

REPORT OF GENERAL MANAGER

NO. 15-223

DATE November 04, 2015

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RUNYON CANYON PARK – CONDITIONAL PROJECT APPROVAL FOR THE REFURBISHMENT OF AN EXISTING CONCRETE COURT; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

R. Barajas
H. Fujita
*V. Israel



K. Regan _____
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the proposed project to refurbish the existing concrete court (Court) at Runyon Canyon Park (Park);
2. Approve the inclusion of the Donor's corporate logo on the Court, and the installation of recognition signage as described and illustrated in the Summary of this Report, in accordance with the Department of Recreation and Parks (RAP) Sponsorship Recognition Policy;
3. Authorize Staff to issue a temporary, revocable Right Of Entry Permit (ROE) to Friends of Runyon Canyon Foundation (FORC) and their general contractor, B&H Holdings, LLC, dba, Digital Interiors (Contractor), authorizing access to the Court for the installation of the Court Improvements, conditioned upon the Contractor providing RAP's Planning, Construction, and Maintenance Branch (PCM) with proof of all required project approvals, including but not limited to, Building & Safety plan-check approvals and applicable permits; and,
4. Find that the project is exempt from the California Environmental Quality Act.

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SUMMARY:

In July of 2014, RAP received an unsolicited proposal from Mr. Neima Khaila, CEO of Pink Dolphin Clothing, LLC (Donor), a Southern California based clothing manufacturer and distributor with retail stores in Los Angeles and San Francisco, for the proposed refurbishment of the existing concrete court (Court) at Runyon Canyon Park (Park) as an outdoor basketball court, at no cost to the City of Los Angeles (City). The Park, located at 2000 N. Fuller Avenue, Los Angeles 90046, in the community of Hollywood, is an un-staffed, 136.76 acre rural, park with a 90 acre off-leash dog park, an open space turf-area, and hiking trails.

The subject concrete court was not constructed by the City or RAP, but rather was developed by one of the private property owners, and used as a tennis court. In 1984, the property was acquired by the Santa Monica Mountains Conservancy and the City for park purposes.

Following RAP's receipt of the Donor's proposal, staff initiated discussions with the Fourth Council District office (CD-4), and the Friends of Runyon Canyon Foundation (FORC) who presently have a Memorandum of Understanding (MOU) with RAP for fundraising, project proposals, and community surveys. Staff received positive support from FORC and the current and prior CD-4 administration. This was followed by the Partnership Division and the Planning, Construction and Maintenance Branch (PCM) having discussions with FORC, the Donor, and the Donor's geo-technical consultant and design consultant, regarding project design, logistics and planning. Upon determining that the project would be feasible, the proposed project was presented to the Board's Facility Maintenance and Repair Task Force on March 4, 2015, which also generated positive feedback and support for further evaluation.

The proposed Court refurbishment includes the replacement of an existing retaining wall which is currently leaning and failing, leveling and resurfacing of the concrete court with non-slip material and court lines; demolition and removal of existing, fallen chain-link fencing, replacement of fencing with the installation of new ten (10) foot high, coated fencing around the perimeter of the Court; installation of basketball equipment consisting of two (2) eight (8) inch (7 gauge) regulation height poles with overhang fixtures, tempered-glass backboards and heavy duty goals; installation of a new drinking fountain with related plumbing and connections which will serve both people and dogs; all collectively referred to in this report as "Court Improvements" and valued up to approximately \$252,708.00. The proposed Court Improvements described by the project specifications, dated July 28, 2015, and attached to this report as Exhibit A, are to be installed at no direct cost to the City, pursuant to Plans approved by PCM, and funded by the Donor. The value of the Donor's donation to FORC includes the cost of the drinking fountain which is \$9,800.00. The funding to purchase the drinking fountain is being provided to the Donor by AQUAhydrate, Inc. ("Aquahydrate"). Aquahydrate is a Los Angeles based health & fitness company that produces an alkaline and electrolyte mineral water

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product. Aquahydrate's contribution to the proposed project was made possible through the Donor's working relationship with Aquahydrate.

