

APPROVED
MAR 29 2006

REPORT OF GENERAL MANAGER

NO. 06-74

DATE March 29, 2006

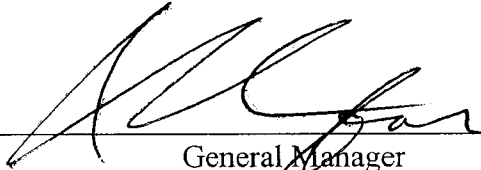
BOARD OF RECREATION
AND PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EVERGREEN RECREATION CENTER – GIFT AGREEMENT WITH THE DODGER DREAM FOUNDATION FOR A DONATION OF BASEBALL FIELD IMPROVEMENTS

J. Combs _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
B. Jensen _____	*M. Shull <u>CM for M.S.</u>



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Accept with gratitude a gift from the Dodgers Dream Foundation, consisting of the installation of up to \$200,000 in baseball field improvements at the Evergreen Recreation Center, subject to the conditions of the proposed Gift Agreement;
2. Approve the proposed Gift Agreement, substantially in the form on file in the Board Office;
3. Direct the Board Secretary to transmit the proposed Gift Agreement to the Mayor, in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
4. Authorize the Board President and Secretary to execute the Gift Agreement, subject to the necessary approvals;
5. Authorize staff to issue a right-of-entry permit to the Dodgers Dream Foundation, substantially in the form on file in the Board Office, authorizing their contractor(s) to install the baseball field improvements.

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SUMMARY:

The Dodger Dream Foundation (DDF) has received a grant from the Amateur Athletic Foundation of Los Angeles (AAF) for the enhancement of sports programming and opportunities for children. The DDF has offered to donate physical improvements (Gift) at no cost to the City, at the Evergreen Recreation Center (Center) located at 2844 E. 2nd Street, in the Fourteenth Council District.

The Gift consists of the installation of baseball field improvements valued up to the amount of \$200,000, pursuant to the plans and specifications on file in the Board Office, including but not limited to:

- 1) Minor irrigation improvements to the grass area between the two existing ball-diamond infields;
- 2) Installation of a new scoreboard;
- 3) Replacement of old lighting (5 poles) with improved lighting (4 poles);
- 4) Replacement of bleacher boards;
- 5) Installation of shade coverings over small ball-diamond dugouts;
- 6) Installation of synthetic grass at the small ball-diamond infield.

The DDF has estimated the cost of completing the improvements not to exceed \$200,000. Based on these estimates and the City's review of the project plans and specifications, the Department is confident that the installation of the improvements can be completed within the DDF project budget, at no direct cost to the City. The installation of improvements by DDF's contractor is estimated not to exceed four (4) months from the date of the work's commencement.

Agreement Terms and Recognition of Donors:

Representatives from the DDF and AAF (collectively referred to as "Donors") have met with Department representatives from the Metro Region, and have determined mutually acceptable terms and conditions for the Gift Agreement (Agreement).

The Department shall recognize the Donors by agreeing to and performing the following:

1. The terms and conditions of the Agreement shall be in effect for a period of three (3) years;
2. The City shall invite the Donors to all public relations events and activities involving the gift improvements;
3. The Department shall place Donor logos and appropriate signage at the Center to recognize the Donors for their contribution;

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4. City shall submit reports to DDF, as requested, regarding the use of the baseball field improvements.

The performance of the above recognition shall not interfere with regular Department programming and prescheduled events.

Installation of Improvements:

The installation of the improvements shall be managed by the DDF and performed by a private contractor under contract with the DDF. A right-of entry permit will be issued by the Department to the DDF and their contractor, authorizing the installation of the ball field improvements. Site specific plans and specifications have been reviewed by the BOE and Department, confirming the feasibility of completing the project within budget and in compliance with minimum City standards and requirements. During construction, Metro Region staff will be on-site and available to provide support, direction, and guidance as necessary to ensure that the project is appropriately completed. The DDF has provided the City with similar gifts in the past, and has historically worked successfully with Department staff.

Reduced Maintenance:

Traditional grass fields require large amounts of water and fertilizers for upkeep, making natural grass fields expensive and difficult to maintain. Extended play on grass fields is also a maintenance challenge as the constant wear and tear never allows natural turf to recuperate. Synthetic grass, which requires neither water nor fertilizers, is not only Earth-friendly, but also allows for more play with far less maintenance.

Environmental:

Staff has determined that this project will consist of an agreement between the Department and the DDF, to allow the installation of baseball field improvements at the Evergreen Recreation Center. The project will involve the replacement of existing facilities and the installation of 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 1d, Class 4, Category 7 and Section 1k, Class 11, Category 6 of the City CEQA Guidelines.

Staff has discussed the proposed project with the Assistant General Manager of Operations East, the Superintendent of the Metro Region, and the Offices of Councilmember Jose Huizar of the Fourteenth Council District, and each supports the project and concurs with staff's recommendations.

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FISCAL IMPACT STATEMENT:

This project will have no fiscal impact on the Department, as the costs of the installation of the proposed improvements will be funded and installed entirely through the DDF and based on their own estimates.

Future maintenance expenses will be reduced, as the upkeep of synthetic grass is much less expensive than that of natural turf, with no irrigation, fertilizer, or mowing required.

Prepared by Joel Alvarez, Management Analyst II, of the Department's Real Estate and Asset Management Section.