT PARK CIRCULATION

SCHEME A OVERALL



AUX ARCHITECTURE
20140414_LAMILL COFFEE MEDIA PARK - CULVER CITY

Attachment D

SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY

SUBLEASE

WITH: COFFEE CONCESSION OPERATOR
FOR: Sublease of property located in Media Park

THIS SUBLEASE is made and entered into by and between the SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, a public body corporation and politic, existing under and pursuant to the laws of the State of California, hereinafter referred to as "Successor Agency," and Coffee Concession Operator, , a California corporation, hereinafter referred to as "Sublessee."

1. PROPERTY SUBLEASED AND USE THEREOF. Successor Agency is lessee of certain real property, known as Media Park and located at the intersection of Venice Boulevard, Culver Boulevard and Canfield Avenue in the City of Los Angeles, and more particularly described in Exhibit "A," which is attached hereto and incorporated herein by this reference (the "Property"). Successor Agency, as successor in interest, is lessee of the Property pursuant to that certain lease between the former Culver City Redevelopment Agency and the City of Los Angeles ("Los Angeles") dated June 12, 1987, a true and correct copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference (the "Lease"). Subject to the approval of Los Angeles, Successor Agency agrees to grant Sublessee an exclusive subleasehold interest in that certain portion of the Property identified in Exhibit "A" as the "Subleased Premises," which shall be used by Sublessee solely for the purpose of constructing and operating a coffee concession business, and any related purposes thereto, subject to all the terms of this Sublease.

2. PROHIBITED USES. With the exception of the purposes described in this Sublease and other uses first approved in writing by Successor Agency, Sublessee shall not be authorized to use the Property for any other purpose whatsoever. This Sublease does not permit the use of the adjacent Ivy Substation, which is a facility located at 9070 Venice Boulevard in the City of Los Angeles that is on, but separate and apart from the Property. If Sublessee is interested in using the Ivy Substation facilities, Sublessee shall be solely responsible for obtaining written permission from Successor Agency and Successor Agency's long-term lessee, the Actor's Gang Theatre, for access to and use of any of the facilities and/or utilities at the Ivy Substation. Any such use is subject to the Ivy Substation License Agreement dated July 1, 2010 and is subject to the Successor Agency's lease with the City of Los Angeles dated June 8, 1987.

3. INSPECTION AND CONDITION OF PROPERTY. Sublessee acknowledges personal inspection of the Subleased Premises and the surrounding area and evaluation of the extent to which the physical condition thereof will affect the Sublease. Sublessee accepts the Subleased Premises in their current physical condition and agrees to make

no demands upon Successor Agency for any improvements, alterations, repairs or remediation thereof.

4. CONSTRUCTION OF CAPITAL IMPROVEMENTS. Construction of capital improvements on the Subleased Premises on a phased basis consisting of a café with amphitheater seating and adjacent outdoor seating area (Phase One), which may include ancillary improvements such as Wi-Fi equipment and antennae, young children's playground, Media Park tree lighting, benches, bicycle racks, security system and signage (Phase Two) (collectively, the "Improvements") shall be in substantial conformance with the conceptual plans (the "Conceptual Plans") as depicted in Exhibit "C," attached hereto and incorporated herein by this reference. Sublessee shall submit design development plans in substantial conformance to the Conceptual Plans (the "Design Development Plans") to the Successor Agency within forty-five days (45) of the Effective Date of this Sublease for review and approval by Successor Agency's Assistant Executive Director. Sublessee shall submit construction plans that substantially conform to the Design Development Plans (the "Construction Plans") to Successor Agency within one hundred twenty (120) days of the Effective Date of this Sublease for review and approval by Successor Agency's Executive Director. Sublessee shall submit the Construction Plans to Los Angeles within seven (7) days from the date the Construction Plans are approved by Successor Agency, for the issuance of building permits by Los Angeles. Sublessee shall commence construction activities within thirty (30) days of obtaining construction permits and complete the Improvements within one (1) year of the commencement of construction. Sublessee may submit a written request to Successor Agency's Assistant Executive Director for an extension of time to complete construction if Sublessee can provide written evidence that the cause of the delay is through no fault of Sublessee. Approval of such request for extension shall not be unreasonably withheld, conditioned, delayed or denied.

5. OWNERSHIP OF IMPROVEMENTS. Sublessee shall retain ownership of the Improvements. Upon termination of the Sublease, Sublessee shall remove the Improvements from the Subleased Premises at Sublessee's sole cost and expense and return the Property to its original condition. Alternatively, and at no cost to Successor Agency, Sublessee may offer to transfer ownership of the Improvements to Successor Agency; however, Successor Agency is under no obligation to accept the offer.

6. PERMITS. Sublessee, at no cost or expense to Successor Agency, and as a necessary condition for the exercise of any rights under the Sublease, shall obtain permits from the City of Los Angeles, and any and all other governmental permits and approvals that may be necessary for Sublessee to perform any construction, and conduct any work or activities under this Sublease, including, but not limited to, any permit from the Los Angeles County Department of Public Health that may be required for the sale of food and beverages. Successor Agency shall coordinate and cooperate with Sublessee in Sublessee's activities to obtain all necessary government permits and permissions.

7. PRIVATE SECURITY. Licensee agrees to hire a private security firm to temporarily provide a security guard to patrol Media Park and surrounding areas for all or

a portion of Coffee Concession Operator's operating hours, to be determined by Lamill in consultation with Successor Agency, for a period of six months after opening for business. The cost to hire the security firm shall be included in the initial Improvements cost and shall be reimbursed by the Successor Agency in the form of deferred rent pursuant to Section 10 of this Sublease.

8. **LIENS AND CLAIMS.** Sublessee shall not permit any mechanics', materialmen's, or similar liens or claims to stand against the Property and/or the Subleased Premises for labor or material furnished in connection with any work performed by Sublessee under this Sublease. Upon reasonable and timely notice of any such lien or claim delivered to Sublessee by Successor Agency Sublessee may bond and contest the validity and the amount of such lien, but Sublessee will immediately pay any judgment rendered, will pay all proper costs and charges, and will have the lien or claim released at its sole expense.

9. **TERM OF SUBLEASE.** Unless terminated or extended as provided in Sections 25 and 26, respectively, the term of this Sublease shall commence on , 2014 (the "Effective Date") and shall automatically terminate on , 2019 (the "Initial Term").

10. **SUBLEASE PAYMENTS.** Except as otherwise provided in this Section 10, Sublessee shall pay to Successor Agency, on the first day of each calendar month following the execution of this Sublease, five percent (5%) of Sublessee's gross sales received related to the operation of the coffee concession business on the Subleased Premises (the "Sublease Payment"). In order to offset Sublessee's costs of the Improvements and the private security required by Section 7 (collectively, the "Reimbursable Costs"), the Sublease Payments shall be deferred until such time as Sublessee has recouped 100% of the Reimbursable Costs (estimated to be for the first 17 months after opening for business). On the first day of the first full calendar month following the full reimbursement of the Reimbursable Costs to Sublessee (estimated to be on the first day of the 18th full month after opening for business), and on the first day of each subsequent month for the duration of the term of this Sublease, Sublessee shall pay to Successor Agency the Sublease Payment. Sublease Payments received by Successor Agency shall be used to offset Successor Agency's ongoing maintenance and security costs for the Property and the Ivy Substation and to establish a capital improvement fund for improvements made to Media Park and the Ivy Substation. If the Sublease Payments exceed the cost to perform maintenance activities and capital improvements at Media Park and the Ivy Substation, Successor Agency agrees to enhance its maintenance and improvements to Media Park, and coordinate such activities with Sublessee to prioritize their completion. Sublessee shall submit an income statement that supports the Sublease Payment and/or Reimbursable Cost, as applicable, each month. Successor Agency reserves the right to hire an independent auditor, at Sublessee expense, to audit the accuracy of Sublessee's income statements.

