

**APPROVED**  
AUG 12 2015

BOARD OF RECREATION  
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 15-172

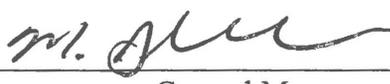
DATE August 12, 2015

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BALDWIN HILLS RECREATION CENTER – AGREEMENT WITH THE LOS ANGELES DODGERS FOUNDATION, LA84 FOUNDATION AND CAL RIPKEN SR. FOUNDATION FOR THE INSTALLATION OF UNIVERSALLY ACCESSIBLE BASEBALL FIELD IMPROVEMENTS

|            |       |             |       |
|------------|-------|-------------|-------|
| R. Barajas | _____ | *V. Israel  | _____ |
| H. Fujita  | _____ | K. Regan    | _____ |
|            |       | N. Williams | _____ |

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

Approved  \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Accept a gift consisting of universally accessible baseball field improvements at Baldwin Hills Recreation Center (Gift), totaling in value up to Six Hundred Ninety-Seven Thousand, Three Hundred Thirty-Four Dollars (\$697,334.00), from the Los Angeles Dodgers Foundation, Inc. (LADF), LA84 Foundation (LA84), Cal Ripken Sr. Foundation (CRSF), Councilmember Herb Wesson of the Tenth Council District (CD 10), and Security Benefit Life Insurance Company (Security Benefit);
2. Approve the proposed gift agreement (Agreement), substantially in the form on file in the Board Office, between the City of Los Angeles (City), LADF, LA84 and CRSF, stipulating the terms and conditions for the development and acceptance of a new, universally accessible (UA) Dodgers Dreamfield (Field) at Baldwin Hills Recreation Center, developed through monetary contributions totaling Seven Hundred Eleven Thousand, Six Hundred Two Dollars (\$711,602.00), provided through the following contributors in the respective amounts: LADF (\$347,334.00), CD 10 (\$200,000.00), LA84 (\$50,000.00), CRSF (\$50,000.00), Security Benefit (\$50,000.00), and Department of Recreation and

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-172

- Parks (RAP) (\$14,268.00), pursuant to design plans and specifications (Plans) prepared and approved by the RAP Planning, Construction, and Maintenance Branch (PCM), subject to the approval of the Mayor and the City Attorney as to form;
3. Approve the installation of proposed recognition signage in appreciation of the monetary contributions provided by LADF, LA84, CRSF, CD 10, and Security Benefit, as stated in the proposed Agreement and depicted by the approved Plans and design renderings, subject to post-development inspections by PCM;
  4. Direct the Board Secretary to transmit the proposed Agreement to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and,
  5. Authorize the Board President and Secretary to execute the Agreement, upon receipt of the necessary approvals.

SUMMARY:

The proposed agreement (Agreement) with the LADF, LA84, and CRSF, will provide a new UA baseball field at RAP's Baldwin Hills Recreation Center, located at 5401 Highlight Place, within CD 10. The Agreement sets forth the terms and conditions for the Board's acceptance of the completed field valued up to \$711,602.00, pursuant to its installation in accordance with plans, specifications, and designs prepared and approved by PCM. In addition to LADF, LA84, and CRSF, project contributors also include CD 10, Security Benefit, and RAP.

LADF and LA84 have been long-time supporters of RAP, through capital funding provided for facility improvements as well as monetary contributions to support RAP recreation programs. LADF, LA84, and RAP have successfully collaborated on several prior park improvement projects for the enhancement of sports programming and recreational opportunities for the benefit and enjoyment of the children of Los Angeles.

LADF previously contributed to the development of twenty-four (24) Dodgers Dreamfields at various RAP park sites, and has successfully completed thirty-seven (37) Dodger Dreamfields in total in the greater Los Angeles area, with the long-term goal of completing a total of fifty (50) Dodgers Dreamfields in the Los Angeles Region. CRSF has also contributed to RAP baseball

## REPORT OF GENERAL MANAGER

PG. 3

NO. 15-172

programs, primarily through donated baseball and softball equipment for the “Dodgers Reviving Baseball in Inner Cities (RBI)” program at various park sites in the Pacific Region. Although the installation of a new, UA baseball field at Baldwin Hills Recreation Center will primarily benefit the community of Baldwin Hills and youth with special needs, it will increase the total number of Dreamfields at RAP park sites to twenty-five (25) fields and will help the LADF get closer to fulfilling their Dreamfield objective throughout the Los Angeles Region.

