

APPROVED
FEB 06 2020

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 20-027

DATE February 6, 2020

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN PARK RECREATION CENTER – SPORTS FIELD LIGHTING (PRJ21342) PROJECT – COMMITMENT OF PARK FEES; PROJECT APPROVAL AND AGREEMENT WITH THE LOS ANGELES DODGERS FOUNDATION FOR THE ACCEPTANCE OF DREAMFIELD IMPROVEMENTS TO EXISTING BASEBALL FIELDS; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [MINOR EXTERIOR ALTERATIONS OF EXISTING PUBLIC STRUCTURES], CLASS 1(12) [OUTDOOR LIGHTING FOR SECURITY AND OPERATIONS], CLASS 4(1) [GRADING ON LAND WITH LESS THAN 10% SLOPE], CLASS 11(1) [ON PREMISE SIGN] AND CLASS 11(6) [PLACEMENT OF ACCESSORY STRUCTURES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15304(a) AND 15311(a) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	V. Israel	_____
R. Barajas	_____	S. Pina-Cortez	_____
H. Fujita	_____	* N. Williams	<u>NDW</u>

Neil Denise Williams

General Manager

Approved X Disapproved _____ Withdrawn _____
With Amendments

RECOMMENDATIONS

1. Approve a proposed project consisting of the redevelopment of two baseball fields, upgrades to existing sports field lighting, and installation of new sports field lighting poles and fixtures at Lincoln Park Recreation Center, with the redevelopment of the two baseball fields to be funded through a donation from the Los Angeles Dodgers Foundation, Inc. (LADF);
2. Approve the proposed agreement included with this Report as Attachment 1 (Agreement), and accept the associated gift from LADF, consisting of various ball field improvements with an estimated value up to Eight Hundred Fifteen Thousand Dollars (\$815,000.00), provided through a charitable donation from Major League Baseball (MLB) to LADF, to redevelop the existing two baseball fields at Lincoln Park Recreation Center into "Dodgers Dreamfields" (LADF Project), subject to the approval of the City Attorney as to form;

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- 3. Approve the installation of recognition signage in appreciation of the gift contributions from the LADF and MLB for the LADF Project, in the form and manner as set forth in Exhibit C of the the proposed Agreement;
- 4. Take the following actions regarding the proposed Lincoln Park Recreation Center – Sports Field Lighting (PRJ21342) Project (RAP Project, and along with the LADF Project, collectively the “Project”);
 - A. Approve the scope of work for the proposed Project, as described in the Summary of this Report;
 - B. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of Five Hundred and Fifty Thousand Dollars (\$550,000.00) in Park Fees, for the proposed RAP Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT062781

- C. Determine that the proposed Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 1(1) [Minor exterior alterations of existing public structures], Class 1(12) [Outdoor lighting for security and operations], Class 4(1) [Grading on land with less than 10% slope], Class 11(1) [On premise sign] and Class 11(6) [Placement of accessory structures] of City CEQA Guidelines and Article 19, Sections 15301(a), 15304(a) and 15311(a) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE);
 - D. Authorize RAP’s Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
- 5. Direct the Board of Recreation and Park Commissioners (Board) Secretary to transmit the proposed Agreement to the City Attorney for review and approval as to form;
- 6. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals; ~~and~~,
- 7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report; **and**

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8. Authorize RAP staff to approve changes to Section 11 (Indemnification/Hold Harmless) of the Agreement, subject to approval by RAP's Risk Manager

SUMMARY

The Los Angeles Dodgers Foundation (LADF) has been a long-time supporter of RAP for many years, and has been instrumental in garnering additional support from various funding sources through their business relationships and affiliations, such as with Major League Baseball (MLB), providing RAP with much needed capital funding for facility improvements and monetary contributions in support of RAP recreation programs.

LADF, with funding provided by MLB, has committed to fund ball field improvements valued at up to Eight Hundred Fifteen Thousand Dollars (\$815,000.00) for the LADF Project at Lincoln Park Recreation Center, located at 3501 Valley Boulevard, Los Angeles 90031.

Since 2003, with the very first Dreamfield being developed at Algin Sutton Recreation Center, LADF has created 26 Dreamfields at 22 RAP park sites. In total and including developments at Los Angeles County and neighboring city parks, LADF has successfully completed their goal of developing at least fifty (50) Dreamfields in the greater Los Angeles area. The creation of two (2) new Dreamfields at Lincoln Park will take the total to 28 Dreamfields at 23 RAP Parks.

The proposed Project and proposed gift agreement (Agreement) will provide the community with two enhanced ballfields which will not only improve the experience for players using the fields, but will also contribute to community's pride in itself and the park. The proposed Agreement memorializes the terms and conditions for the installation of the field improvements pursuant to plans and specifications approved by the Planning, Maintenance, and Construction Branch (PMC), and the Board's acceptance of the completed improvements as a Gift to the City of Los Angeles. A Site Map and the Scope of Work for the Project is included in the Agreement as Exhibits A and B, respectively. Also included in the Agreement as Exhibit C, are renderings of the proposed scoreboard design and recognition signage to be displayed at the fields, to recognize and acknowledge the monetary contributions provided by MLB, in accordance with the RAP Sponsorship Recognition Policy. RAP staff recommends that the Board approve the proposed recognition signage for the location. The proposed recognition signage also indicates possible placement of additional sponsor recognition in the future. This has been added for reference purposes only to indicate where additional sponsor recognition may be located on the signage in the future if additional sponsor recognition is requested by LADF. If LADF requests the addition of additional sponsors for recognition in the future, staff will return to the Board for approval of the additional recognition at that time with renderings of the additional sponsor recognition and the placement of the additional recognition on the existing signage. Any other

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proposed modifications to the recognition signage from what is set forth in Exhibit C of the Agreement shall also require prior approval by RAP staff and the Board before implementation.

The scope of work for the LADF Project consists of various field improvements such as, but not limited to, soil and turf treatment, grading, soil amendments and compaction, irrigation, sod installation, infield mix, batter's box and pitching area clay, infield fixtures and conditioner, backstop padding, dugouts, bleachers, drive gates, and drinking fountain, as more fully described for the project in the Agreement. RAP will perform field lighting enhancements as part of the RAP Project through available Park Fees funding at Lincoln Park Recreation Center, subject to the Board's approval under this Report. Two lighting poles will be added for the larger field, and the smaller field which is currently not lit will have a complete lighting system installed.