11. **HOLD HARMLESS.** To the fullest extent permitted by law, and except as specifically excluded in this Section 11 and Section 29, Sublessee shall indemnify, defend (at Sublessee's sole expense, with legal counsel approved by Successor Agency and the

City of Culver City, hereinafter the "City") and hold harmless Successor Agency, the City of Culver City and the City of Los Angeles, and each of their respective elected and appointed officials, officers, agents, and employees (collectively hereinafter, "Indemnitees"), from and against all loss, damage, cost, expense, liability, claims, demands, suits, attorneys' fees and judgments arising from or in any manner connected to Sublessee's or its employees or agent's acts, errors or omissions related to this Sublease. This indemnification includes, but is not limited to, tort liability to a third person for bodily injury and property damage.

Notwithstanding the foregoing, nothing herein shall be construed to require Sublessee to indemnify an Indemnitee from any claim arising from the sole negligence or willful misconduct of that Indemnitee.

The duty to defend referenced herein is wholly independent from the duty to indemnify, arises upon written notice by Successor Agency to Sublessee of a claim within the potential scope of this indemnification provision, and exists regardless of any determination of the ultimate liability of Sublessee, Successor Agency, the City of Culver City, Los Angeles or any Indemnitee.

12. INSURANCE. Without limiting its obligations pursuant to Section 11 of this Sublease, Sublessee shall procure and maintain, at Sublessee's sole cost and expense and for the duration of this Sublease, insurance coverage as set forth in "Insurance Requirements" attached to and incorporated into this Sublease as Exhibit "D."

13. ASSIGNMENT; HYPOTHECATION; TRANSFER. This Sublease is for the specific benefit of Sublessee and any attempt by Sublessee to assign the benefits or burdens of this Sublease without prior written approval of Successor Agency shall be prohibited and shall be null and void. Sublessee shall not mortgage, pledge, or otherwise hypothecate the Property as security for the payment of any debt, for the purpose of securing funds for Sublessee's use, and any such instrument shall be null and void insofar as the Property are concerned. Successor Agency may, at any time and in its sole discretion, transfer its leasehold interest in this Sublease to the City of Culver City. Subsequent to such transfer, Successor Agency shall provide written notice to Sublessee.

14. DESTRUCTION OF CAPITAL IMPROVEMENTS. If the Improvements on the Subleased Premises are substantially destroyed by fire or other means, or by acts of God, so as to make the Improvements unusable, in the opinion of Successor Agency's Executive Director or designee, the Successor Agency may terminate this Sublease upon five (5) business days written notice to Sublessee without complying with the requirements of Section 25.

15. NO IMPROVEMENTS OR ALTERATIONS. Except as specifically authorized by this Sublease, Sublessee shall not make any improvements or alterations to the Property or Subleased Premises without prior approval from Successor Agency's Executive Director, subject to Los Angeles' approval in accordance with the requirements of the Lease; provided, that all costs incurred for any improvements or alterations whatsoever

of the Subleased Premises shall be the sole responsibility of Sublessee; and further provided, that Sublessee shall return the Subleased Premises to their original condition within a reasonable period of time after termination of the Sublease upon prior written request by Successor Agency or Los Angeles. In the event that Sublessee makes any improvements or alterations in violation of this Section, Successor Agency may immediately and without prior notice to Lessee, exercise any or all of the following options: (i) require Sublessee to immediately remove all improvements and/or alterations and restore the Subleased Premises to their pre-existing condition; (ii) remove the improvements and/or alterations and charge Sublessee for the cost of such removal; (iii) notify Sublessee of Successor Agency's intent to retain any and all improvements installed by Sublessee in violation of this Section upon termination of this Sublease; and/or (iv) terminate this Sublease and require Sublessee to vacate the Subleased Premises immediately.

16. MAINTENANCE OF SUBLEASED PREMISES. Sublessee shall, at its sole cost and expense, repair, maintain, manage and operate the Subleased Premises and Improvements in good order and condition during the Term of the Sublease ("Sublessee's Maintenance Obligations"), including without limitation: (i) payment for all utilities, janitorial, security, and garbage collection services (collectively, "Services"); (ii) maintenance, repairs, replacement and/or installation of the fixtures, furniture and equipment, including plumbing, electrical and furnishings; and (iii) cleaning the outdoor seating area tables and chairs and sweeping up fallen debris from nearby trees. All Services accounts shall be held in the name of Sublessee. In the event that Sublessee fails to undertake Sublessee's Maintenance Obligations in accordance with this Section, Successor Agency shall have the right to terminate this Sublease for cause and/or undertake Sublessee's Maintenance Obligations and seek immediate reimbursement against Sublessee for all costs of Sublessee's Maintenance Obligations, including without limitation, the administrative costs of Successor Agency. Successor Agency agrees to maintain Media Park, at Successor Agency's cost and expense, in a scope and manner solely determined by Successor Agency (See Exhibit E, Landscape Maintenance Scope of Work, which is attached hereto and incorporated herein by this reference and hereinafter referred to as "Successor Agency Maintenance Obligations".) Sublessee may request an expanded scope of work for Successor Agency's Maintenance Obligations ("Additional Maintenance Work"), which is subject to the approval of Successor Agency. If the Additional Maintenance Work is approved, it shall be conducted at Sublessee's sole cost and expense. If, as a result of Sublessee's operation, the Successor Agency determines that the frequency of Successor Agency's Maintenance Obligations must be increased, the cost differential between the Successor Agency's Maintenance Obligations and the additional frequency shall be the sole responsibility of Sublessee, unless otherwise agreed between the parties in writing.

17. UTILITIES. Sublessee shall be responsible for payment for the installation, maintenance and use of all utilities necessary for the operation of the Subleased Premises, including the Improvements thereon. Sublessee waives any and all claims against City for compensation for loss or damages caused by a defect, deficiency or

impairment of any utility system or electrical/telephone apparatus or wires serving the Subleased Premises.

18. **TRASH ENCLOSURE AND REFUSE COLLECTION.** If use of the trash enclosure located at 3825 Canfield Avenue parking lot (the "Canfield Trash Enclosure") is approved for shared use by Los Angeles, then an on-site trash enclosure on the Subleased Premises shall not be required and Sublessee shall be provided access to the Canfield Trash Enclosure at no cost to Sublessee. Sublessee shall pay the City's standard fees for all refuse collection services provided for the Canfield Trash Enclosure and any other trash enclosure located on the Subleased Premises.

19. **PARKING.** City shall make available to Sublessee up to five (5) parking spaces at the City's 9099 Washington Boulevard parking structure for use by Sublessee's employees. Sublessee shall be required to pay for the number of parking spaces provided to Sublessee at the City's standard parking rate.

20. **MENU.** Sublessee agrees to sell, and limit its products sold to, coffee, teas and other non-alcoholic beverages, coffee and tea related products and supplies, baked goods, newspapers and magazines (the "Menu"). Any alteration to the Menu requires prior written approval by Successor Agency's Executive Director or designee.

21. **MEDIA PARK EVENTS.** Sublessee understands and agrees that Media Park is a public park and that events such as, but not limited to, Taste of the Nation, weekly Farmers' Market, the Actors' Gang's Shakespeare in the Park or similar performances, drum circles, private parties, picnicking, recreation, and other City-sponsored and non-City-sponsored events will take place in Media Park and immediately adjacent to the Subleased Premises. Successor Agency agrees to notify Sublessee of scheduled events taking place in Media Park in writing a minimum of seventy-two (72) hours prior to their occurrence, when possible. Successor Agency agrees to cooperate with Sublessee on special events and live performances produced and/or initiated by Sublessee, which are held in Media Park, subject to all applicable laws, rules and regulations.