In addition to the proposed Court Improvements, the Donor has also offered to provide RAP with maintenance funding on an annual basis for a period of ten (10) years, in an amount to be determined by RAP Maintenance staff. The terms and conditions under which the maintenance funds will be provided to RAP will be stipulated in a maintenance agreement between RAP and the Donor, subject to the approval of the Board. RAP Maintenance staff are supportive of this offer, as the proposed maintenance funds will help to ensure the continued upkeep of the Court Improvements.

To convey RAP's appreciation for the Donor's contribution and proposed future support of the Court through annual maintenance funds, staff recommends that the Pink Dolphin corporate logo be authorized to be included on the Court, and that appropriate recognition signage be included as part of the Court's design in appreciation of Pink Dolphin and Aquahydrate; in accordance with the RAP Sponsorship Recognition Policy which allows for the placement of sponsor logos at center-court. Attached as Exhibit B is a Concept Design Rendering illustrating the proposed Court Improvements, and attached as Exhibit C are the proposed the sponsorship recognition signs in accordance with the RAP Sponsorship Recognition Policy, recognizing the Donor and Aquahydrate for their project contributions.

As part of RAP's due diligence in further evaluating the proposed project's feasibility, staff requested that the Donor contract the services of a certified geotechnical consultant at the Donor's sole expense, to perform a geo-technical soils study and report for the retaining wall portion of the project. The report was performed and completed in May 2015, and reviewed by PCM. The Geology and Soils Report was approved by the Department of Building and Safety Grading Division, with a copy of the report approval letter (dated July 20, 2015) and full report subsequently provided to PCM for review and consideration.

With the Board's approval of the project as described in this Report, FORC will proceed to contract directly with B&H Holdings, LLC, dba "Digital Interiors" (Contractor) for the implementation of the Court Improvements and making invoice payments directly to the Contractor with funds provided by the Donor's charitable contribution. The project will commence in coordination with, and under the oversight of PCM, contingent upon Contractor securing all necessary project approvals and permits. Upon PCM's receipt of Contractor's proof of such approvals and/or permits, RAP will issue a Right of Entry Permit (ROE) to FORC and the Contractor, stipulating the requirements and instructions, including hours of operation, insurance, and indemnification of the City, for Contractor's access to the Court and certain areas of the Park required for ingress-egress and staging (See project area attached as Exhibit D). The ROE will stipulate that any project change-orders will require review and approval by PCM prior to implementation, and any funding shortfalls shall be the responsibility of the Donor. Following

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the completion of the Court Improvements, PCM shall perform a post-development inspection to ensure the acceptability of the completed Court Improvements. Upon confirmation from PCM that the Court Improvements were satisfactorily completed, a gift agreement (Agreement) will be provided for the Board's approval and acceptance of the completed project will be requested.

ENVIRONMENTAL IMPACT STATEMENT:

The proposed Court Improvements at Runyon Canyon Park will consist of the repair and replacement of the existing concrete court, installation of basketball improvements and ancillary park amenities through a charitable donation from a Donor. Therefore, the project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1(y), Class 11, Category(s) 3 and 6 of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The proposed project has no fiscal impact to the RAP General Fund, as the Court Improvements will be constructed and installed through a charitable contribution from Pink Dolphin Clothing, LLC, referred to herein as "Donor". The future maintenance of the Court Improvements will be addressed through a Donor proposed ten (10) year maintenance agreement, subject to mutually acceptable terms between RAP and the Donor, and subject to the Board's approval.

This Report was prepared by Joel Alvarez, Senior Management Analyst II, Partnership Division.