In order to make the UA baseball field project a success through an innovative design with modern equipment and amenities, LADF agreed to provide \$347,334.00, followed by contributions from LA84 of \$50,000.00 and CRSF of \$50,000.00, as parties to the proposed Agreement. Although CD 10 and Security Benefit are not signatories to the proposed Agreement, they agreed to provide \$200,000.00 and \$50,000.00, respectively, to ensure the success of the project. In order to meet an unanticipated funding gap, RAP subsequently agreed to contribute \$14,268.00 towards the project, through funding available from RAP’s Capital Improvements Special Fund Account 302/89/704H-BH, bringing the total value of the final project to Seven Hundred Eleven Thousand, Six Hundred Two Dollars (\$711,602.00). However, pursuant to the terms and conditions of the proposed Agreement, the value of the Gift to be accepted by the Board is \$697,334.00, which does not include RAP’s contribution of \$14,268.00.

The project’s design and location within the park are shown on the Concept Plan and Overall Site Plan attached to this report as Exhibit A. A project description of improvements with estimated costs is attached accordingly as Exhibit B. Exhibit C is a rendering of the proposed video-board design and recognition signage prepared in accordance with RAP’s Sponsorship Recognition Policy and approved by PCM and RAP General Counsel from the Office of the City Attorney. The video-board and signage display the corporate logos and/or names of the donors with a message conveying RAP’s appreciation and recognizing the donors for their contributions. The UA baseball field’s scope of improvements include the installation of new rubberized surfacing, dugouts with rooftops, backstops, players benches, bat racks, black vinyl coated chain link fencing and gates, bleachers, video-board, and concrete paving. The total cost of the new field is estimated up to Seven Hundred Eleven Thousand, Six Hundred Two Dollars (\$711,602.00), which includes design preparation and project management. The donors and RAP have agreed to use any unanticipated project savings or excess project funds for additional field improvements or future programming.

## REPORT OF GENERAL MANAGER

PG. 4

NO. 15-172

As with prior RAP Dreamfields, the LADF contracted directly with Landmark Sports, Inc. (Landmark) for project management, who has worked in coordination with PCM and Pacific Region staff. Throughout the design and construction process, PCM and Region staff have provided support, direction, and guidance as necessary to ensure that the project is completed in accordance with the approved Plans and RAP standards.

The Assistant General Manager of the Operations Branch and the Superintendent of the Pacific Region are aware of the project, and each concurs with staff's recommendations pursuant to PCM's approval of a post-development inspection.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that this project consists of an Agreement between RAP, LADF, LA84 and CRSF, to install a new UA baseball field at Baldwin Hills Recreation Center. The project involves the demolition of existing game courts and installation of new accessory structures at an established public park. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1, Category 14 and Section 1k, Class 11, Category(s) 3 and 6 of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

This project will not have any fiscal impact on RAP's General Fund as project direct costs have been funded and paid primarily by the donors, through direct payments from LADF to Landmark. The source of RAP's contribution to the project in the amount of \$14,268.00 is through allocated funding from a Capital Improvements Special Account.

Future annual maintenance costs for the new UA ball field are estimated at \$12,750.00, which will be addressed by future budget requests through the annual City budget process. If specified maintenance funds for the new UA ball field are not allocated through the budget process, the UA ball field will be included in the existing Pacific Region maintenance route for Baldwin Hills Recreation Center, which could result in a reduction in the amount of core maintenance performed at other parks on existing maintenance routes.

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

Exhibit A  
Concept Plan

**SCOPE OF WORK:**

1. DEMO AND REMOVE APPROX. 16,720 SQ. FT. OF EXISTING ASPHALT PAVING PER SPECS.
2. DEMO AND REMOVE APPROX. 122' OF EXISTING 8' HIGH TUBULAR STEEL FENCING AND CONCRETE CURB AND FOOTINGS.
3. DEMO AND REMOVE EXISTING ELEMENTARY SCHOOL 1 BASKETBALL COURT, 1 HANDBALL COURT WALL, AND 2 VOLLEYBALL COURTS. DODGERS FOUNDATION TO RELOCATE AND INSTALL NEW BASKETBALL, NEW HANDBALL AND NEW VOLLEYBALL COURTS.
4. INSTALL NEW RUBBERIZED SURFACING UNIVERSAL BALLFIELD OVER NEW ASPHALT PAVING INCLUDING DUGOUTS WITH ROOF, BACKSTOPS, PLAYERS BENCH, BAT RACKS AND BLACK VINYL COATED CHAIN LINK FENCING AND GATES.
5. INSTALL 8' HIGH NEW TUBULAR STEEL FENCING AND GATES.
6. INSTALL BLEACHERS.
7. INSTALL SCOREBOARD.
8. INSTALL CONCRETE PAVING.
9. INSTALL SHADE STRUCTURE.