The LADF Project will be managed by Landmark Construction Solutions, Inc. (Landmark), LADF's selected contractor, and performed by their contractors under the authority of a right of entry permit (ROE) issued by PMC to Landmark. These LADF improvements will be performed in coordination with PMC staff. RAP will oversee the performance of the RAP Project, which will be performed by one or more existing, on-call contractors already under contract with RAP.

In order to have the Project completed in time for the MLB All-Star game on July 14, 2020, Project work must begin by mid-February 2020. Field dedications are tentatively scheduled for July 2020.

Lincoln Park Recreation Center – Sports Field Lighting (PRJ21342) Project (RAP Project)

Lincoln Park is located at 3501 Valley Boulevard in the Lincoln Heights community of the City. This 42.81-acre park provides a lake, a recreation center, picnic areas, play areas, tennis courts, and a swimming pool for the surrounding community. Approximately Nine Thousand Four Hundred Twenty-Eight (9,428) City residents live within a one half (1/2) mile walking distance of Lincoln Park. Due to the facilities, features, programs, and services it provides, Lincoln Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Project Scope

The RAP Project includes upgrades to existing sports field lighting and installation of new sports field lighting.

Project Funding

Upon approval of this Report, Five Hundred Fifty Thousand Dollars (\$550,000.00) in Park Fees can be committed to the RAP Project.

These Park Fees were collected within five (5) miles of Lincoln Park Recreation Center, which is the standard distance for the commitment of the Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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Funding Source Matrix

Source	Fund/Dept/Acct	Work Order	Amount	Percentage
Park Fees	302/89/89716H	QT062781	\$550,000.00	100%
Total			\$550,000.00	100%

Project Construction

RAP Staff has determined that sufficient funding has been identified and construction of the RAP Project is anticipated to begin in February 2020.

TREES AND SHADE

The approval of this proposed Project will include the removal of three (3) small Magnolia trees at Lincoln Park Recreation Center, one of which is dead. RAP shall replace the removed trees with six (6) new 24” box tree plantings, the type, size, quantity, and location to be determined by RAP’s Forestry Division.

ENVIRONMENTAL IMPACT

The proposed Project consists of the LADF Project and the RAP Project, which includes the refurbishment of two existing baseball fields, installation of new lighting, grading of the existing turf and field and placement of new signs as well as placement of accessory structures. As such, staff recommends the Board determines that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(12), Class 4(1), Class 11(1) and Class 11(6) of City CEQA Guidelines, as well as Article 19, Section 15301(a), 15304(a) and 15311(a) of California CEQA Guidelines. An NOE will be filed with the Los Angeles County Clerk upon Board approval.

FISCAL IMPACT STATEMENT

The LADF Project will be funded by Major League Baseball through LADF. The RAP Project is being funded through available Park Fees funding. Future maintenance costs for the fields will continue under the existing maintenance budget allocation for both facilities, as the improvements consist of enhancements and upgrades to existing ball field facilities. Should additional maintenance funding be deemed necessary in the future, it’s anticipated that any requested increase through the City budget process would be nominal. If specified maintenance funds for the improved fields are not allocated through the budget process, the improvements will be included in the existing Metro Region maintenance route for the park.

The approval of the proposed Agreement and the commitment of Park Fees will have no fiscal impact on RAP’s General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or

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funding sources other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: All parks are safe and welcoming

Result: The upgrade to existing lighting and installation of new sports field lighting will enhance the park users' experience.

This report was prepared by Joel Alvarez, Senior Management Analyst II, and Raymond Chang, Management Analyst, Partnership Section.

LIST OF ATTACHMENTS

1. Proposed Agreement

**AGREEMENT
BETWEEN
THE CITY OF LOS ANGELES
AND
THE LOS ANGELES DODGERS FOUNDATION
FOR THE INSTALLATION OF BASEBALL FIELD IMPROVEMENTS
AT LINCOLN PARK RECREATION CENTER**

THIS AGREEMENT (“AGREEMENT”) is entered into this ___ day of _____, 2020 (the “EFFECTIVE DATE”), by and between the City of Los Angeles, a municipal corporation acting by and through its Board of Recreation and Park Commissioners (collectively, “CITY”), and The Los Angeles Dodgers Foundation, a California nonprofit public benefit corporation (“LADF”), for the installation of softball and baseball field improvements at Lincoln Park Recreation Center, which will be funded by a contribution from Major League Baseball (“MLB”) to LADF of certain proceeds related to the 2020 MLB All-Star Game. CITY and LADF may each be referred to individually as a “PARTY” and/or collectively as “PARTIES.”

WHEREAS, CITY, through its Department of Recreation and Parks (“RAP”) owns, operates, and maintains real property commonly known as Lincoln Park Recreation Center, located at 3501 Valley Boulevard, Los Angeles, CA 90031 (“CENTER”); and,

WHEREAS, LADF supports key cornerstone programs in sports and recreation, education and literacy, health and wellness, and benefitting children and families throughout the greater Los Angeles area and is exempt from federal income taxation under Internal Revenue Code Section 501(c)(3), and is not a private foundation under Internal Revenue Code Section 509(a); and,

WHEREAS, LADF has successfully completed over fifty (50) Dodgers Dreamfield projects in the greater Los Angeles area, with twenty-six (26) of them currently on RAP property; and,

WHEREAS, the PARTIES desire to redevelop the existing two (2) baseball/softball fields (“FIELDS”) at the CENTER into Dodgers Dreamfields (“DREAMFIELDS”), as further described herein (“FIELD IMPROVEMENTS”); and,

WHEREAS, LADF has partnered with MLB and the Los Angeles Dodgers baseball team to leave a lasting legacy of community projects that will impact the greater Los Angeles area beyond the MLB All-Star Game; and,

WHEREAS, as part of that strategic partnership, MLB has promised LADF that MLB will make a contribution from certain proceeds related to the 2020 MLB All-Star Game, of which Eight Hundred and Fifteen Thousand Dollars (\$815,000.00) will be used to fund the installation of the FIELD IMPROVEMENTS, pursuant to project plans and specifications (“PLANS”) approved by the RAP Planning, Maintenance, and Construction Branch (“PMC”); and,

WHEREAS, LADF has contracted with LandMark Construction Solutions, Inc. (“LANDMARK”), to manage the completion of the FIELD IMPROVEMENTS, securing and utilizing the services of various licensed contractors, including subcontractors and vendors (collectively, “CONTRACTORS”), in coordination with PMC; and,

WHEREAS, RAP has agreed to contract directly with one or more licensed contractors selected by RAP (collectively, “RAP CONTRACTOR”) to perform additional improvements at the FIELDS to augment and/or facilitate the FIELD IMPROVEMENTS, such as but not limited to field lighting enhancements and tree removal(s) (“RAP ENHANCEMENTS”), valued up to the approximate amount of Five Hundred and Fifty Thousand Dollars (\$550,000.00), in accordance with the approved PLANS; and

WHEREAS, LADF wishes to provide the FIELD IMPROVEMENTS, which will be paid for by LADF with the funds that will be contributed by MLB to LADF, to RAP as a gift to the City of Los Angeles and its residents (“GIFT”) valued up to Eight Hundred and Fifteen Thousand Dollars (\$815,000.00), and CITY has agreed to accept the GIFT at the meeting of its Board of Recreation and Park Commissioners (“BOARD”) held on date, 2020 (Report No. 20-???)

