

APPROVED

REPORT OF GENERAL MANAGER

NO. 15-057

APR 01 2015

DATE March 19, 2015

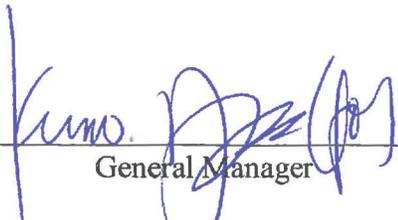
BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BALDWIN HILLS RECREATION CENTER – INSTALLATION OF A UNIVERSALLY ACCESSIBLE BALL FIELD DONATED BY THE LOS ANGELES DODGERS FOUNDATION, LA84 FOUNDATION AND CAL RIPKEN SR. FOUNDATION

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



 General Manager

Approved as amended see attached

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the proposed project funded by The Los Angeles Dodgers Foundation, Inc. (LADF), LA84 Foundation (LA84), and Cal Ripken Sr. Foundation (CRSF), consisting of the development of a new, universally accessible “Dodgers Dreamfield” (Improvements), estimated in value up to Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00), to be installed at Baldwin Hills Recreation Center; and,
2. Authorize the Planning, Construction and Maintenance Branch (PCM) to issue a Right Of Entry (ROE) permit to LADF and their contractor Landmark Sports, allowing their access to the project location to construct the Improvements.

SUMMARY:

Baldwin Hills Recreation Center is located at 5401 Highlight Place, Los Angeles, California 90016, within Council District 10. The recreation center is highly utilized by the community and provides a variety of services such as baseball, softball and classroom activities.

LADF, LA84 and CRSF, collectively “Donors”, have proposed to fund the design and construction of a new universally accessible Dodgers Dreamfield (New Field) at the Department of Recreation and Parks’ (RAP) Baldwin Hills Recreation Center, estimated in value up to \$450,000.00, and provided at no direct cost to the City. The proposed New Field will be constructed on a portion of existing park space and a portion of asphalt play area allocated to the Los Angeles Unified School District (LAUSD) under an existing Joint Use Agreement (JUA)

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executed on November 1, 2006 and due to expire in 2016. Subsequent to successful discussion with LAUSD regarding the proposed New Field and a required reduction in the amount of asphalt play area allocated to LAUSD under the JUA, a proposed amendment to the JUA has been submitted for the Board's consideration under a separate report. With the Board's approval, the proposed amendment will extend the JUA term for an additional ten (10) years and reduce the size of the asphalt play area allocated to LAUSD by 16,720 square feet, which has been incorporated into the design of the New Field, as illustrated by Exhibit's A and B.

In accordance with plans, specifications, and designs approved by PCM, the project scope of work includes:

- Demolition and removal of existing asphalt paving;
- Demolition and removal of 172' length of existing 8' high tubular steel fencing and concrete curb footings;
- Demolition, or removal and possible relocation, of existing recreational facilities consisting of one basketball court, one handball court and two volleyball courts;
- Installation of new rubberized surfacing over new asphalt paving for the universal ball field, plus installation of dugouts with roof, backstops, players bench, bat racks and black vinyl coated chain link fencing gates;
- Installation of new 8' high tubular steel fencing and gates;
- Installation of bleachers;
- Installation of a modern, electronic scoreboard; and
- Installation of concrete paving.

Additive Alternate: Installation of shade structures, lighting, and the relocation of basketball court, contingent upon available funding.

The project will also include donor recognition, in accordance with the RAP Sponsorship Recognition Policy, through logo placement on the scoreboard in a similar, if not identical, design used at other RAP Dreamfield projects. There will also be recognition signage displaying the corporate logos and/or names of the Donors, with a message thanking, acknowledging, and/or recognizing the Donors for their contributions.

Pursuant to the terms and conditions of a future gift Agreement, LADF will contribute Three Hundred Fifty Thousand Dollars (\$350,000.00); LA84 will contribute Fifty Thousand Dollars

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(\$50,000.00); and CRSF will contribute Fifty Thousand Dollars (\$50,000.00). The installation of the Improvements will be managed by LADF's contractor, Landmark Sports (LandMark), in coordination with PCM. All project related invoice payments to Landmark will be paid directly by the LADF.