22. **PAYMENT OF PROPERTY AND OTHER TAXES.** This Sublease may create a possessory interest subject to property taxation. If this Sublease results in the imposition of property taxes, possessory interest taxes, assessments, or other levies on the Property and/or the Subleased Premises, Sublessee shall pay such taxes, assessments or levies within such period of time as they may be due and payable and shall further pay any and all penalties, interest, or other charges which may be imposed because of a delinquency in payment of such taxes, assessments or other levies.

23. **APPLICABLE LAWS, CODES AND REGULATIONS.** Sublessee shall comply with all applicable Federal, State and local laws, codes and regulations and with the Lease.

24. **MODIFICATION OF SUBLEASE.** This Sublease may not be modified, nor may any of the terms, provisions or conditions be modified or waived or otherwise affected, except by a written amendment signed by all parties hereto.

25. **RIGHT TO TERMINATE.** Either party may terminate this Sublease at any time after the second anniversary of the Effective Date (_____, 2014), with or without cause, upon written notice to the other party; provided that such termination shall be effective upon the sixtieth (60th) day after the date of the notice. Upon such termination or any other relocation of Sublessee, neither Successor Agency nor Los Angeles shall have any obligation to assist in any way Sublessee with vacation of the Property and the Subleased Premises and relocation to any other property or anywhere else. The obligations set forth in Sections 11, 27 and 29 shall survive the termination of this Sublease.

26. **OPTION TO EXTEND SUBLEASE TERM.** Unless this Sublease is terminated as provided in Section 25, Sublessee shall have the option to extend this Sublease for an additional five-year period, commencing on _____, 2019 and automatically terminating on _____, 2024, on the same terms and conditions set forth in this Sublease. In order to exercise the option to extend, Sublessee must deliver to the Successor Agency a written notice of Exercise of Option to Extend Sublease on or before sixty (60) days prior to expiration of the Initial Term (_____, 2019). Sublessee's failure to timely exercise the option to extend shall cause the Sublease to automatically terminate on _____, 2019.

27. **RELEASE BY SUBLESSEE TO ANY BENEFITS FOR RELOCATION.** Sublessee hereby releases City and Los Angeles from any and all rights or benefits Sublessee may now have or may acquire in the future pursuant to this Sublease, or any other reason, arising or resulting from any and all laws, rules or regulations directly or indirectly related to (i) relocation, (ii) loss of goodwill, (iii) eminent domain or (iv) inverse condemnation.

28. **NONDISCRIMINATION.** Sublessee certifies and agrees that all persons employed by Sublessee and/or by the affiliates, subsidiaries, or holding companies thereof are and shall be treated equally without regard to or because of race, ancestry, national origin, gender or sexual orientation, and in compliance with all Federal and State laws prohibiting discrimination in employment, including but not limited to the Federal Civil Rights Act of 1964; the Unruh Civil Rights Act; the Cartwright Act; the State Fair Employment Practices Act; and the Americans with Disabilities Act.

29. **HAZARDOUS MATERIALS.** Sublessee shall not store or use or consent to the storage or use of any Hazardous Materials on the Subleased Premises and/or the Property. As used in this Sublease, "Hazardous Materials," means any substance, material or waste which is or becomes regulated by the United States government, the State of California, or any local or other governmental authority, including, without limitation, any material, substance or waste which is (i) defined as a "hazardous waste", "acutely hazardous waste", "restricted hazardous waste", or "extremely hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code; (ii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code; (iii) defined as a "hazardous material", "hazardous substance", or "hazardous waste" under Section 25501 of the California Health and Safety Code; (iv) defined as a "hazardous substance" under Section 25281

of the California Health and Safety Code; (v) petroleum; (vi) asbestos; (vii) a polychlorinated biphenyl; (viii) listed under Article 9 or defined as "hazardous" or "extremely hazardous" pursuant to Article 11 of Title 22 of the California Code of Regulations, Chapter 20; (ix) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act (33 U.S.C. Section 1317); (x) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act (42 U.S.C. Section 6903); (xi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601); or (xii) any other substance, whether in the form of a solid, liquid, gas or any other form whatsoever, which by any governmental requirements either requires special handling in its use, transportation, generation, collection, storage, treatment or disposal, or is defined as "hazardous" or is harmful to the environment or capable of posing a risk of injury to public health and safety.

Sublessee shall indemnify, defend, and hold harmless City and Los Angeles and each of their respective elected and appointed officials, officers, agents, and employees from and against any and all liability, expense (including defense costs, legal fees, and response costs imposed by law) and claims for damages of any nature whatsoever which arise out of the presence or release of Hazardous Materials on or about the Property and/or Subleased Premises, which is caused by Sublessee, or its agents, employees, contractors, sublessees, or assigns. The indemnity provided by this provision shall survive the termination of this Sublease.

Sublessee's failure to comply with the provisions of this Section 29 may, in City's sole discretion, be deemed a default of this Sublease and entitle City to, without notice, immediately terminate this Sublease.

30. **NOTICES.** All notices given or required to be given pursuant to this License shall be in writing and may be given by certified mail, overnight mail, or personal delivery, and shall be effective upon receipt. Notices shall be addressed as follows, unless directed otherwise by Successor Agency or Sublessee in writing:

To Successor Agency: Successor Agency to the Culver City
Redevelopment Agency
Attention: Sol Blumenfeld, Asst. Executive
Director
9770 Culver Boulevard
Culver City, CA 90232-0507

With a copy to: City of Culver City
Attention: Sol Blumenfeld, Community
Development Director
9770 Culver Boulevard
Culver City, CA 90232-0507

To Sublessee: Caitlin Bryant

Director of Operations
COFFEE CONCESSION OPERATOR Incorporated (

31. WAIVER. If at any time one party shall waive any term, provision or condition of this Sublease, either before or after any breach thereof, no party shall thereafter be deemed to have consented to any future failure of full performance hereunder.

32. GOVERNING LAW. The terms of this Sublease shall be interpreted according to the laws of the State of California. If litigation arises out of this Sublease, then venue shall be in the Superior Court of Los Angeles County.

33. RIGHT TO ENTER PROPERTY. Successor Agency, City and Los Angeles shall retain the right to enter the Property and/or the Subleased Premises at any reasonable time upon twenty-four (24) hours prior written notice to Sublessee for the purpose of inspecting the Property and/or Subleased Premises, unless immediate inspection is deemed necessary by the City's Building Safety Division or Fire or Police Departments in order to protect the public's health and safety.

34. LITIGATION FEES. If litigation arises out of this Sublease for the performance thereof, then the court shall award costs and expenses, including attorney's fees, to the prevailing party. In awarding attorney's fees, the court shall not be bound by any court fee schedule but shall award the full amount of costs, expenses and attorney's fees paid or incurred in good faith.

35. ENTIRE AGREEMENT. This Sublease represents the entire agreement between Successor Agency and Sublessee with regard to the subject matter hereof, and all preliminary negotiations and agreements are deemed a part of this Sublease. No verbal agreement or implied covenant shall be held to vary the provisions of this Sublease. This Sublease shall bind and inure to the benefit of the parties to this Sublease, and any subsequent successors and assigns. If any conflict arises between this Sublease and any incorporated provisions of the proposal, then the terms of this Sublease shall control.

36. SEVERABILITY. If any section, paragraph, sentence, clause, phrase or portion of this Sublease is deemed invalid, then that invalidity shall not affect the validity of the remainder of this Sublease.

37. AUTHORITY TO ENTER INTO SUBLEASE. The individual(s) executing this Sublease on behalf of each party is (are) authorized to execute this Sublease on behalf of said party. Each party has taken all actions required by law to approve the execution of this Sublease.