NOW, THEREFORE in consideration of the forgoing and the terms and conditions contained herein, and the performance thereof, the PARTIES to this AGREEMENT hereto mutually agree as follows:

Pursuant to this AGREEMENT, the PARTIES hereby agree to work cooperatively to have the FIELD IMPROVEMENTS and RAP ENHANCEMENTS installed at the FIELDS as described herein (collectively, “PROJECT”), and LADF hereby agrees to donate the GIFT to CITY, and CITY hereby agrees to accept the GIFT under the terms and conditions set forth below.

1. Parties.

CITY: City of Los Angeles
Department of Recreation and Parks
Partnership Division
221 N. Figueroa Street, Suite 180
Los Angeles, CA 90012

LADF: The Los Angeles Dodgers Foundation
Dodger Stadium
1000 Vin Scully Avenue
Los Angeles, CA 90012
Attn: Nichol Whiteman, Chief Executive Officer

2. The PROJECT. The total value of the PROJECT is One Million, Three Hundred and Sixty-Five Thousand Dollars (\$1,365,000.00), which includes the value of the FIELD IMPROVEMENTS and RAP ENHANCEMENTS. LADF shall contract with LANDMARK to manage and oversee the installation of the FIELD IMPROVEMENTS, including, without limitation, the coordination of work with any CONTRACTORS hired by LANDMARK and/or LADF. Pursuant to the approved PLANS, the FIELD IMPROVEMENTS will be installed at the FIELDS located within the CENTER, as illustrated by the Site Map attached hereto and incorporated herein by reference as Exhibit A, and in accordance with the Project Scope and Cost Estimate collectively attached hereto and incorporated herein by reference as Exhibit B.

RAP shall contract directly with the RAP CONTRACTOR and pay invoices directly for completion of the RAP ENHANCEMENTS.

In accordance with Sections 5(f) and 9 of this AGREEMENT, LADF shall be authorized to incorporate its name, logo, and/or other identifying marks into the design of the FIELD IMPROVEMENTS as set forth in the Signage Rendering attached hereto and incorporated herein by reference as Exhibit C.

For purposes of constructing the FIELD IMPROVEMENTS, LADF and LANDMARK shall be provided access to the CENTER and FIELDS, including, without limitation, for ingress-egress and use of certain areas for staging and storage, under the authority of a Right of Entry Permit (“ROE”) issued by PMC.

3. The GIFT. LADF agrees to provide the GIFT to RAP for the primary benefit and enjoyment of City of Los Angeles resident youth. Excluding the RAP ENHANCEMENTS as this portion of the PROJECT is not part of the GIFT, the total value of the GIFT is approximately Eight Hundred and Fifteen Thousand Dollars (\$815,000.00).
4. Contributions. The PARTIES agree that the contributors included below shall be acknowledged in accordance with the RAP Sponsorship Recognition Policy as described by Sections 5(f) and 9 herein and as more fully set forth in this AGREEMENT, for their respective financial and/or in-kind contributions towards the FIELD IMPROVEMENTS, as described herein.

LADF	Major League Baseball	TOTAL
In-kind Management Services	\$815,000.00	\$815,000.00

5. CITY’s Covenants: CITY hereby covenants the following, in order to induce LADF to enter into this AGREEMENT and to provide the GIFT:

- (a) CITY will contract with the RAP CONTRACTOR and shall be responsible for the completion of the RAP IMPROVEMENTS, and shall make related invoice payments directly to the RAP CONTRACTOR, up to the amount of Five Hundred and Fifty Thousand Dollars (\$550,000.00).
- (b) Following completion of the PROJECT, CITY will maintain the FIELD IMPROVEMENTS in a safe and attractive manner consistent with LADF's image and reputation, and in accordance with the terms and conditions of applicable product warranty(ies);
- (c) CITY, which owns the CENTER, shall ensure that the property upon which the FIELD IMPROVEMENTS are located, is free of any liens, encumbrances, or third-party claims that would be inconsistent with the intent of the FIELD IMPROVEMENTS being used for recreation and play activities;
- (d) RAP shall assist LANDMARK in obtaining, all necessary permits, authorizations and consents, as well as issue LANDMARK a Right of Entry Permit ("ROE") authorizing access to and through the CENTER to perform the FIELD IMPROVEMENTS;
- (e) In accordance with this AGREEMENT, LADF shall make payments in coordination with any applicable LADF payments, directly to LANDMARK for costs and expenses related to the FIELD IMPROVEMENTS, in accordance with the Project Scope and Cost Estimate attached hereto as Exhibit B, and/or as mutually agreed to by the PARTIES;
- (f) In accordance with the RAP Sponsorship Recognition Policy and Section 9 herein, CITY shall recognize LADF and MLB for their contributions to the PROJECT, respectively, through the placement of their name and logo on the scoreboard and signage at the FIELD IMPROVEMENTS only in the manner set forth in Exhibit C hereto (collectively, "RECOGNITION SIGNAGE"); which shall be kept in such place for so long as the FIELDS are operated by RAP and remain in presentable condition. Should the RECOGNITION SIGNAGE become worn and unattractive over time, LADF shall retain the opportunity to renovate or replace such RECOGNITION SIGNAGE at LADF's expense, subject to RAP concurrence and approval of design and content. In such case that LADF chooses to not refurbish or replace the RECOGNITION SIGNAGE, RAP shall retain the right to remove or replace the RECOGNITION SIGNAGE at its sole discretion.
- (g) CITY shall ensure that the FIELDS shall be used exclusively for recreation and play activities for so long as the FIELDS remain open to the public; and
- (h) CITY is authorized to enter into this AGREEMENT.