The Donors' desire to complete the project in time for the 2015 Summer Special Olympics which are scheduled to occur July 25th through August 2nd. PCM will issue Landmark and their sub-contractors a ROE Permit authorizing their access to the project site commencing April, 2015, and anticipated completion by mid-July. All work authorized by the ROE will be performed in accordance with RAP approved plans and specifications. When completed, and contingent upon a completion of a post-project inspection by PCM, the final project will be presented to the Board for acceptance through a future gift agreement between the City of Los Angeles and LADF.

During installation of the proposed Improvements, PCM and RAP Region staff will be on-site as appropriate to provide support, direction, and guidance, as necessary to ensure that the project is completed in accordance with RAP standards and policies. Due to ongoing discussions among the parties, lack of necessary time to complete legal reviews, and the unavailability of certain information necessary to complete a gift agreement, such as scoreboard and recognition signage renderings, the gift agreement for the Board's acceptance of the project will be brought before the Board for approval at a later date.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that this project consists of an agreement between RAP, LA84, LADF, and CRSF, to accept a new universally accessible ball 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.

The Assistant General Manager of the Operations Branch and the Superintendent of the Pacific Region are aware of the project, and each supports the project and concurs with staff's recommendations pursuant to PCM's approval of the project plans and specifications, in accordance with the concept plan site plan and overall site plan attached here as Exhibits A and B, respectively.

FISCAL IMPACT STATEMENT:

This project will not have any fiscal impact on RAP's General Fund as project direct costs will be funded and paid by the Donors, through direct payments from LADF to LandMark. Future maintenance costs for the Improvements are estimated at \$12,750.00 annually, which will be

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addressed through future budget requests through the annual City budget process. If specified maintenance funds for the Improvements are not allocated through the budget process, the Improvements will be included in the existing Pacific Region maintenance route for the park, which could result in a reduction in the amount of core maintenance performed at other parks on existing maintenance routes.

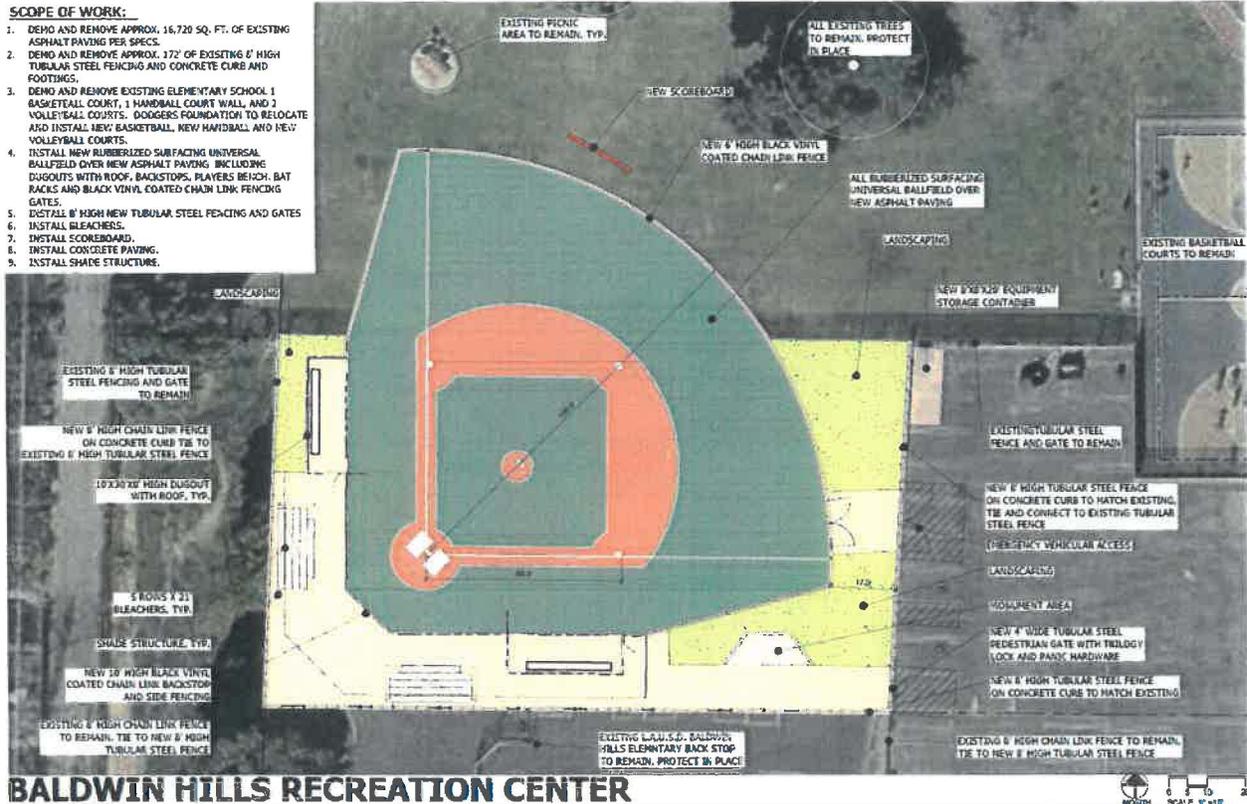
This report was prepared by Joel Alvarez, Senior Management Analyst, and Chinyere Stoneham, Senior Recreation Director II, Partnership Division.