Coffee Concession Operator Inc., a California
Corporation

Dated: _____

By _____

Its _____

**SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT
AGENCY**

Dated: _____

By _____

**John Nachbar
Executive Director**

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

**Sol Blumenfeld, Community
Development Director**

Carol Schwab, City Attorney

Exhibit A:

MEDIA PARK

EXHIBIT A

That portion of Lot 2, Block 17, Tract No. 2444, as per map recorded in Book 24, pages 5 to 7, inclusive, of Maps, in the office of the County Recorder of Los Angeles County, bounded and described as follows:

Beginning at the intersection of the southeasterly line of the northwesterly 5.5 feet of said lot with the southwesterly line of said lot; thence North 55° 42' 15" East along said southeasterly line 287.34 feet to the northeasterly line of said lot; thence South 33° 52' 00" East along said northeasterly line 93.72 feet to a line parallel with and distant 40 feet northwesterly measured at right angles from the southeasterly line of said lot; thence South 31° 39' 05" West along said parallel line 297.03 feet to the beginning of a tangent curve concave northerly, having a radius of 15 feet, and being tangent at its point of ending to the southwesterly line of said lot; thence westerly along said curve, through a central angle of 115° 40' 55" an arc distance of 30.29 feet to its point of ending; thence North 32° 40' 00" West along said southwesterly line 200.74 feet to the point of beginning.

SUBJECT TO easements of the City of Los Angeles for public street purposes over that portion of the hereinabove described land described in deeds recorded in Book 11417, page 67, and in Book 12958, page 292, of Official Records, in the office of said County Recorder.

Description Approved
Bureau of Engineering

MAR 17 1968

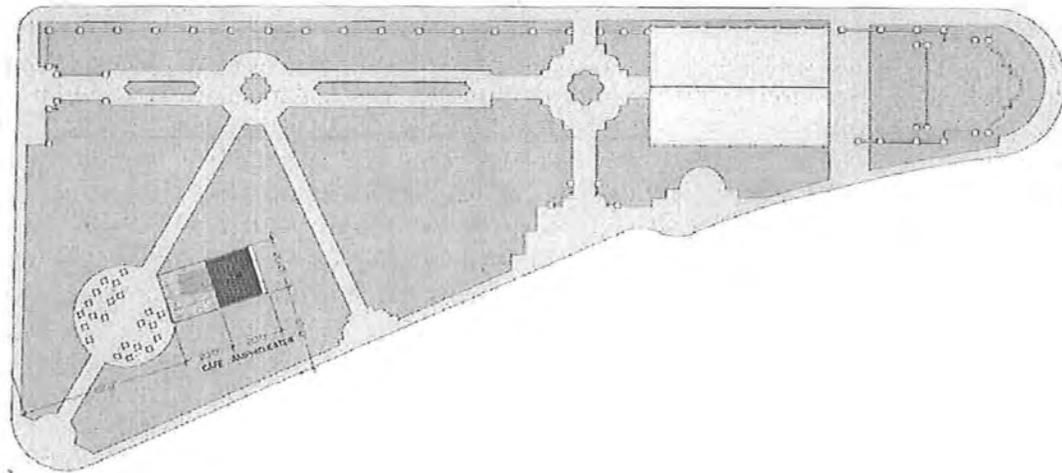
by

J. Babbe

Exhibit A

Subleased Premises

Depicted Below as 500-800 sq. ft. Café, Amphitheater and the adjacent outdoor seating area



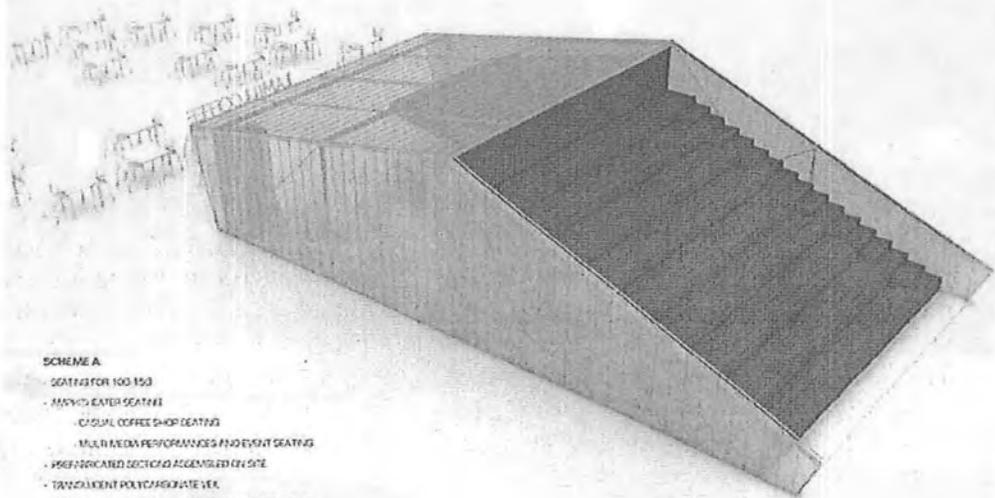
SCENE A PLAN VIEW

2014-10-10_LAWRENCE COFFEE MEDIA PARK - CUMMINS CITY
AIX ARCHITECTURE

Exhibit B: Media Park Lease Omitted (Duplicate)

Exhibit C

Conceptual Plans that include a 500-800 sq. ft. café and outdoor seating area



SCHEME A

- SEATING FOR 100-150
- 100% RECYCLED SEATING
- CASUAL COFFEE SHOP SEATING
- MULTIMEDIA PERFORMANCES AND EVENT SEATING
- HIGH-PARK AND SCULPTED ACCENTED ON SITE
- TRANSPARENT POLYCARBONATE VEX
- COMPOSITE / RECYCLED DECKING AND DINING MATERIALS
- MINIMIZING CURRENT PARK CIRCULATION