6. LADF Covenants: LADF hereby covenants the following, in order to induce CITY to enter into this AGREEMENT and to accept the GIFT:
 - (a) In accordance with the GIFT and this AGREEMENT, LADF shall contract with LANDMARK and/or CONTRACTORS, and shall make payments directly to LANDMARK and/or CONTRACTORS, for costs and expenses related to the FIELD IMPROVEMENTS, in accordance with the Project Scope and Cost Estimate attached hereto as Exhibit B;
 - (b) In any contracts entered into hereunder by LADF with LANDMARK and/or any CONTRACTORS, LADF shall require LANDMARK and/or such CONTRACTORS, if applicable, to agree in writing to be in compliance with all applicable local, state, and federal regulations and requirements as related to the performance of the FIELD IMPROVEMENTS;
 - (c) In accordance with Section 12 herein, any contracts entered into hereunder by LADF with LANDMARK and/or any CONTRACTORS, LADF shall require LANDMARK and/or such CONTRACTORS performing FIELD IMPROVEMENTS at the CENTER, to possess appropriate insurance coverage(s) in compliance with the terms and conditions of the Right of Entry Permit issued by RAP, authorizing the installation of the FIELD IMPROVEMENTS;
 - (d) In any contracts entered into hereunder by LADF with LANDMARK and/or any CONTRACTORS, LADF shall require that LANDMARK and/or such CONTRACTORS adhere to the terms and conditions of this AGREEMENT;
 - (e) In any contracts entered into hereunder by LADF with LANDMARK and/or any CONTRACTORS, LADF shall require that the FIELD IMPROVEMENTS be performed in accordance with plans and specifications mutually approved by the PARTIES, referred to herein as PLANS, and pursuant to the terms and conditions of this AGREEMENT; and
 - (f) LADF is authorized to enter into this AGREEMENT.
7. Status: CITY affirms that it is a tax-exempt municipal corporation, and LADF affirms that it is a California nonprofit public benefit corporation.
8. Books and Records: Throughout the TERM, the PARTIES agree to maintain sufficient operating and financial books, records, and related documentation regarding the GIFT, the FIELD IMPROVEMENTS, and any related activities of the PARTIES related to this AGREEMENT, and further each agree to allow the other PARTY reasonable access to such books, records, and other documentation as related to the GIFT and implementation of this AGREEMENT.

9. Publicity and Recognition:

- (a) The PARTIES shall acknowledge one another as co-contributors in written material(s), news releases, and related marketing or publicity materials regarding the PROJECT, including, but not limited to, an initial press conference and/or dedication ceremonies for the FIELDS;
- (b) The PARTIES agree to assist and cooperate in a mutually acceptable grand-opening and/or dedication event at the FIELDS;
- (c) The PARTIES also shall have the right to publicize, show photographs of, use the name of, and otherwise promote their respective contributions to the FIELDS;
- (d) LADF shall be given usage of the FIELDS for sports and/or special events upon reasonable notice to RAP, subject to CITY's prior approval, which approval shall not be unreasonably denied, delayed, or withheld. CITY shall not charge LADF a fee for use of the FIELDS for these events, but may charge LADF for CITY's personnel expenses for staff supervision, security, maintenance, and/or traffic control during the event(s);
- (e) Pursuant to Sections 2, 4 and 5(f) of this AGREEMENT, and in accordance with the RAP Sponsorship Recognition Policy, the LADF shall have the right (but not the obligation) to incorporate the RECOGNITION SIGNAGE described herein, into the design of the FIELD IMPROVEMENTS and place such signage on or around the FIELD IMPROVEMENTS in areas involving the scoreboard, fencing, and backstop at the FIELDS, subject to prior review and written approval by RAP. The content, design, size, and placement of all RECOGNITION SIGNAGE shall be in the manner as set forth in Exhibit C hereto and shall be consistent with City of Los Angeles sign laws, RAP Sponsorship Recognition Policy, and any applicable RAP or City of Los Angeles procedures and/or guidelines. LADF acknowledges and agrees that any modifications to the RECOGNITION SIGNAGE from that set forth in Exhibit C of this AGREEMENT, including the addition of any sponsor graphics or texts other than those specifically identified in Exhibit C, shall require the approval of RAP and the BOARD prior to implementation, which shall be given in their sole discretion;
- (f) Any future proposed change to the name of the FIELDS shall be subject to prior approval by the BOARD, pursuant to the RAP Naming Policy;
- (g) LADF shall have the right, at LADF events at the FIELDS [e.g., events as described in 9(a), 9(b), or 9(d) above], to operate a booth or similar area for community benefit and promotional purposes. The size and location of the

booth or similar area shall be subject to RAP prior approval, not to be unreasonable withheld; and

(h) The PARTIES agree to cooperate and coordinate with respect to the nature, text, and timing of any press release or public announcement(s) concerning the existence of the GIFT, the FIELD IMPROVEMENTS, and/or this AGREEMENT.

(i) Any press release, public announcement, marketing materials, or brochures prepared by any of the PARTIES regarding the GIFT and FIELD IMPROVEMENTS, shall appropriately acknowledge the contributions of the PARTIES and MLB.

(ii) To the extent stipulated in any grant agreement, partnership agreement, donation agreement, or other agreement with respect to the GIFT and the FIELD IMPROVEMENTS, the PARTIES shall duly notify any grantors, donor, partner or other applicable party, and each other, prior to any public or media event publicizing the accomplishments funded by any such grant agreement or other funding source, and shall provide the opportunity for attendance and participation by the grantor, donor, partner, or other respective representatives;

(iii) Regarding the GIFT and FIELD IMPROVEMENTS, the PARTIES shall coordinate the scheduling and organization of any public or media event to provide the opportunity for attendance and participation by officials and/or representatives of CITY and LADF; including elected officials and public officials. Similarly, any document, written report, or brochure prepared by either CITY or LADF, in whole or in part, pursuant to the acquisition of property and/or installation of improvements regarding the GIFT and FIELD IMPROVEMENTS, shall contain any acknowledgements required under any related grant agreement, partnership agreement, donation agreement or other agreement or funding source; and

(iv) LADF agree that any public release or distribution of information related to the FIELD IMPROVEMENTS, the FIELDS, or this AGREEMENT and/or any related project, program or services, shall include the following statement at the beginning or introduction of such release:

“In collaboration with the City of Los Angeles,
Department of Recreation and Parks,”

10. Absence of LADF Warranties: LADF makes no representation(s) or warranties hereunder of any kind, expressed or implied, as to any matter, including implied warranties of fitness for a particular purpose, merchantability or otherwise relating to the

FIELD IMPROVEMENTS or any component thereof, or the performance by LANDMARK and/or any CONTRACTORS of any services. In no event, except as provided in Paragraph 11 of this AGREEMENT, will LADF be liable for any damages, including personal injury, lost profits, or other consequential, exemplary, incidental or punitive damages arising out of this AGREEMENT, the GIFT, and/or the FIELD IMPROVEMENTS.

