



**BOARD REPORT**

NO. 16-163

DATE July 13, 2016

C.D. 4

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: WEST WILSHIRE (PAN PACIFIC) PARK - IMPROVEMENTS TO ATHLETIC FIELDS (SOCCER AND BASEBALL FIELDS) (PRJ20579) (W.O. #E170496F) PROJECT - APPROVAL OF FINAL PLANS AND CALL FOR BIDS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1, 4) AND CLASS 3(6) OF THE CITY CEQA GUIDELINES

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<i>CBP</i>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

  
General Manager

Approved ✓                      Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve final plans (RP 300087 and RP 300088) and specifications for the West Wilshire (Pan Pacific) Park – Improvements to Athletic Fields (Soccer and Baseball Fields) (PRJ20579) (W.O. #E170496F) project;
2. Approve the reduction in the value of the work that the specifications require to be performed by the prime contractor from thirty percent to twenty percent (30% to 20%) of the base bid price;
3. Approve the date to be advertised for receipt of bids as Tuesday, August 23, 2016, 3:00 P.M. in the Board Office;
4. Find that the project is categorically exempt from CEQA; and,
5. Direct the Chief Financial Officer to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the fee to file the Notice of Exemption within five working days of project approval.

SUMMARY

Originally, West Wilshire Memorial Park, at 141 South Gardner Street, Los Angeles, California 90036, and Pan Pacific Park, at 7600 Beverly Boulevard, Los Angeles, California 90036, were two independent, though adjacent, parks, operated respectively by the City and the State of California. In 1997, as they were both to be operated by the City, the Board authorized West

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Wilshire Memorial Park to be renamed as Pan Pacific Park (Report No. 347-97). The Proposition K Ballot measure listed these two parks separately and funded specified scope of work at each of the parks.

The Department of Recreation and Parks (RAP) and the Department of Public Works, Bureau of Engineering (BOE) propose to construct the West Wilshire (Pan Pacific) Park - Improvements to Athletic Fields (Soccer and Baseball Fields) (PRJ20579) (W.O. #E170496F) project (Project). This Project is designed to improve the aged and dilapidated baseball field and construct an official synthetic soccer field where an open area has been utilized as a soccer field for approximately the last two decades at Pan Pacific Park. The Project combines residual funds from two separate projects that were specified in the Proposition K ballot measure:

- 1) West Wilshire – Improvements to Athletic Fields, Swimming Pools, or Recreation Center; and
- 2) Pan Pacific – Gym & Perimeter Fencing, Irrigation, Sports Field Improvements, Walk and Jog Paths, Child Play Area.

Over the span of several years in the past, the scope for each of the two projects had been completed. As part of the Proposition K Program Reconciliation Report prepared in 2014, it was determined that each project had unexpended funds remaining (residual funds) that could be applied toward additional work under each project scope.

Residual funds from these two specified projects will be used to cover the cost of permits, fees, design and construction to improve existing softball/baseball field. A synthetic turf soccer field will be constructed using Quimby funds, resulting in the combined “Soccer and Baseball Fields” Project.

Plans and specifications provide for the following scope:

1. Soccer field: The existing open space, currently being utilized informally as a soccer field, will be officially replaced with a synthetic turf multi-use sports field. It is configured to accommodate four different sizes of soccer fields: U10 size (1); U8 (2); U6 (1); and flag football field (1). The field will integrate 42,500 square foot of water shedding features, which will allow the field to drain quickly after rain events, and improve overall drainage in the park. It will also have sports field lighting, with security level lighting, trash receptacles (6), sports apparatus and turf maintenance equipment storage bins (2), and storm drains. Furthermore, the following amenities will be considered at the proposed soccer field as additive alternates, should adequate funding be available:
  - a. Two Picnic tables
  - b. Six Bleachers
  - c. Six Shade structures over bleachers
  - d. Score board electric wireless operation

