

APPROVED

JUNE 4 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-091

DATE June 4, 2020

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – SEISMIC RETROFIT AND RENOVATION OF GREEK THEATRE NORTH AND SOUTH TERRACES (PRJ21381) (PRJ21384) PROJECT – ALLOCATION OF PARK FEES – ALLOCATION OF QUIMBY FEE INTEREST – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(4) [REHABILITATION OF DETERIORATED STRUCTURES TO MEET CURRENT STANDARDS OF PUBLIC SAFETY], CLASS 2(1) [RECONSTRUCTION OF EXISTING RECREATION STRUCTURES TO PROVIDE EARTHQUAKE RESISTANT STRUCTURES WHICH DO NOT INCREASE CAPACITY MORE THAN 50 PERCENT], AND ARTICLE 19, SECTIONS 15301(d), 15302, AND 15331 [HISTORICAL RESOURCES RESTORATION] OF CALIFORNIA CEQA GUIDELINES

AP Diaz _____	<i>for</i> S. Piña-Cortez _____
H. Fujita _____	* C. Santo Domingo <i>DF</i> _____
V. Israel _____	N. Williams _____

Neil Dennis Williams

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the Griffith Park – Seismic Retrofit and Renovation of Greek Theatre North and South Terraces (PRJ21381) (PRJ21384) Project (Project) as detailed in this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to commit from the following fund and work order number, a maximum of Two Million Dollars (\$2,000,000.00) in Park Fees, for the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM140374

3. Authorize RAP's Chief Accounting Employee or designee to transfer Four Million Dollars (\$4,000,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the Griffith Park Account No. 89460K-GB;
4. Approve the allocation of Four Million Dollars (\$4,000,000.00) in Quimby Fee Interest from Griffith Park Account No. 89460K-GB for the Project;

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5. 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(4) [Rehabilitation of deteriorated structures to meet current standards of public safety] and Class 2(1) [Reconstruction of existing recreation structures to provide earthquake resistant structures which do not increase capacity more than 50 percent] of City CEQA Guidelines and Article 19, Sections 15301(d), 15302 and 15331 [Historical resources restoration] of California CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE);
6. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing an NOE; and,
7. Authorize RAP's Chief Accounting Employee or designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Griffith Park is located at 4730 Crystal Springs Drive in the Hollywood community of the City. This 4,281.73-acre park provides a wide variety of recreational programs and activities, such as train rides, a merry-go-round, hiking trails, and golf courses, for the local community. Approximately 18,155 City residents live within a one-half (½) mile walking distance of Griffith Park. Due to the facilities, features, programs, and services it provides, Griffith Park meets the standard for a Regional Park as defined in the City's Public Recreation Plan.

The historic Greek Theatre (Greek) is located at 2700 North Vermont Avenue in Griffith Park. The 5,901-capacity outdoor venue is among the City's most cherished public sites, and is known the world over as one of the most iconic and recognized outdoor entertainment venues. On May 2, 2018, the Board of Recreation and Park Commissioners (Board) approved the award of a contract for open venue management and food and beverage concession management at the Greek and for food and beverage concession management at the Roosevelt Golf Course Cafe to SMG, for a term of five years with one five-year extension option (Report No. 18-080).

There are two elevated seating terraces on the North and South side of the venue. The seating terraces are steel-framed grandstand structures designed in 1982. The terrace structures consist of a series of narrow concrete slabs on corrugated metal decking, supported by steel framing. Resistance to lateral loads generated through seismic events are provided by steel columns acting as cantilever poles, placed in drilled shafts embedded in bedrock. The decks are fully exposed to the weather and have suffered significant deterioration caused by leaching of acidic beverages into the unprotected concrete of the years. RAP, upon taking control of the facility in 2016, issued a contract to design and construct additional steel reinforcing to support all areas of deteriorated deck with the full understanding that the terraces would require eventual replacement and seismic renovation in the near future.

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Over the past 18 months, staff issued contracts for seismic and soil analysis to determine the degree of renovation required for compliance to current building codes. The investigation was primarily focused on determining the seismic behavior of the terraces in their current configuration, and on developing a viable concept for improvement of life safety during a severe earthquake. All available architectural and structural documents were reviewed and were verified by site visits. In order to develop a clear understanding of the site, a geotechnical study was performed by Wood Consulting to determine the depth of bedrock beneath the terraces and the capacity of the fill above the terraces to resist lateral loads. This data was then used by the engineering firm Miyamoto International to create a SAP2000 model of the north terrace, which was analyzed for seismic forces based on the criteria of the ASCE 41 standard (American Society of Civil Engineers standards). This Standard serves structural engineers, design professionals, code officials, and building owners interested in improving the seismic performance of existing buildings.