11. Indemnification/Hold Harmless:

- (a) Except for the active negligence or willful misconduct of LADF, LANDMARK, and/or CONTRACTORS, or any of LADF's officers, directors, employees, accountants, attorneys, agents, affiliates, subsidiaries, successors, insurers and assigns, CITY agrees to indemnify, defend, and hold harmless LADF, their officers, directors, employees, accountants, attorneys, agents, affiliates, subsidiaries, successors, insurers and assigns from and against any and all third party claims, demands, losses, damages, liabilities, costs and expenses (including reasonable legal/attorneys' fees and expenses arising out of or related to any legal proceeding and any legal appeal) related to the GIFT, the FIELD IMPROVEMENTS, or this AGREEMENT, and liabilities of any kind or nature whatsoever, whether in contract, tort, or otherwise, resulting from any claim (including, without limitation, personal injury, death, or property damage) actually or allegedly arising out of or in connection with the CITY's negligent acts, errors, omissions or willful misconduct, including the maintenance, location, or condition of the FIELDS, or any person's use of the FIELDS, whether authorized or unauthorized, proper or improper. Without limiting this obligation, CITY will maintain the insurance described in Section 12, below, for so long as the FIELDS remain in operation or open to the public.

- (b) Except for the active negligence or willful misconduct of CITY, or any of its boards, officers, agents, employees, assigns and successors-in-interest, LADF, during LADF special events or during construction of the FIELD IMPROVEMENTS (including the operation of booths or similar area for promotional purposes) undertake(s) and agree(s) to defend, indemnify, and hold harmless CITY and any of its boards, officers, agents, employees, assigns and successors in interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to, legal/attorney's fees, expenses and cost of litigation, damage or liability of any nature whatsoever, for death or injury to any person, including LADF's employees and agents, or damage or destruction of any property of any of the PARTIES hereto or of third parties, arising in any manner by reason of the negligent acts, errors, omissions or willful misconduct incident during LADF's use of the FIELDS or construction of the FIELD IMPROVEMENTS or use or construction by LADF's contractors of any tier. Without limiting this obligation, LADF will maintain the insurance described in Section 12, below,

during the LADF special events occurring at the FIELDS during the TERM of this AGREEMENT.

- (c) This Paragraph 11 shall survive the expiration of the TERM or earlier termination of this AGREEMENT.

12. Insurance Requirements:

- (a) LADF shall cause its CONTRACTORS to obtain and keep in effect for the period of time the FIELD IMPROVEMENTS are under construction, at minimum the following insurance coverage at CONTRACTORS' expense:

<u>Type of Insurance</u>	<u>Limits of Liability</u>
Commercial General Liability (including bodily injury, property damage, products/completed operations, personal injury, participants' bodily injury liability and contractual liability coverages)	\$1,000,000.00

The coverage limits described above may be obtained through a self-insurance program or a combination of self-insurance and excess coverage from a commercial insurer. In the event that commercial insurance is purchased, coverage shall be written by insurance companies that are satisfactory to CITY and that are licensed to do business in the State of California. The policies, including self-insurance, shall be endorsed to name the City of Los Angeles and its respective directors, officers, employees, agents, and affiliates as additional insureds, and shall be written on an occurrence basis.

LADF shall cause its CONTRACTORS to maintain the level of insurance described above in this Section 12(a) and specified on the Form 146R which shall be attached to the ROE to be issued by PMC for the completion of the FIELD IMPROVEMENTS, and incorporated therein.

- (b) LADF shall maintain the level of insurance described above and/or stipulated in any Right of Entry Permit or other written authorization provided by RAP, for any special events that LADF may operate or perform at the FIELDS during the TERM of this AGREEMENT and/or after RAP has opened the FIELDS to the public.
- (c) CITY shall obtain and keep in effect for the period of time the FIELDS are in operation or open to the public, at CITY's expense, the following insurance coverage:

<u>Type of Insurance</u>	<u>Limits of Liability</u>
--------------------------	----------------------------

Commercial General Liability (including bodily injury, \$1,000,000.00
property damage, products/completed operations,
personal injury, participants' bodily injury liability
and contractual liability coverages)

The coverage limits described above may be obtained through a self-insurance program or a combination of self-insurance and excess coverage from a commercial insurer. In the event that commercial insurance is purchased, coverage shall be written by insurance companies that are satisfactory to LADF and that are licensed to do business in the state or country in which the FIELDS are located. The policies, including self-insurance, shall be endorsed to name LADF and its respective directors, officers, employees, agents, and affiliates as additional insureds, and shall be written on an occurrence basis.

13. Use of Marks: Notwithstanding any provision herein, no PARTY shall use any other PARTY's trademarks, tradenames, and/or logos (each, a "MARK") without the prior written approval from such PARTY. Each MARK shall remain the sole and exclusive intellectual property of the pertinent PARTY.
14. Term: The "TERM" of this AGREEMENT shall commence upon execution of this AGREEMENT, and shall expire one (1) year from the EFFECTIVE DATE.
15. Disclaimer: It is expressly understood by CITY and LADF, that no director, member, officer, employee or other representative of CITY and/or LADF shall incur any financial responsibility or liability of any kind or nature whatsoever, in connection with this AGREEMENT, or any amendment and/or subsequent agreement regarding the subject matter hereof.
16. Relationship of the PARTIES: The PARTIES agree that no PARTY shall have any right, power, or authority to assume, create, or incur any expense, liability, or obligation, expressed or implied, on behalf of any other PARTY, except as expressly provided herein. The PARTIES are independent contractors and this AGREEMENT is not intended to be nor shall it be construed as a joint venture, association, partnership, or other form of a business organization or agency relationship.
17. Ratification: The PARTIES acknowledge and agree that, at the request of RAP, and because of the need therefore, LADF may have begun performance of its responsibilities herein prior to the execution hereof. By its execution hereof, RAP hereby accepts such service subject to all the terms, covenants, and conditions of this AGREEMENT, and ratifies its AGREEMENT with LADF for such services.