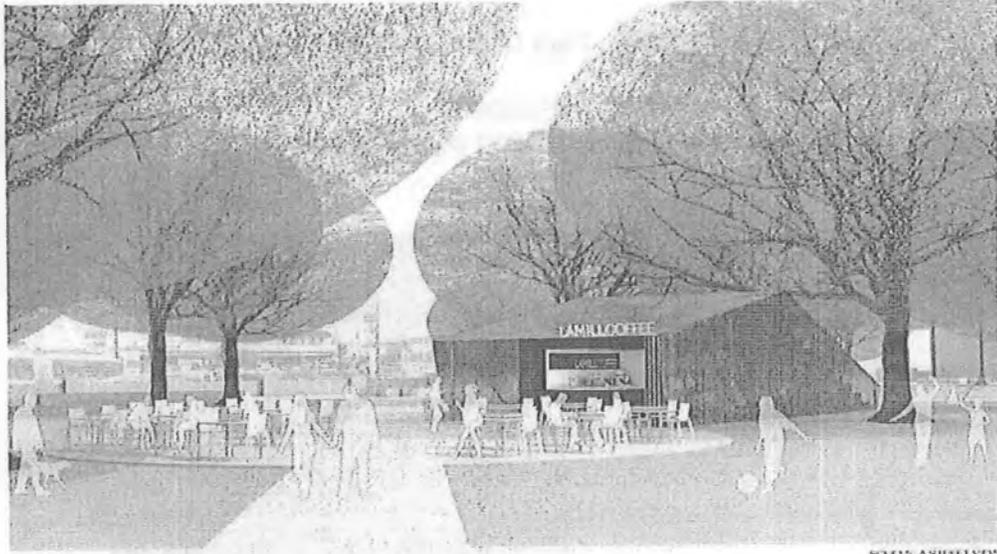
SCHEME A OVERVIEW

20140514_LAMBL COFFEE MEDIA PARK - CLARKE CITY



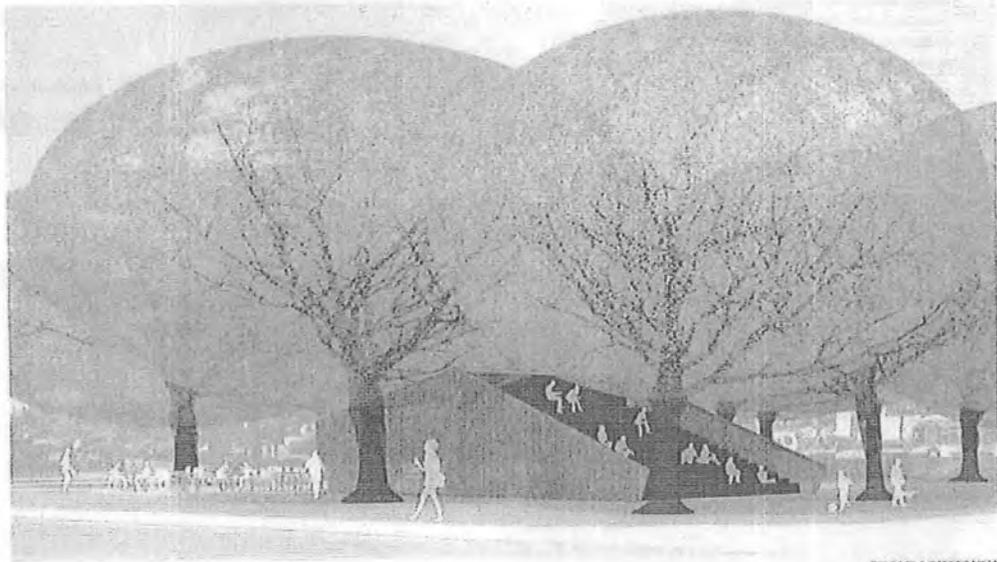
SCHEME A AERIAL VIEW

20140514_LAMBL COFFEE MEDIA PARK - CLARKE CITY



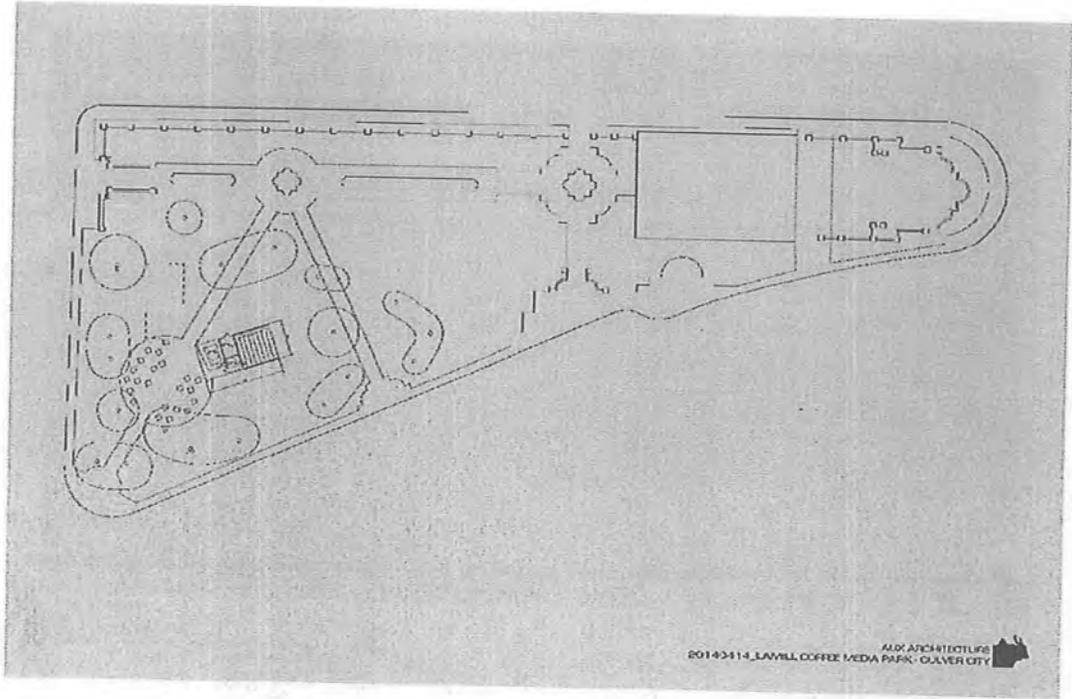
SO-EM ARCHITECT VIEW

2014-2014, LAMBU COFFEE MEGA PARK - GRAYSON CITY

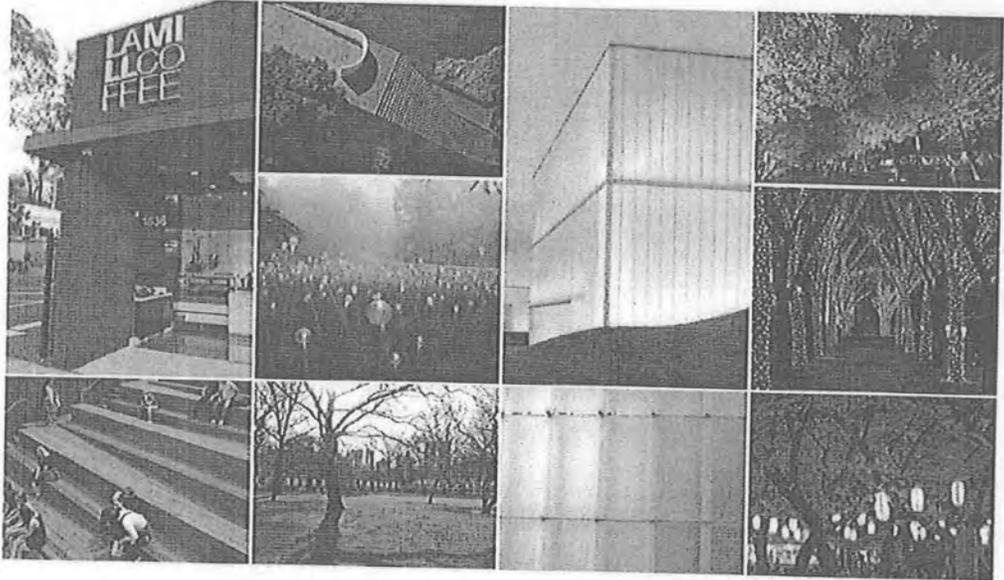


DOHNG ARCHITECT VIEW

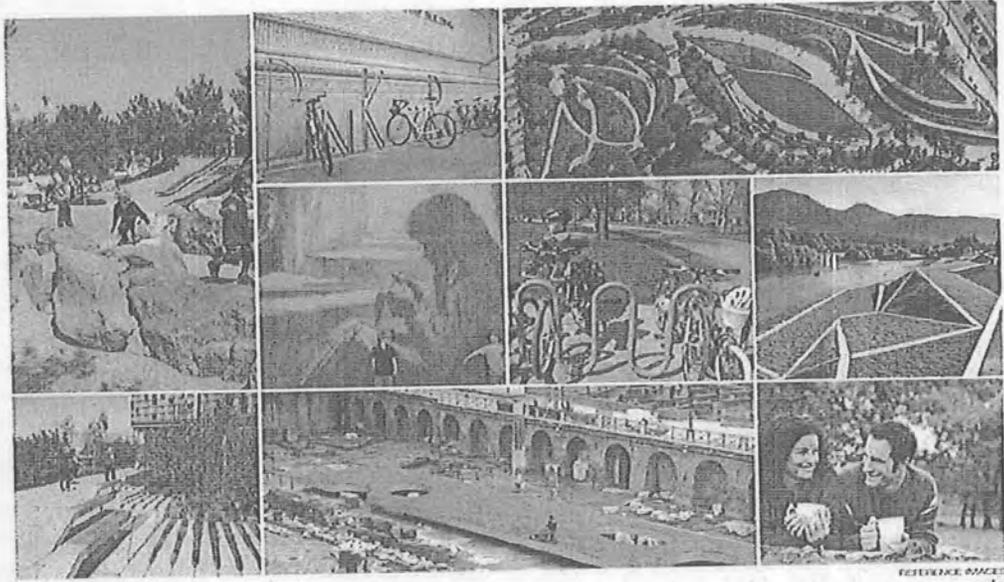
2014-2014, LAMBU COFFEE MEGA PARK - GRAYSON CITY



20143113_LAMAL COFFEE MEDA PARK - OLIVER CITY
 AUK ARCHITECTURE



20143114_LAMAL COFFEE MEDA PARK - OLIVER CITY
 AUK ARCHITECTURE



FESTIVAL IMAGES
AUX ARCHITECTURE
2014-2014, LAMILL COFFEE MEDIA PARK, CALM CITY

Exhibit D
Insurance Requirements

A. Policy Requirements.

Sublessee shall submit duly executed certificates of insurance for the following:

1. An occurrence based Comprehensive General Liability ("CGL") policy, at least as broad as ISO Form CG 0001, in the minimum amount of One Million Dollars (\$1,000,000) each occurrence, with not less than Two Million Dollars (\$2,000,000) in annual aggregate coverage.