Exhibit A

Project Proposal and Specifications

Runyon Canyon Basketball Facility

Pink Dolphin



Presented By:



Digital Interiors- Contractors License # 968742

-Insurance & Workmans Compensation Information Available Upon Request-

16135 Wyandotte St.
Van Nuys, CA 91406 USA
818.475.7675

www.digitalinteriors.com

Modified: 7/28/2015

Revision: 0

System Summary

Plans and Permitting	\$27,000.00
Retaining Wall	\$122,534.24
Fencing	\$27,240.10
Surfacing	\$36,098.90
Equipment	\$5,998.00
Labor	\$23,436.20
Plumbing	\$9,800.00
Grand Total:	\$252,107.44

Plans and Permitting

Basketball Facility



1	Digital Interiors Construction- Renderings/Plans/Permits	\$27,000.00
	Plans and Renderings Engineering- Site Survey, Soil Inspection, Geological Survey Permitting and Inspections	

Basketball Facility Total:	<u>\$27,000.00</u>
Plans and Permitting Total:	<u>\$27,000.00</u>

Retaining Wall

Basketball Facility



1	Digital Interiors Construction-Demolition Removal of Existing Retaining Wall - Excavation - Dump Truck Rental Required	\$24,525.99
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1	Digital Interiors Retaining Wall Installation of New Retaining Wall	\$98,008.25
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Basketball Facility Total: \$122,534.24

Retaining Wall Total: \$122,534.24

Fencing

Basketball Facility



1	Digital Interiors Fencing/walls Installation of 10' Chain Link Fencing for the Perimeter of the Facility. *****See Project Specs Document	\$27,240.10
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Basketball Facility Total: \$27,240.10

Fencing Total: \$27,240.10

Digital Interiors Fencing/walls

Chain Link Fencing is coated in PermaCoat Powder Coating.

The base coat is an epoxy moisture barrier which is thermally renowned for its outstanding corrosion resistance. The polyester top coat with enhanced UV resistance for maintenance-free enjoyment. Available in Black and Green. Prevents cracking peeling, chipping and corroding.

Surfacing

Basketball Facility



1	Digital Interiors Black Top with Custom Paint	\$36,098.90
	Prepare Space for Blacktop: Excavation. Leveling, Framing	
	Installation of Blacktop	
	Custom Paint of Basket Ball Court with Custom Pink Dolphin Logos	
	Slip Resistant Paint	
	*****See Project Specs Document	

Basketball Facility Total: \$36,098.90

Surfacing Total: \$36,098.90

Advanced Basketball and Sport surface systems for indoor and outdoor athletic facilities

Acrylotex is a high performance **basketball court** and sport surface system made for both indoor and outdoor use. Incorporating years of sports surface manufacturing and field experience with the most recent advancements in material technology to ensure a safe and comfortable surface, Acrylotex is ideal for both competitive basketball and multi-sport courts as well as outdoor courts.

Acrylotex's textured surface designs deliver unparalleled grip performance in game play, allowing greater control and safety when jumping and turning in close proximity.

ACRYLOTEX LA - Standard texture court surface

Basketball requires excellent slip resistance and durability in high traffic areas. The finer texture provides great surface traction for superior control and pliability. System components include:

- Standard Surface preparations
- Acrylotex MA - to provide a uniform underlayment and application
- Acrylotex LA - a highly pigmented, UV resistant coating incorporated with a fine textured finish.

Ideal for both indoors or outdoors court surfaces.

Equipment

Basketball Facility



2	Digital Interiors Basketball Goal	\$5,998.00
	Regulation-sized tempered glass backboard - Same exact piece of glass used all the way up to the NBA level.	
	Rigid 8" pole - A massive one-piece 7 ga. square pole is unsurpassed!	
	Regulation overhang - The beefy 5' overhang allows for regulation play and keeps the pole out of play.	
	Safe - Includes high-quality pole & gusset safety padding. *****See Project Specs Document	

Basketball Facility Total: \$5,998.00

Equipment Total: \$5,998.00

Bring an authentic arena feel to the backyard with the Spalding® 72" Glass Arena View H Series Basketball Hoop. An H-frame bracket securely holds the steel framed tempered glass backboard in place for a stable surface with superior rebounding. An ergonomically designed right angle U-Turn Pro system allows for simple height adjustment and welded gussets and an anchor bolt mounting system ensure your system will stay safely in place.