18. Post-Construction

- (a) Upon completion of construction, RAP shall conduct a post-development inspection to ensure that the FIELD IMPROVEMENTS have been developed in compliance with the terms and conditions of this AGREEMENT.
- (b) Following the RAP's acceptance of the completed FIELD IMPROVEMENTS, and subsequent to opening the FIELDS to the public, LADF shall have no involvement, whether financial or otherwise, with the use, operation, maintenance, landscaping, repair, insurance, programming or modifications of the FIELD IMPROVEMENTS except as set forth in this AGREEMENT.

19. Entire Agreement: This Agreement supersedes any prior or contemporaneous oral or written understandings or communications between the PARTIES and constitutes the entire agreement of the PARTIES with respect to its subject matter. This Agreement may not be amended or modified, except in a writing signed by the PARTIES.

20. Governing Law: This Agreement has been negotiated, executed and delivered and will be performed in the State of California and shall be governed by and construed in accordance with its laws.

21. Captions: All captions and headings in this Agreement are for the purposes of reference and convenience only. They will not limit or expand the provisions of this Agreement.

22. Counterparts: This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. This Agreement shall not be effective as to any PARTY unless and until it has been executed by or on behalf of every PARTY.

23. Exhibits:

- Exhibit A – Project Site Map
- Exhibit B – Project Scope and Cost Estimate
- Exhibit C – Recognition Signage Renderings

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, PARTIES have executed this AGREEMENT as of the date first written above.

Executed this _____ day
of _____, 20__

THE CITY OF LOS ANGELES, a municipal corporation, acting by and through its BOARD OF RECREATION AND PARK COMMISSIONERS

By _____
PRESIDENT

By _____
SECRETARY

Executed this _____ day
of _____, 20__

THE LOS ANGELES DODGERS FOUNDATION

By _____

Title: _____

By _____

Title: _____

Executed this _____ day
of _____, 20__

Approved as to Form:

Date: _____

MICHAEL N. FEUER,
City Attorney

By _____
DEPUTY CITY ATTORNEY

Exhibit A Project Site Map Lincoln Park Recreation Center

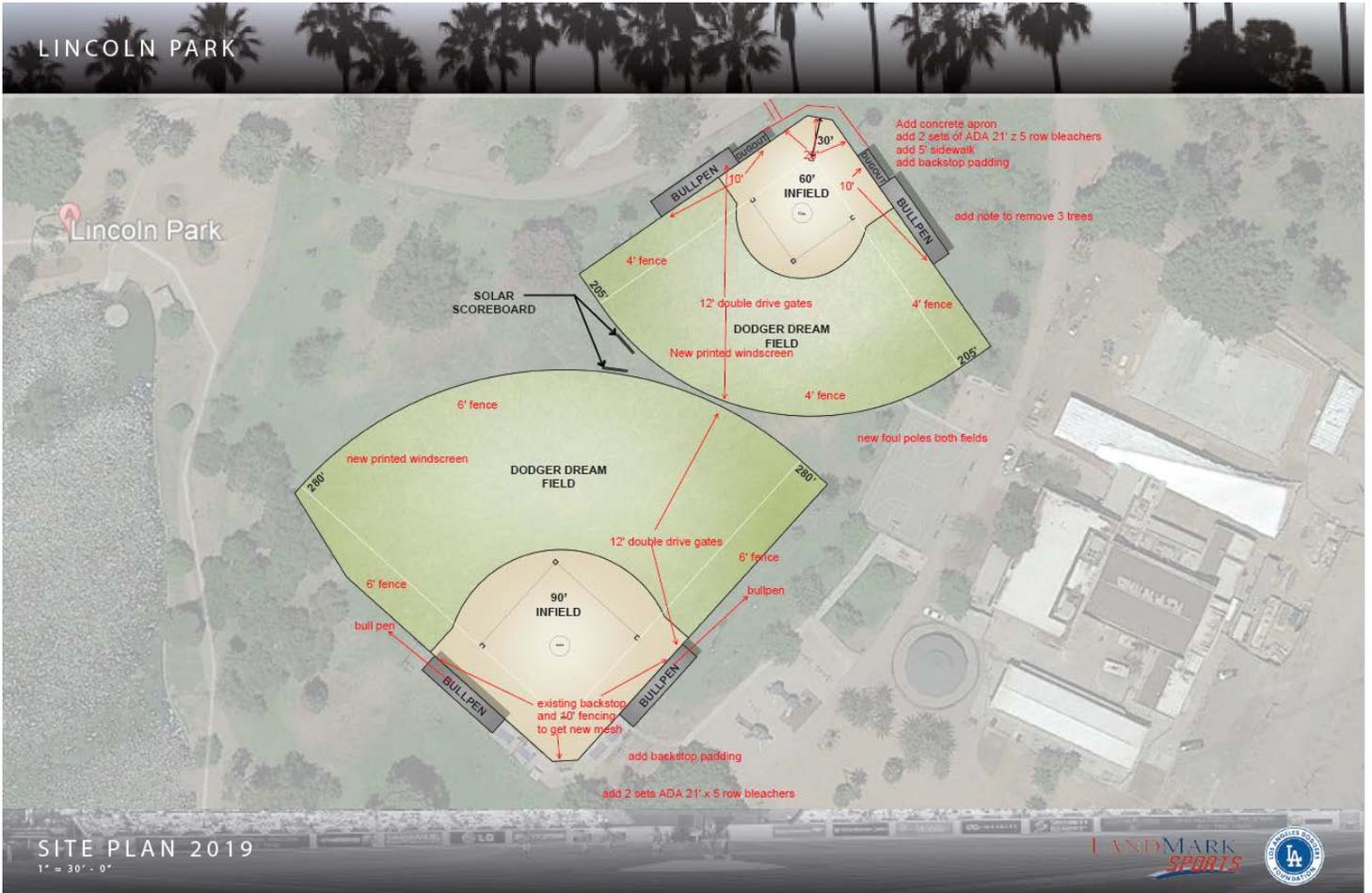


Exhibit B
Project Scope and Cost Estimate for Baseball Field Improvements at
Lincoln Park Recreation Center

- Add backstop padding.
- Spray of turf to start as soon as right of entry permit is issued.
- Temporary fence supplied by City to remain.
- ADA dugouts will be added by expanding the existing dugouts to 8' X 20' with roofs.
- 2 sets of ADA 21' long by 5' wide row bleachers to added around home plate.
- Replace drinking fountain. LADF to purchase and City to install.
- Double drive gates to be added on the side and outfield of each new field for access onto the field and between fields.
- Must have 10' minimum distance between outfield fences.
- City to investigate lighting enhancements.
- City to remove three (3) existing Magnolia trees, one of which is dead.
- City to install six (6) new 24" box tree plantings at the CENTER. The type and specific location to be determined by the RAP Forestry Division.
- City to do gopher control.
- Work to begin in February 2020 and completed by June 30, 2020.
- Dedication ceremony on July 11, 2020.