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- e. Americans with Disabilities Act (ADA) compliant drinking water fountain with bottle filler
  - f. Fence guard and wind breaker fabric
  - g. Litter receptacle with solar compactor
2. Baseball/Softball Field: The existing field will be re-graded to minimize erosion and improve drainage. A "Smart" irrigation system will be provided to sustain the new lawn and the field. The inner field will have three alternative bases settings to accommodate various age levels of baseball and softball games. The outer field perimeter fence will be raised to thirty feet of height to protect the patrons and soccer players on the adjacent soccer field. The sports field lighting will be fitted with energy efficient fixtures and have remote or internet operating capabilities. The following additive alternates will be considered for the baseball/softball field, provided that adequate funding is available.
- a. Two Shade structures over dugouts
  - b. Two Shade structures over spectators' areas
  - c. New wind breaker fabric
  - d. Extend left field
  - e. Concrete block retaining/sluff wall
  - f. Score board - electric wireless operation

The City Engineer's estimate for the construction cost of the baseball/softball field improvements portion of the project is Two Hundred Ninety-Seven Thousand, Six Hundred Dollars (\$297,600.00), and One Million, Three Hundred Sixteen Thousand, Two Hundred Dollars (\$1,316,200.00) for the soccer fields portion, including ten percent (10%) construction contingency, for a total project cost estimate of One Million, Six Hundred Thirteen Thousand, Eight Hundred Dollars (\$1,613,800.00). For the Additive Alternates, the City Engineer's estimate is One Hundred Seventy-Three Thousand, Eight Hundred Dollars (\$173,800.00) for the baseball/softball field improvements and Two Hundred Thirty-Eight Thousand, Four Hundred Dollars (\$238,400.00) for the soccer field, including contingency. The contract will be awarded based on the lowest base bid.

Funding will be from the funding sources listed below:

<u>Funding Source</u>	<u>Fund/Dept./Acct No.</u>
Proposition K Year 11	43K/10/10C570
Proposition K Year 17	43K/10/10K570
Quimby	302/89/460K-WV

It has been the Board's policy to require that the prime contractor on construction projects perform a minimum of thirty percent (30%) of the work for the respective project, as measured by the base bid price. It is proposed that the Board reduce the prime contractor's participation requirement from thirty percent to twenty percent (30% to 20%) on this Project due to the number

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of specialty subcontractors required. This should help attract a broader range of prime contractors, thus creating a more inviting and competitive bidding environment for this project. In addition, it should create a more competitive pricing among the specialty subcontractors providing bids to the prime contractors.

There are seven and six additive alternates for the soccer and baseball fields, respectively. These alternates will provide competitive prices for the betterment of the fields. The total estimated cost of these additive alternates is Four Hundred Twelve Thousand, Two Hundred Dollars (\$412,200.00), which exceeds the funds available. Thus, additive alternates that can be afforded by the budget will be considered including bleachers and the shade structures at the time of awarding the contract. If not awarded at the time the contract is awarded, any one of these additive alternates can be added at a later date if funding becomes available and will not impede soccer and/or baseball games.

### TREES AND SHADE

For the open site shade near the soccer field, there will be five California Sycamore trees planted around the soccer field. The trees are expected to be about twenty-five (25) feet high (when matured), with drip line of twenty feet. In addition, two shade structures are planned over the baseball/softball field dugouts and eight over the bleachers area.

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

### ENVIRONMENTAL IMPACT STATEMENT

The Project consists of the remodeling of exterior structure (a baseball field), the upgrade of a space currently used to provide a safe playing area, and the upgrade of the soccer field. Therefore, the Project has been determined to be categorically exempt without exception from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 4) and Class 3(6) of the City CEQA Guidelines

### FISCAL IMPACT STATEMENT

Funding for the project is provided by Proposition K – L.A. for Kids Program Specified funds, as well as RAP Quimby funding.

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This Report was prepared by Shashi Bhakta, Project Manager, BOE Recreational and Cultural Facilities Program. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.