FEATURES:

- Backboard dimensions: 72" width x 42" height x .375" depth
- 1" x 2" steel framed tempered glass backboard
- H-frame board bracket for improved stability
- Superior rebound
- Pro style extruded aluminum trim
- Authentic arena view main court backstop look with 4 corner Z-Arm mount
- Competition style 4" x 5" rim with residential positive lock residential breakaway rim
- Heavy duty wraparound support with continuous ram
- Ergonomically designed right angle U-Turn Pro system easily adjusts rim from 7' to 10'
- Interior safety stop prevents board from being lowered below 6' 6"
- Crank handle can be removed to prevent tampering
- 1-piece, 6" square pole made of 0.1875" steel
- Premium pole pad included
- Spalding

Plumbing

Basketball Facility

1	Digital Interiors Custom Fountain Water Drinking Fountain to be purchased by Pink Dolphin. - Plumbing and Integration to be performed by Digital Interiors *****See Project Specs Document	\$9,800.00
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Basketball Facility Total:	\$9,800.00
Plumbing Total:	\$9,800.00

Miscellaneous Items:

1	Discount Custom Drinking Fountain - Gift Value	(\$9,800.00)	(\$9,800.00)
Miscellaneous Items Total:			(\$9,800.00)

Outdoor tubular pedestal bottle filler ideal for parks and recreational areas. Powder-coated exterior over a corrosion-resistant primary coating to provide protection from the elements.

Finish	Powder Coat (16 Color Options)
Features	Heavy Duty Vandal-Resistant
Power	No Electrical Required
Bubbler Style	Vandal-Resistant
Mounting Option	Floor Mount/Freestanding
Chilling Option	Non-refrigerated
Installation Location	OUTDOOR
No. of Stations	Two Station
Bottle Filling Station Dimensions	
	L: 26"
	W: 31"
	H: 64"
Shipping Weight	205 lbs
Product Compliance	<ul style="list-style-type: none"> • ADA • UL 399 • NSF 61 • NSF 372 (lead free) • CAN/CSA 22.2 120 • Buy American Act • ASME A112.19.3/CSA B45.4

Plumbing Line Installation to follow Park's and Recreational Guidelines.



Digital Interiors- Contractors License # 968742

Project Summary

Equipment:	\$228,671.24
Labor:	\$23,436.20
Sales Tax:	\$3,788.72
Misc. Items:	(\$9,800.00)
Grand Total:	\$246,096.16

Exhibit B
Concept Design Rendering



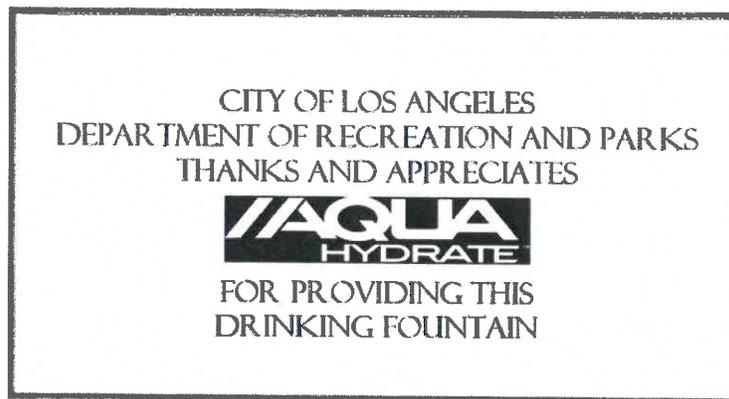
Note: See Exhibit C for Drinking Fountain Recognition Signage detail.

Exhibit C

Recognition Signage



- **Recognition Plaque Dimensions: 6" x 14"**



- **Drinking Fountain Recognition Signage Dimensions: Approx. 6" x 8"**

Exhibit D

Runyon Canyon Court Aerial Site Map,
Retaining Wall, and Existing Fencing



Tennis Court