The CGL Policy shall have the following requirements:

- a. The policy shall provide coverage for personal injury, bodily injury, death, accident and property damage and advertising injury, as those terms are understood in the context of a CGL policy. The coverage shall not be excess or contributing with respect to City's self-insurance or any pooled risk arrangements;
- b. The policy shall provide \$1,000,000 combined single limit coverage for owned, hired and non-owned automobile liability;
- c. The policy shall include coverage for liability undertaken by contract covering, to the maximum extent permitted by law. Sublessee's obligation to indemnify the Indemnitees as required under Paragraph 6 of this agreement;
- d. The Policy shall not exclude coverage for Completed Operations Hazards or Athletic or Sports Participants; and
- e. **The City of Los Angeles, the Successor Agency to the Culver City Redevelopment Agency and The City of Culver City, members of their City Council, their boards and commissions, officers, agents, and employees will be named as additional insureds** in an endorsement to the policy, which shall be provided to the Successor Agency and approved by the City Attorney.

2. Business Automobile Liability Insurance coverage in the amount of One Million Dollars (\$1,000,000), providing coverage for use of mobile equipment (i.e. heavy mobile equipment or vehicles primarily for use in an off-road environment), to the extent that (1) such mobile equipment will be used within the City limits or on City business, and (2) coverage for mobile equipment is not otherwise covered by the CGL policy listed in subparagraph (a), above.

3. Professional/Negligent Acts, Errors and Omissions Insurance in the minimum amount of One Million Dollars (\$1,000,000) per claim, and shall include coverage for separate "personal injury" alleged to have been committed in the course of rendering professional services, unless such coverage is provided by the CGL policy listed in subparagraph (a), above.

4. Workers' Compensation limits as required by the Labor Code of the State of California with Employers' Liability limits of One Million Dollars (\$1,000,000.00) per accident, if the Agreement will have Sublessee employees working within the City limits.

B. Waiver by Successor Agency.

The Successor Agency may waive one or more of the coverages listed in Section A, above. This waiver must be expressed in writing, and will only be made upon a showing by the Sublessee that its operations in and with respect to Successor Agency are not such as to impose liability within the scope of that particular coverage.

C. Additional Insurance Requirements.

1. All insurance listed in Paragraph A shall be issued by companies licensed to do business in the State of California, with a claims paying ability rating of "BBB" or better by S&P (and the equivalent by any other Rating Agency) and a rating of A:VII or better in the current Best's Insurance Reports;

2. Sublessee shall provide City with at least thirty (30) days prior written notice of any modification, reduction or cancellation of any of the Policies required in Paragraph A, or a minimum of ten (10) days' notice for cancellation due to non-payment.

3. Sublessee may increase the scope or dollar amount of coverage required under any of the policies described above, or may require different or additional coverages, upon prior written notice.

Exhibit E
Landscape Maintenance Scope of Work

PROJECT SITE: MEDIA PARK, 9070 VENICE BLVD.
(Ivy Substation/Media Park)

MAINTENANCE SERVICES: Please maintain, replace or repair all the items on the following list:

MAINTENANCE FREQUENCY: Once a week - (Exceptions Are Noted Per Item)

1. Provide labor, tools, materials and equipment for mowing, pruning and weeding necessary to maintain landscaping to industry standards and in an attractive and healthy condition at all times. (2 x's per week)
2. The contractor will be allowed to dispose of all debris and trash generated by this contract in appropriate City of Culver City containers. (Behind the Ivy Substation)
3. Clean paved pedestrian areas and sidewalks.
4. Dispose of trash from trash receptacles and any other trash which may have collected around trash receptacles.
5. Remove weeds, litter, trash, debris, animal waste and cigarette butts, from planters, pots, pedestrian paving, sidewalks, decomposed granite walkways, street tree grates, tree wells below grates, gravel bed and landscaped areas. Weeds to be removed manually or chemically and not by weed eater.
6. Prune shrubs and hedges clear of sidewalks, sitting areas and pedestrian areas. Max. height and entrances 3'.
7. Clean and maintain concrete planter curbs, concrete blocks and forms, brick pavers and brick surfaces.
8. Dead plants and dead branches, flowers and foliage to be removed from all plants during normal maintenance frequency.
9. Clear and prune ground cover around irrigation boxes.
10. Litter and debris blown or swept into street or curb must be removed and legally disposed.
11. Notify the Parks Maintenance Supervisor ASAP when irrigation problems occur at (310) 253-6474.
12. Clean asphalt parking lots of dirt, debris and trash. Remove and legally dispose of all dirt, debris and trash.
13. Fertilize turf twice a year and planters once a year. Mix to be determined by City.
14. Replace plants that are not thriving.
15. Report graffiti.
16. Report any observed property damage.
17. Add or replace shredded redwood bark or wood mulch over any landscaped planter areas as appropriate, to depth of two inches or as necessary for the conservation of water and for weed control. Contractor shall request wood chips from the City, and if available,

obtain and use chips from the City before purchasing chips from other vendors.

18. Coordinate irrigation system control with the Culver City Parks and Recreation Department.
19. Replace missing, damaged, dead plants or grass and plant ground cover or grass in bare areas.
20. Clean paved pedestrian areas sidewalks and concrete planters and walls with pressurized water device.
21. Sprinkler check (check to make sure all valves and heads are operating properly) (Once per month)

Attachments to Media Park Lease

Media Park Lease:

40. 9254 Venice Boulevard.

REPORT OF GENERAL MANAGER

NO. 14-317

DATE December 10, 2014

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL PASEO DE CAHUENGA PARK – CONCEPTUAL APPROVAL OF PROPOSED IMPROVEMENTS AND OF PROPOSED DONATION AGREEMENT

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>CSB</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve, in concept, the proposed improvements to El Paseo de Cahuenga Park as described in the Summary of this Report; and,
2. Direct staff to begin negotiations with NBC Universal for the preparation of a Donation Agreement, subject to final approval by the Board.

SUMMARY:

El Paseo De Cahuenga Park is an unstaffed, 1.2 acres park located at 3300 Cahuenga Boulevard Los Angeles, California 90068. It is also located adjacent to the Hollywood Freeway. The park is a passive park that currently features turf and trees (See Exhibit A).

The Cahuenga Pass Homeowners Association, as well as stakeholders from the Cahuenga Pass area, have expressed their desire to have the subject park renovated to make it more desirable for community use. The Office of Councilmember LaBonge (Council District 4) and NBC Universal, an immediate neighbor to the park with a long standing commitment to community participation, have met with the stakeholders and support the desire to renovate the park.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-317

Based on community feedback, the proposed improvements renovations of the park include: new tables and benches that take advantage of the existing trees to provide shade areas; increased Americans with Disabilities' Act (ADA) accessibility using stabilized and permeable surface materials; installation of a wall along the northernmost portion of the park to buffer the park from the freeway pollution and noise; the addition of evergreen trees along the interior of the wall to further screen out air pollutants; and the creation of a new formal entry garden with drought tolerant plants (See Exhibit B).