Dodgers DreamFields
at Lincoln Park

Cost Estimate

1/15/2020

			TOTAL
<u>Lincoln Park Regulation Baseball Field</u>			
Fencing- outfield home run fencing, backstop, dugout roofs, foul poles, top cap			\$75,000
Chemical treatment/weed and grass killer			\$2,550
Remove and replace field fixtures			\$3,000
Pulverize and till project area			\$24,000
Soil prep			\$13,000
Sod	85,000	\$0.52	\$44,200
Laser Level Playing Surface			\$16,000
Laser Level Infield Surface			\$1,800
Install Infield Mix			\$5,300
Infield mix	400	\$54.00	\$21,600
Infield Conditioner			\$9,000
Batters Boxes			\$1,600
Mound clay			\$1,200
Bull Pens			\$13,200
Remove, Lower and Install New Sprinkler Heads			\$9,300
Install Quick Connect Valves for Manual Watering			\$4,000
Infield watering system			\$8,000
Relocate Sprinkler Heads			\$4,500
Twelve weeks of Maintenance			\$4,000
Solar scoreboard			\$8,442
Scoreboard install			\$28,333
Signage			\$12,375
Printed windscreen			\$12,284
Backstop Padding			\$3,000
ADA Bleachers			\$20,000
Scoreboard Engineering			\$540
ADA Drinking Fountain			\$4,000
Contingency			\$460
Management			\$35,068
Expenses			\$2,500
Total for Lincoln Park Regulation Field			\$388,252
<u>Lincoln Park Softball Field</u>			
Fencing- outfield home run fencing, backstop, dugout roofs, foul poles, top cap			\$65,000
Chemical treatment/weed and grass killer			\$1,950
Remove and replace field fixtures			\$1,250
Pulverize and till project area			\$13,000
Rough Grade			\$7,900
Soil Amendments			\$9,925
Finish Grade			\$3,950
Soil prep			\$5,800
Sod	38,100	\$0.52	\$19,812
Laser Level Infield Surface			\$1,200
Install Infield Mix			\$9,500
Infield mix	300	\$54.00	\$16,200
Infield Conditioner			\$6,000
Batters Boxes			\$1,600

Mound clay			\$1,200
Bull Pens			\$9,600
Remove, Lower and Install New Sprinkler Heads			\$6,300
Install Quick Connect Valves for Manual Watering			\$4,000
Infield watering system			\$5,500
Relocate Sprinkler Heads			\$13,500
Relocate existing irrigation controller outside of field			\$10,000
Twelve weeks of Maintenance			\$4,000
Bleacher Relocation			\$900
Demo of existing field			\$16,000
Concrete Spectator area and dugouts			\$19,800
Solar scoreboard			\$8,442
Scoreboard install			\$28,333
Signage			\$12,375
Printed windscreen			\$12,284
Backstop Padding			\$5,000
ADA Bleachers			\$20,000
Scoreboard Engineering			\$540
Contingency			\$4,460
Management			\$34,532
Expenses			\$2,500
Total for Lincoln Park Softball Field			\$382,353