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. 372' OF EXISTING 6' 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. DOGGERS 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 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

CITY OF LOS ANGELES
DEPT. OF RECREATION AND PARKS

3-4-15
MWL

Exhibit B
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**



EXCERPT FROM THE MINUTES OF THE REGULAR MEETING
BOARD OF RECREATION AND PARK COMMISSIONERS
April 1, 2015

15-057

BALDWIN HILLS RECREATION CENTER – INSTALLATION OF
A UNIVERSALLY ACCESSIBLE BALL FIELD DONATED BY THE
LOS ANGELES DODGERS FOUNDATION, LA84 FOUNDATION
AND CAL RIPKEN SR. FOUNDATION

Joel Alvarez, Senior Management Analyst II, made the following amendments to the report with additions identified with underlined text and deletions identified with strikethrough text:

Title:

BALDWIN HILLS RECREATION CENTER – INSTALLATION OF A UNIVERSALLY
ACCESSIBLE BALL FIELD DONATED BY THE LOS ANGELES DODGERS FOUNDATION,
OFFICE OF COUNCILMEMBER HERB WESSON OF THE TENTH COUNCIL DISTRICT, LA84
FOUNDATION, AND CAL RIPKIN SR FOUNDATION, AND SECURITY BENEFIT, AND
SECURITY BENEFIT

Recommendation No. 1:

“Approve the proposed project funded by The Los Angeles Dodgers Foundation, Inc. (LADF), Office of Councilmember Herb Wesson of the Tenth Council District (CD-10), LA84 Foundation (LA84), Cal Ripkin Sr. Foundation (CRSF), and Security Benefit, consisting of the development of a new, universally accessible “Dodgers Dreamfield” (Improvements), estimated in value up to ~~Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00)~~ Six Hundred Fourteen Thousand, Eight Hundred Sixty Dollars (\$614,860.00), to be installed at Baldwin Hills Recreation Center; and,”

Summary:

The estimated value of \$450,000.00 listed in the first sentence of the second paragraph on page 1 of the report was replaced with \$614,860.00.

The contribution amount of \$350,000.00 listed in the last paragraph on page 2 of the report was replaced with \$300,000.00.

The first paragraph on page 3 was amended as follows:

“(\$50,000.00); and CRSF will contribute Fifty Thousand Dollars (\$50,000.00), Office of Council District 10 will provide Two Hundred Thousand Dollars (\$200,000.00), and Security Benefit will contribute Fifty Thousand Dollars (\$50,000.00).”