NBC Universal has agreed to donate the proposed improvements for the benefit of the community. It is estimated that the total cost for the park renovations could reach \$600,000 or more. Should the Board grant conceptual approval of this proposal, NBC Universal will begin the process to design and construct the renovations which includes obtaining all appropriate and required permits. Staff will also begin discussions and meetings with NBC Universal representatives to a Donation Agreement.

When the final plans and draft Donation Agreement are complete, they will be presented to the Board for final approval.

The California Environmental Quality Act (CEQA) determination will be addressed before the final plans and Donation Agreement are presented to the Board for final approval.

FISCAL IMPACT STATEMENT:

The conceptual approval of the proposed improvements will not have any impact on RAP's General Fund.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Branch.

Exhibit A



- EXISTING TREES TO REMAIN**
- SYCAMORE
 - BRAZILIAN PEPPER
 - TIPU
 - PINE
 - CORAL TREE
 - FLOSS SILK TREE
 - CEDAR

- PEAR
- PURPLE-LEAF PLUM
- EUCALYPTUS
- LIQUIDAMBAR
- MAGNOLIA
- BAY



VIEW 1
LOOKING NORTH TO 101 FREEWAY



VIEW 2
9/11 MEMORIAL AND TYPICAL PICNIC TABLE



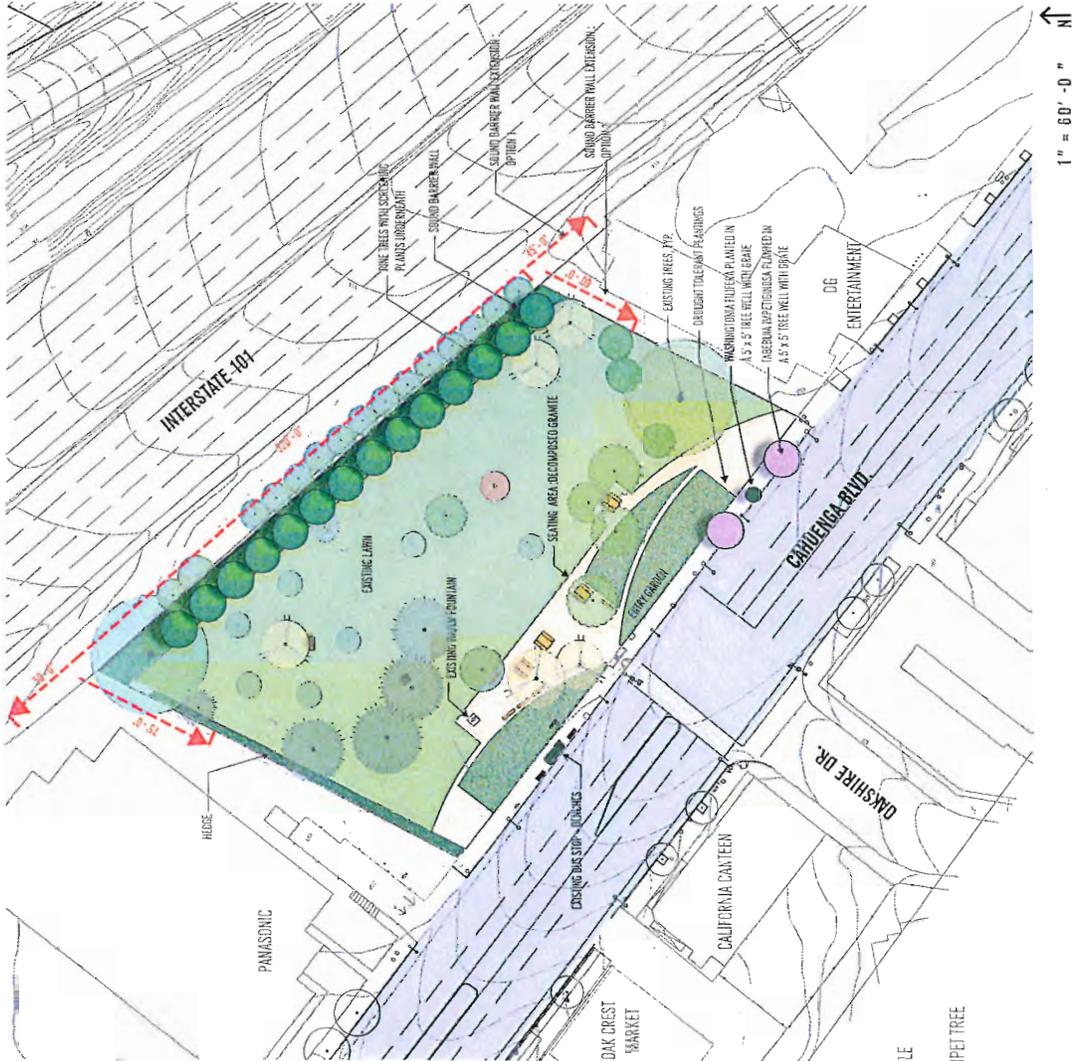
VIEW 3
EXISTING SHADED AREA ON SITE



VIEW 4
COMMEMORATIVE BELL AND BUS STOP

EXISTING CONDITIONS

Exhibit B



ISSUES ADDRESSED BY THE PROPOSED PARK PLAN

- Take advantage of shady places to eat and sit by providing decomposed granite picnic areas with new tables and benches under existing trees.
- Provide ADA accessibility to seating areas by creating stabilized decomposed granite walkways.
- Buffer the park from highway pollution and noise by planting Pine trees and understory plantings that will screen the view and help filter out air pollutants.
- Create a formal entry garden with drought tolerant plants that will be viewed along the park frontage from Calhoun Boulevard.



DROUGHT TOLERANT ORNAMENTAL ENTRY GARDEN



DECOMPOSED GRANITE SEATING AREAS / PICNIC AREAS

EXISTING TREES TO REMAIN

- SYCAMORE
- BRAZILIAN PEPPER
- TIPU
- PINE
- CORAL TREE
- FLOSS SILK TREE
- CEDAR

- PEAR
- PURPLE-LEAF PLUM
- EUCALYPTUS
- LIQUIDAMBAR
- MAGNOLIA
- BAY

- NEW BENCH
- NEW PICNIC TABLE
- NEW PINK TRUMPET TREE
- NEW PINE TREE

PROPOSED PARK IMPROVEMENTS

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-318

Notes:

* Harbor Department Funding was approved via an MOU, under Board Report No. 12-196, approved by RAP Board on June 20, 2012. The total MOU amount available for this project is \$6,966,012.00.

** Availability of these funds is pending approval by the City Council of the Engineer's Report for Fiscal Year 2015-16, which includes the Proposition K Interest and Inflation funds for which this project qualifies.

4. Authorize the Board President and Secretary to execute the contract subject to approval by the City Attorney as to form; and,
5. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

On July 9, 2014, the Board approved final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project, located at 3351 South Gaffey Street, San Pedro, CA 90731, within Angels Gate Park (Board Report No. 14-191). The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Paul Murdoch Architects.

The proposed scope for this project includes the following:

1. Refurbishment of the existing historical 110-foot by 50-foot, 5,500 square-foot (SF), swimming pool; construction of a 4,471 SF bathhouse with pool equipment room. Additional improvements include Americans with Disabilities Act (ADA) compliant access ramps and stairs, walkways, access road, parking areas, seating, exhibit panels and plaque, hillside grading, landscaping and irrigation (Portion A).
2. Construction of a new event concrete terrace and associated landscaping (Portion B, which is Deductive Alternate #1).