This analysis revealed that the terraces, due to their unusual shape and extreme variations in column length, suffer from highly irregular distribution of seismic forces between columns, with nearly all seismic loading resisted by a small number of columns located at one end of the structure. This leads to large torsional movements and potential failure of the most heavily-loaded columns. The structures do not meet the life-safety standards of ASCE 41. A conceptual seismic retrofit solution was developed which consists of three primary elements, as follows: 1. Installation of a small number of Buckling Restrained Braces; 2. Introduction of sliding joints at the columns currently resisting the highest seismic load, and; 3. Addition of grade beams linking several columns. This combination of elements was found to significantly reduce overall lateral movement, reduce torsional effects, and provide a much more uniform distribution of seismic load between columns. The proposed system will result in much-improved seismic behavior and will bring the structures into conformity with the life-safety criteria of ASCE 41.

Due to the complexities of this work and the likelihood of it impacting, at best, a partial loss of a concert season, staff was determining how best to schedule this work in the near future. However, with the arrival of the COVID-19 pandemic, and ultimate closure of the Greek Theatre, staff believes that now is the best time to complete this work. The Project will be completed under the supervision of Project Management staff from the Bureau of Engineering. It is envisioned the majority of the construction will be handled by existing RAP on-call contractors.

The work requires an expedited schedule in order to meet the anticipated reopening of the Greek for the 2021 season on April 1, 2021. Due to COVID-19, the revenue losses from this season at the Greek exceed an estimated Five Million Dollars (\$5,000,000). It is critical that the work proceed expeditiously in order to prevent any further revenue loss.

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PROJECT SCOPE

The following work pertains to the North and South Terraces:

- Demolition of seats, concrete decking, secondary structural supports, electrical, HVAC ductwork, emergency generator, fire sprinklers, concrete walkways, Americans with Disabilities Act (ADA)-compliant Ramp and wood framed enclosure under the North Terrace
- New seismic bracing, grade beams and new concrete decks
- Replace approximately 1350 seats
- Replace non ADA-compliant ramp at upper entrance to North Terrace
- Replace electrical infrastructure and HVAC ductwork at underside of both terraces
- Replace emergency generator
- New concrete waterproofing over new concrete decks

The estimated cost to complete this Project is Six Million Dollars (\$6,000,000)

A graphic illustrating the location of the North and South Terraces is attached as Exhibit A.

PROJECT FUNDING

Upon approval of this Report, Two Million Dollars (\$2,000,000.00) in Park Fees can be committed to the Project. These Park Fees were collected within ten (10) miles of Griffith Park, which is the standard distance for the allocation of Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3

As part of this Report, RAP staff submits for Board consideration the request for approval of the transfer and allocation of Four Million Dollars (\$4,000,000) in Quimby Fee Interest for use in the Project. Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing (consideration of this Report) prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City. Upon approval of this Report, Four Million Dollars (\$4,000,000.00) in Quimby Fee Interest from the Quimby Fee Interest Account No. 89460K-01 can be transferred to the Griffith Park Account No. 89460K-GB and allocated to Project.

The total Park Fee and Quimby Interest funding available for the Project would be Six Million Dollars (\$6,000,000.00).

Note that any Park Fee funds expended for the Project, outside of the Quimby interest funding, would have their expenditures reimbursed through fund transfers from future capital funds for the Greek which are generated from the existing \$5 surcharge on each ticket sold for the Greek. A typical Greek Theater season generates approximately \$1,500,000 in capital funding.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Work Order	Amount	Percentage
Park Fees	302/89/89716H	QM140374	\$2,000,000.00	33%
Quimby Fee Interest	302/89/89460K-GB		\$4,000,000.00	67%
Total			\$6,000,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project.

As previously noted, the Project will proceed on an expedited schedule as it is critical the work be completed prior to the anticipated start of the Greek's 2021 season on April 1, 2021.

TREES AND SHADE

The Project will have no impact on existing trees or shade at Griffith Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the replacement of existing recreation structures to provide earthquake resistant structures which do not increase capacity more than 50%, and of the rehabilitation of deteriorated structures to meet current standards of public health and safety. Furthermore, the Greek Theater is one of the contributing elements of the determination of Griffith Park as a Historic Cultural Monument (HCM 942). The proposed project will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. As such, RAP staff recommends that 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(4) and Class 2(1), of City CEQA Guidelines and Article 19, Sections 15301(d), 15302 and 15331 of California CEQA Guidelines. NOE will be filed with the Los Angeles County Clerk's Office upon the Board's approval.

FISCAL IMPACT

The authorization of this commitment of Park Fees and Quimby Fee Interest 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 funding sources other than RAP's General Fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

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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: Safe and welcoming environments at all parks

Goal No. 3: Create and Maintain World Class Parks and Facilities

Outcome No. 1: Newly developed open space park project and the redesign of signature City Parks

Result: The Seismic Retrofit and Renovation of North and South Terraces will provide an improved and safer experience for visitors of the Greek Theater.

This Report was prepared by Darryl Ford, Acting Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

Exhibit A - Graphic illustrating the location of the North and South Terraces

EXHIBIT A

