

**APPROVED**

APR 05 2006

REPORT OF GENERAL MANAGER

NO. 06-81

DATE April 5, 2006

BOARD OF RECREATION  
AND PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BEVERLY POCKET PARK (W.O.#E1904756) – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	_____

*OK for M.S.*

*Robert H. Jensen (fa)*  
General Manager

Approved       /      

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final plans and specifications for the Beverly Pocket Park (W.O. #E1904756) project;
2. Approve the date to be advertised for receipt of bids as Tuesday, May 23, 2006, at 3:00 P.M. in the Board Office; and,
3. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from 50% to 20% of the Base Bid price.

SUMMARY:

Submitted are the final plans and specifications for the Beverly Pocket Park (W.O. #E1904756) project, located at 1644 Beverly Boulevard, Los Angeles, CA 90026, as prepared by the design consultant, Cornerstone Studios, Inc.

Beverly Pocket Park is one of the three pocket park projects that are funded by the Anna H. Bing Living Trust (Trust). A Master Account Agreement between the Trust and the City of Los Angeles is in place to implement the bequest in the amount of \$4,000,000 for the acquisition and development of three (3) new pocket parks and playgrounds for children living in under-served areas. A total of

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\$2,240,000 is allocated for the Beverly Pocket Park project to cover the costs of the site acquisition, design and construction. A total of \$828,372 has been spent on site acquisition costs, including related costs of appraisal, phase I and phase II environmental assessments, environmental clearance, escrow, and title insurance, as detailed in Board Report No. 05-321.

The plans call for the construction of a new pocket park, approximately 13,900 square-feet in size, to provide the following features and amenities:

1. Play equipment on resilient surface, community gardens, landscaping and irrigation
2. Metal security gates and fences, and security lighting
3. Benches, picnic tables, and drinking fountains

The community participated in a total of six community meetings hosted by the Los Angeles Neighborhood Land Trust (LANLT). Council District 13 is also in support of the project as designed.

The policy of this Board has been to require that the prime contractor on construction projects perform a minimum of 50% of the work on the project, as measured by the base bid price. It is proposed to reduce the prime contractor participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, thus, creating a more inviting and competitive bidding environment for this project. Also, it should create more competitive pricing among the subcontractors providing bids to the prime contractors. Furthermore, given the relatively small size of the project and the relatively large number of specific types of trades required to complete the construction, it would be very difficult for any prime contractor to perform 50% of the contract work.

The estimate for the construction cost of this project is \$750,000. Funds are available from the Anna H. Bing Living Trust/City of Los Angeles Escrow Account (Master Account).

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration that included the development elements of the project was adopted by the City Council on August 16, 2005. A Notice of Determination was filed with the Los Angeles City and County Clerks on August 23, 2005.

The bid package has been approved by the City Attorney's Office.

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FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's budget. Funds provided by the Trust will cover all the costs of the development of the pocket park. The LANLT has entered into an agreement with the Los Angeles Conservation Corps (LACC), which provides that the LACC will provide maintenance of the pocket park at no cost to the City for 99 years.

This report was prepared by Paul Tseng, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; by Bradley Smith, Chief Deputy City Engineer, BOE.