On August 26, 2014, the Board received a total of six (6) bids as follows:

<u>Bidders</u>	<u>Base Bid</u>	<u>Ded. Alt. #1</u>
AWI Builders, Inc.	\$6,800,000.00	\$145,000.00
Acon Development, Inc.	\$6,913,935.00	\$230,000.00
Morillo Construction, Inc.	\$7,200,000.00	\$ 66,000.00
Ford E.C., Inc.	\$7,369,000.00	\$ 250,00.00

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-318

<u>Bidders</u>	<u>Base Bid</u>	<u>Ded. Alt. #1</u>
Royal Construction Corp.	\$8,388,000.00	\$260,000.00
Mallcraft, Inc.	\$11,300,000.00	\$125,000.00

The bid specifications stated that the low bidder would be determined to be the responsible and responsive bidder submitting the lowest base bid, which is the combined lump sum total of the prices for Portion A and Portion B. AWI Builders, Inc., submitted the lowest base bid in the amount of \$6,800,000.00, which is \$300,000.00 below the City Engineer's cost estimate of \$7,100,000.00, as shown above. It is recommended that the project be awarded to AWI Builders, Inc., for a total construction contract of \$6,800,000.00.

Sufficient funds are available to award the contract and for the construction and project contingencies from the following accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT. NO.</u>	<u>ENCUMBRANCE AMOUNT</u>
Harbor Department MOU*	205/88/88JMA3	\$5,781,696.76
Proposition K (FY 2013-14)	43K/10/10K893	\$ 191,090.00
Proposition K (FY 2012-13)	43K/10/10J893	\$ 2,213.24
Proposition K (FY 2014-15)	43K/10/10L893	\$ 225,000.00
Proposition K (Interest & Inflation)**	43K/10/TBD	<u>\$ 600,000.00</u>
TOTAL:		\$6,800,000.00

Notes:

* Harbor Department Funding was approved via an MOU, under Board Report No. 12-196, approved by RAP Board on June 20, 2012. The total MOU amount available for this project is \$6,966,012.00.

** Availability of these funds is pending approval by the City Council of the Engineer's Report for Fiscal Year 2015-16, which includes the Proposition K Interest and Inflation funds for which this project qualifies.

The project is subject to the City's Business Inclusion Program (BIP), in compliance with the Mayor's Directive No. 14, which was adopted by the Board of Recreation and Park Commissioners on February 15, 2012 (Board Report No. 12-050), and which replaces the former Minority Business Enterprise, Women Business Enterprise, and Other Business Enterprise (MBE/WBE/OBE) Good Faith Effort Subcontractor Outreach Program. AWI Builders, Inc. has successfully posted all the required BIP outreach documentation on the Los Angeles Business Virtual Assistance Network (LABAVN) that demonstrated satisfactory effort in its outreach to Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE), Emerging Business Enterprise (EBE), Disabled Veteran Business Enterprise (DVBE), and Other Business Enterprise

REPORT OF GENERAL MANAGER

PG. 4

NO. 14-318

(OBE) for sub-bid or subcontracting businesses. Staff has evaluated the outreach documentation submitted by AWI Builders, Inc., and determined that they have passed all six indicators as required for the effort to obtain sub-bid/subcontracting participation by MBE, WBE, SBE, EBE, DVBE and OBE businesses, and is in compliance with the BIP outreach requirements. The outreach documentation package is on file in the Board Office, and a synopsis of the said package is attached to this Report.

Staff reviewed the responsiveness and work performance of AWI Builders, Inc., on past Department of Recreation and Parks (RAP) projects and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that there have been no labor compliance violations and that the bidder has complied with all other legal requirements.

The City Attorney and staff have reviewed the bid submitted by AWI Builders, Inc., and found it to be in order. Staff recommends that the Board find AWI Builders, Inc., to be the lowest responsive and responsible bidder.

The proposed project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan were adopted on July 9, 2014 (Board Report No. 14-190) by the Board of Recreation and Parks Commissioners. A Notice of Determination was filed with the Los Angeles County Clerk on July 10, 2014. The scope of the project and the environmental setting has not substantially changed since the CEQA approval that would result in additional environmental impacts or an increase in the intensity of the projected impacts to require any new or modified mitigation. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

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

This report was prepared by Willis Yip, Project Manager, Architectural Division, Bureau of Engineering (BOE) and was reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Division, BOE Recreational and Cultural Facilities Division; Deborah Weintraub, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction, and Maintenance Branch.

**CITY OF LOS ANGELES
GUIDELINES FOR EVALUATION OF THE BUSINESS INCLUSION PROGRAM
(BIP) OUTREACH CHECKLIST**

Bidder: AWI Builders, Inc. Bid Date: 08/26/2014

Project Name: Gaffey Street Pool (Pool & New Bathhouse) Restoration (E1907453) W.O. #: E907453

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Credit ✓
2 Pre-Bid Meeting	a) Attend pre-bid meeting and be listed on the attendance sheet, or b) Submit a letter either by e-mail, mail, or fax to the Bureau of Engineering, Project Award and Control (PAC) on certifying it is informed of the BIP project requirements and has participated in a City-sponsored or City approved matchmaking event in the past 12 months. Note: If the RFB states that the pre-bid meeting is mandatory, then attendance at the pre-bid meeting is the only way to pass this indicator.		✓
3 Work Areas	Proof of this must be demonstrated in Indicator 4. The notification must be performed using the BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
4 Written Notice to Sub-contractors	E-mail or fax notification in each of the selected potential work areas to available MBEs, WBEs, SBEs, EBEs, DVBEs, and OBEs for each anticipated work area to be performed. The notification must be performed using the BAVN's BIP Outreach Reports system. The notification may be to potential sub-bidders/ subcontractors either currently registered on the BAVN or added to the BAVN by the bidder. Letters must contain areas of work selected to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number. Bidders are required to send notifications to a sufficient number of firms in each potential sub work area as determined by the City. Typically, the sufficient number of firms is determined by the total number of potential sub-bidders/ subcontractors in each sub work area.		✓
5 Plans, specifications and requirements	Include, in Indicator 4, information detailing how, where, and when the bidder will make the required information available to interested potential sub-bidders/ subcontractors. The notification must be performed using the BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓
6 Negotiate in Good Faith	a) Copies of all potential MBE/WBE/SBE/EBE/DVBE/OBE bids or quotes received must be submitted prior to award of a contract; and b) Online Summary Sheet must be completed, listing the bids or quotes received, the name of the sub-bidder/ subcontractor who submitted the bid or quote, and a brief reason given for selection/ non-selection of each subcontractor. The reasons for selection/non-selection should be included in the Notes section of the online Summary Sheet. If the bidder elects to perform a listed work area with its own forces, they must include a bid/ quote for comparison purposes and an explanation must be provided and included on the Summary Sheet. All bids/ quotes received, regardless of whether or not the bidder outreached to the sub-bidder/ subcontractor, must be submitted. To this extent, the City expects the bidder to submit a bid/ quote from each sub-bidder/ subcontractor listed on the Summary Sheet. The Summary Sheet must be performed using the BAVN's BIP Outreach Reports system and must be submitted by 4:30 p.m. the following City working day after the date bids are received by the Board of Public Works. If a bid/quote is submitted by a sub-bidder/subcontractor that is not registered on the BAVN, the contractor is required to add that firm to their Summary Sheet.		✓
7 Bonds	Include, in Indicator 4, information about the bidder's efforts to assist with bonds, lines of credit, and insurance. The notification must be performed using the BAVN's BIP Outreach Reports system.	(Automatic after meeting Indicator 4 requirements)	✓

Prime % = 51.98%

MBE%= 7.57% WBE%= 0% SBE%= 14.19% EBE%= 0% DVBE%= 0% OBE%= 48.45%

RESPONSIVE

MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

GENERAL MANAGER'S REPORTS:

ORIGINALLY PLACED ON <u>BOARD AGENDA</u>	PLACED ON MATTERS <u>PENDING</u>	DEEMED <u>WITHDRAWN</u>
--	--	----------------------------

None

BIDS TO BE RECEIVED:

01/13/15 Chatsworth Park South Rehabilitation (W.O. #EI70331A)

PROPOSALS TO BE RECEIVED:

01/27/15 Winter Theme Lighting at Pershing Square

QUALIFICATIONS TO BE RECEIVED:

None