

APPROVED

REPORT OF GENERAL MANAGER

NO. 14-286

DATE November 19, 2014

NOV 19 2014

BOARD OF RECREATION  
AND PARK COMMISSIONERS

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHATSWORTH PARK SOUTH - REHABILITATION PROJECT  
(W.O. #E170331A) - FINAL PLANS AND CALL FOR BIDS

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

*M. Allen*  
General Manager

Approved                     

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications, substantially in the form on file with the Board Office, for the Chatsworth Park South Rehabilitation (W.O. #E170331A) project; and,
2. Approve the date for receipt of bids to be advertised as Tuesday, January 13, 2015, at 3:00 P.M. in the Board Office.

SUMMARY:

The Chatsworth Park South Rehabilitation (W.O. #E170331A) project is located at 22360 West Devonshire Street in the Chatsworth community of the City. On February 14, 2008, Chatsworth Park South was closed to the public due to suspected lead and other contaminants from a former skeet and trap firing range that was part of the park property prior to the acquisition by the Department of Recreation and Parks (RAP) in 1966. The contamination was subsequently substantiated by a required Preliminary Endangerment Assessment (PEA) performed by RAP under a Voluntary Clean-up Agreement (VCA) with the local office of the California

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Department of Toxic Substances Control (DTSC).

On June 5, 2013, the Board of Recreation and Park Commissioners (Board) approved the Final Plans for the DTSC-approved Preferred Remedial Alternative (Alternative 3) of the Chatsworth Park South Remedial Action Plan (Board Report No. 13-155). Alternative 3, the Capping Alternative, includes the capping of contaminated soil in place with an engineered cap. On July 9, 2014, the Board approved the final plans for the Chatsworth Park South - Remedial Action Plan project (Board Report No. 14-192).

The scope of work is the remediation of the lead contamination and redevelopment of the park and recreational amenities on approximately 21 acre remediation area of the park. The remediation includes the demolition of the existing hardscapes and irrigation systems; grubbing of the existing terrain and removal of tree stumps; removal of lead pellets and surface soil within one (1) inch to three (3) inches of existing terrain by vacuum and handpicking in the rocky outcropping of the remedial area; and grading and construction of a one (1) foot engineered remedial cap, four (4) detention basins, and interconnecting bio-swales; construction of outdoor park improvements including decomposed granite walking paths, metal barrier gates, concrete curbs, asphalt paving, drinking fountains; relocation of security camera pole; removal and replacement of wood deck bridge; relocation of traffic signage; parking lot improvements; perimeter fencing; and landscaping and irrigation.

The Engineer's construction cost estimate for the project is \$9,800,000.00. Funds are available for the construction of this project from the following funding sources:

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCOUNT NO.</u>
Proposition K	43K/10/10J856
Proposition K	43K/10/10K856
Proposition K	43L/10/10K856
Proposition K	43K/10/10L856
Proposition K – Interest and Inflation	TBD
General Fund – FY 2013/14	TBD
General Fund – FY 2014/15	TBD
Sites and Facilities	TBD
Quimby	302/89/89460K-CT
RAP Special Funds	302/89/TBD

Staff has determined that the subject project was previously evaluated for environmental impacts (Board Report No. 13-155) in accordance with California Environmental Quality Act (CEQA). A Mitigated Negative Declaration along with a Mitigation Monitoring and Reporting Plan were adopted on June 5, 2013. A Notice of Determination was filed with the Los Angeles County Clerk on June 6, 2013. No additional CEQA documentation is required.

The bid package has been reviewed and approved by the City Attorney's Office.

Council District 12 supports the recommendations set forth in this Report.

FISCAL IMPACT STATEMENT:

The construction of this project will be funded by a combination of the various funding sources listed above. There is no immediate fiscal impact to RAP's General Fund. The assessment of

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the future operations and maintenance costs have yet to be determined and will be addressed in future budget requests prior to the parks reopening to the public.

This report was prepared by Paul J. Davis, Environmental Specialist, and Cathie Santo Domingo, Superintendent, Department of Recreation and Parks, Planning, Construction and Maintenance Branch.