**BALDWIN HILLS RECREATION CENTER  
 CONCEPTUAL SITE PLAN**

3-4-15  
 MWL

**CITY OF LOS ANGELES  
 DEPT. OF RECREATION AND PARKS**

Overall Site Plan



**BALDWIN HILLS RECREATION CENTER  
 UNIVERSAL BALLFIELD OVERALL SITE PLAN**

3-4-15  
 MWL

**CITY OF LOS ANGELES  
 DEPT. OF RECREATION AND PARKS**

**Dodgers Dream Field  
at Baldwin Hills Recreation Center**

Preliminary Cost Estimate

6/10/2015

New Budget  
5/13/15

|   |                  |              |                  |
|---|------------------|--------------|------------------|
| Design Work   |                  | \$3,000.00   |                  |
| Management  |                  | \$15,000.00  |                  |
| General Conditions                                      |                  | \$74,410.00  |                  |
| Demo Fence and Sports Court                             |                  | \$51,738.00  |                  |
| Site Drainage Allowance                                 |                  | \$25,115.00  |                  |
| Rough Grading   |                  | \$18,000.00  |                  |
| Concrete sidewalks                                      |                  | \$29,111.00  |                  |
| Lawn Restoration (grade, sod)                           |                  | \$13,020.00  |                  |
| Parking Lot striping                                    |                  | \$1,100.00   |                  |
| Laser Grading for Subgrade Establishment                |                  | \$2,327.00   |                  |
| Base Layer - 6" depth                                   |                  | \$14,813.00  |                  |
| Asphalt Layer - 3.5" depth                              |                  | \$0.00       |                  |
| Artificial Turf   |                  | \$70,357.00  |                  |
| Turf infill, glue and install                           |                  | \$27,347.00  |                  |
| Concrete Dugout Slabs                                   |                  | \$5,145.00   |                  |
| Concrete mow strip at fence                             |                  | \$15,314.00  |                  |
| Widen Concrete mow strip at asphalt                     |                  | \$2,880.00   |                  |
| Stablized Decomposed Granite                            |                  | \$11,823.00  |                  |
| Relocate courts   |                  | \$2,750.00   |                  |
| Dugouts   |                  | \$0.00       |                  |
| Players Benches   |                  | \$1,000.00   |                  |
| Bat Rack  |                  | \$0.00       |                  |
| Fencing and Backstop                                    |                  | \$0.00       |                  |
| Bleachers   |                  | \$3,547.00   |                  |
| Foul Poles  |                  | \$0.00       |                  |
| Builder's Risk Insurance                                |                  | \$392.00     |                  |
| Donor Recognition                                       |                  | \$2,500.00   |                  |
| DIRECT/IN-DIRECT COSTS FOR CRSF PROJECT MANAGEMENT      |                  | \$19,265.69  |                  |
| Security Fencing  |                  | \$1,672.00   |                  |
| Install of Video Board including posts and installation |                  | \$5,945.00   |                  |
| Video board   |                  | \$25,483.71  |                  |
| Signage   |                  | \$5,850.00   |                  |
| Lighting Overage for City                               |                  | \$14,267.00  |                  |
| Dedication Day Expenses, Alumni etc.                    |                  | \$2,200.00   |                  |
| Contingency   |                  | \$7,461.60   |                  |
| Management  |                  | \$22,500.00  |                  |
| Expenses  |                  | \$2,000.00   |                  |
|   |                  |              | \$497,334.00     |
| Lighting  |                  | \$97,350.00  |                  |
| Fencing and Waterline                                   |                  | \$131,185.00 |                  |
| Credit from DDF   |                  | -\$14,267.00 |                  |
| New 8' x8' x20' equipment storage container             | NOT IN SCOPE NOW | \$0.00       |                  |
| 2- 20' Flag Poles                                       | NOT IN SCOPE NOW | \$0.00       |                  |
|   |                  |              | \$214,268.00     |
| <b>Total</b>  |                  |              | <b>\$711,602</b> |

Yellow is Cal Ripken Senior Foundation Scope of work