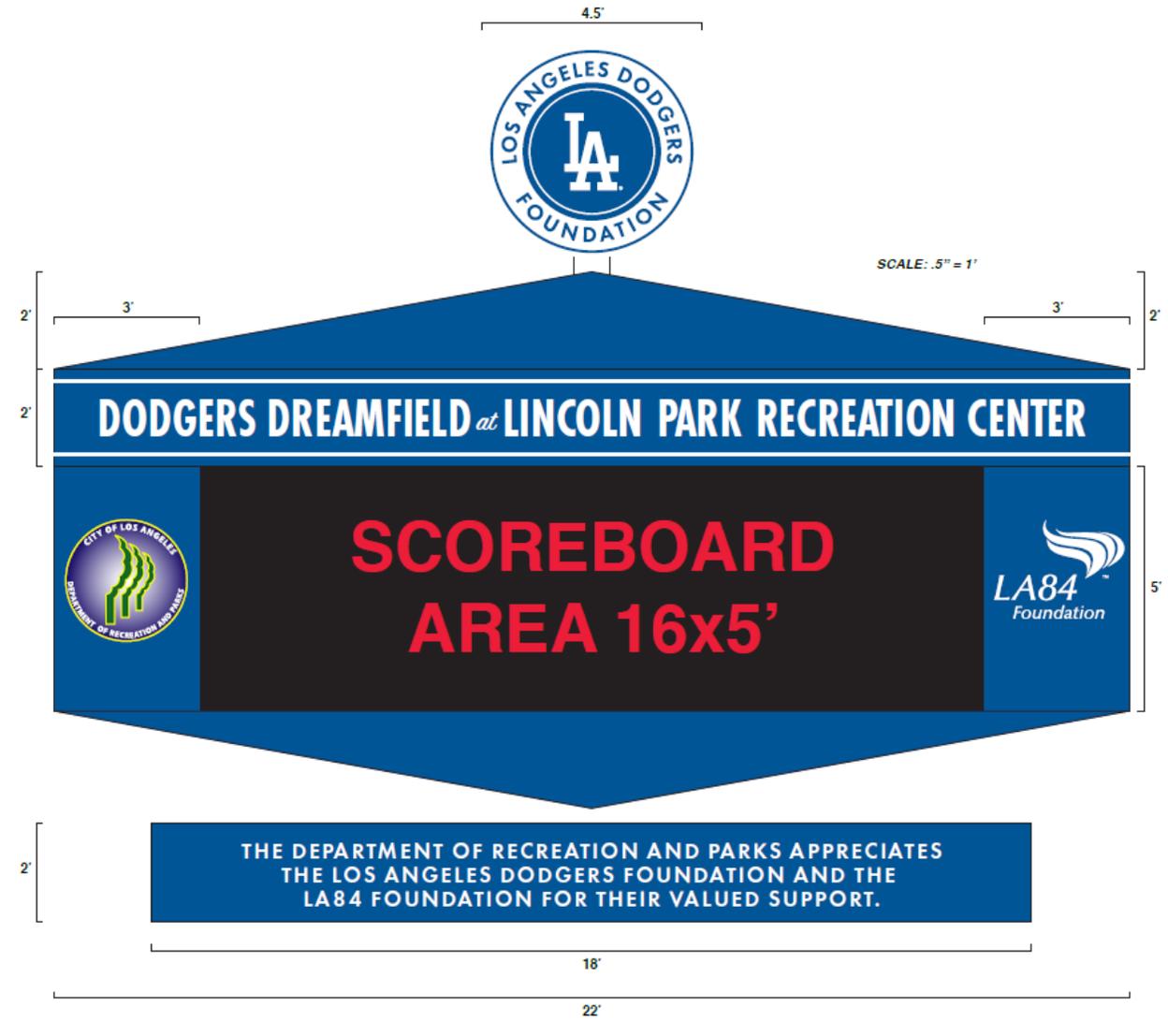
Between Fields

Chemical treatment/weed and grass killer			\$450
Pulverize and till project area			\$6,000
Laser level project area			\$3,000
Soil prep			\$4,000
Sod	20,000	\$0.52	\$10,400
Remove, Lower and Install New Sprinkler Heads			\$3,000
Contingency			\$10,781
Management			\$3,763
Event Cost			\$3,000
Total for Between Fields			\$44,394

Grand Total \$ 815,000

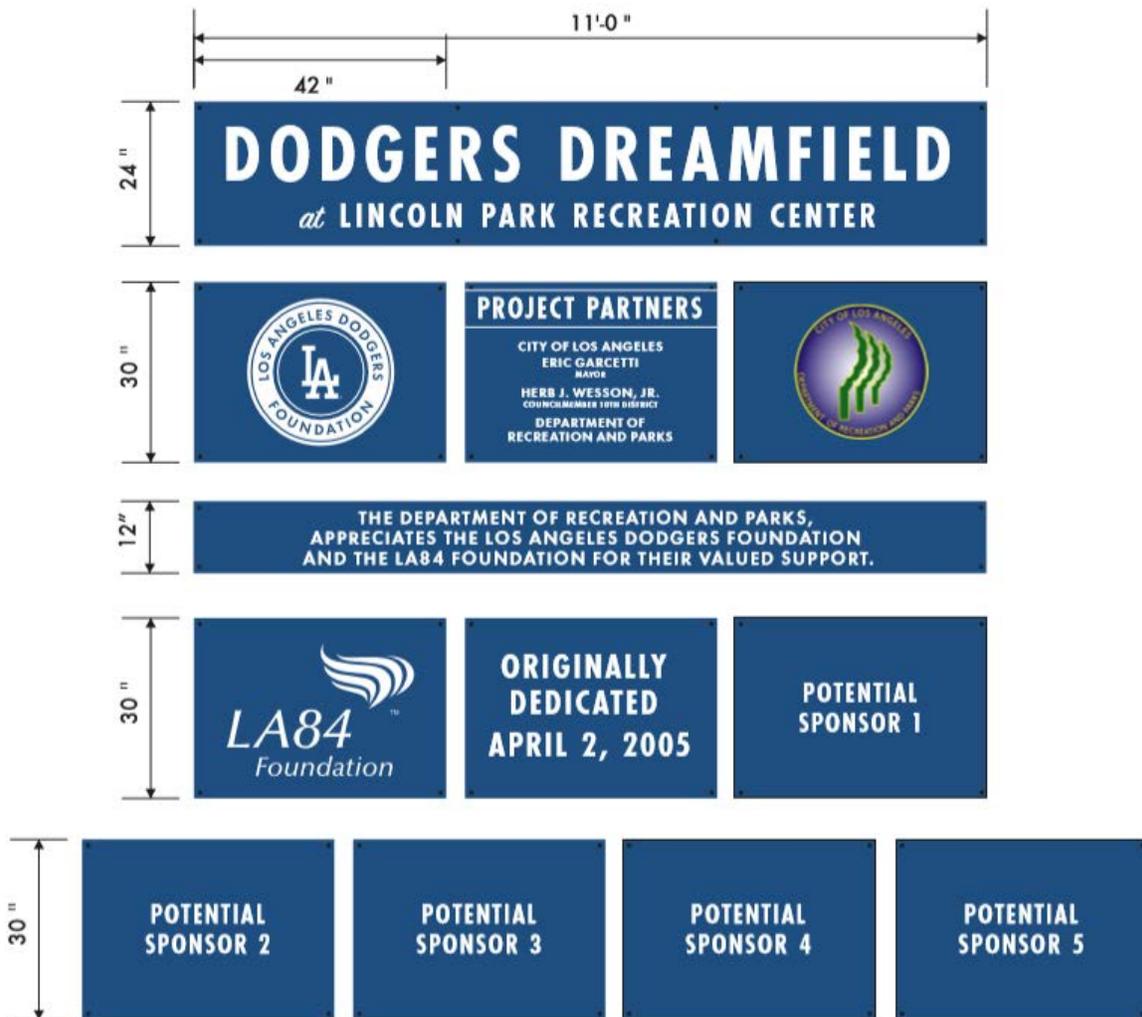
Exhibit C
Recognition Signage Rendering

Conceptual Scoreboard Design

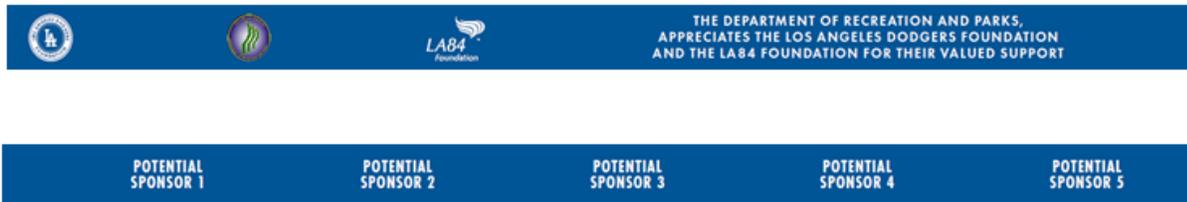


(Sample Recognition Signage - Page 1 of 2)

Conceptual Backstop Signage



Conceptual Outfield Fence Windscreen Design (contiguous ribbon on fence)



(Sample Recognition Signage - Page 2 of 2)