

MINUTES

BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES

May 2, 2001

The Board of Recreation and Park Commissioners of the City of Los Angeles convened in regular session at 9:40 a.m. Present were Vice President LeRoy Chase, Commissioners David Michaelson and Lisa Specht. Absent: Commissioners Robert W. Nizich and Maria Elena Durazo. Also present were Ellen Oppenheim, General Manager, Marjorie Matthews, Executive Officer, and Assistant City Attorney Mark Brown.

CEREMONIAL PRESENTATIONS

Considered later in the meeting.

APPROVAL OF THE MINUTES

Approval of the Minutes of the Regular meeting of April 18, 2001.

Commissioner Specht requested that the Regular Minutes of April 18, 2001 be corrected to reflect in her reference to Item No. 01-117, she stated that the minimum rent percentage should be raised to 8% and that the minimum bid should be raised to at least \$1 million per year.

Commissioner Specht moved approval of the Minutes of the regular meeting of April 18, 2001, seconded by Commissioner Michaelson. There being no objections, the Motion was approved.

GENERAL MANAGER'S REPORTS

01-137 - Considered later in the meeting.

01-138

PALMS AREA - CHILDCARE CENTER -
(#1637D) - APPROVAL OF FINAL
PLANS AND CALL FOR BIDS

01-139

VENICE BEACH - DAMSON OIL FACILITY
RESTORATION (#1001C) - REVIEW OF
BIDS AND AWARD OF CONTRACT

Mark Brown, Assistant City Attorney, reported that the Board adopted the Mitigated Negative Declaration for this project on August 9, 2000.

01-140

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VENICE BEACH OCEAN FRONT WALK -
REFURBISHMENT (#1019B) - DAMSON
OIL FACILITY RESTORATION (#1001C) -
REQUEST FOR EXTRA SERVICES TO
DESIGN CONTRACT NO. 2814

01-141

ROSE HILL RECREATION CENTER -
RESTROOM IMPROVEMENTS AND NEW
HALF BASKETBALL COURT (#2703N) -
REVIEW OF BIDS AND AWARD OF CONTRACT

Mark Brown, Assistant City Attorney, reported that on March 7, 2001
the Board found this project was exempt from CEQA.

01-142

BARNSDALL PARK - HOLLYHOCK
HOUSE - LOANS OF ART GLASS

01-143

YOSEMITE PARK RECREATION CENTER -
NEW GYMNASIUM (#1704E) - APPROVAL
OF FINAL PLANS AND CALL FOR BIDS

01-144

MAR VISTA RECREATION CENTER -
ROLLER HOCKEY RINK(#1349A) -
APPROVAL OF FINAL PLANS
AND CALL FOR BIDS

01-145 - Considered later in the meeting.

01-146 - Considered later in the meeting.

01-147

AMENDMENTS TO BOARD REPORT NO. 00-346 -
PARK FEES EXPENDITURE PROGRAM - FISCAL
YEAR 1998-1999: TRANSFER OF FUNDS
TO LANARK RECREATION CENTER

01-148

CONTRACTOR RESPONSIBILITY

Report Withdrawn.

01-149

VARIOUS COMMUNICATIONS

01-150

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APPROVAL OF MEMORANDUM OF UNDERSTANDING
BETWEEN THE DEPARTMENT OF RECREATION
AND PARKS AND THE DEPARTMENT OF WATER
AND POWER FOR RECLAIMED WATER
SERVICE IN THE SEPULVEDA BASIN

It was moved by Commissioner Specht, seconded by Commissioner Michaelson, that the foregoing reports, with exceptions as noted, be approved, and that the appropriate Resolutions be adopted. There being no objections, the Motion was approved.

01-137 - Out of Order.
HAZARD PARK GYMNASIUM
REFURBISHMENT AND OUTDOOR
DEVELOPMENT (#1840A) - APPROVAL
OF FINAL PLANS AND CALL FOR BIDS

Alex M. Man, representing Friends of Hazard Park, spoke in support of the project.

It was moved by Commissioner Specht, seconded by Commissioner Michaelson, that Board Report 01-137 be approved. There being no objection, the Motion was approved.

01-145 - Out of Order.
BARNSDALL PARK - PHASE I MASTER
PLAN IMPLEMENTATION (#1026C) -
REQUEST FOR EXTRA SERVICES
TO DESIGN CONTRACT NO. 2621

Paul Gamberg, representing Barnsdall Art Center Student Advisory Committee, stated that the process of community government had not been responsive to the public. The representative stated that community leaders have yet to see the Master Plan and the Historic Site Survey. In some parts of the plan that he has seen, it states that Phase I is work inside the park and Phase II is outside the park. People want to understand where Phase I fits in, there are gross inconsistencies.

In response to an inquiry from Commissioner Specht, Maureen Tamuri, Assistant General manager for Planning and Construction (AGM) stated at it's April 18, 2001 Board meeting, the Board directed staff to hold a community meeting in order to inform the community of the current status of this project. As a result of that effort, staff has asked the consultants to give support in preparing for this meeting. Because of a long process with a great number of community meetings, prior events, and prior presentations staff has asked the consultants to work with them in gathering all necessary information and ensure their availability, specifically to answer

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questions with regard to any issues that the community would bring up at the meeting. The AGM also stated that it is important to have the team that assisted the City in developing the scope for this project, to be available to provide detailed answers to questions that come forward at the meeting. Also, to systematically and thoroughly review the records so that they would have information available for the community. This is outside the scope of work.

The AGM stated that this work is required in order to support the community meeting. The amount is unusual in that these funds would not have been spent had we not been going through this additional community process. The AGM stated that the meeting was scheduled for that evening to address the concerns of the community.

In response to an inquiry from Commissioner Michaelson, the AGM stated that in order to have the City authorize this additional service the expenditure must be approved before the consultant does the work. She also stated that staff provided verbal authorization to the consultant to proceed forward in anticipating the meeting.

Commissioner Specht stated that she believed the issue the speaker raised is an issue of whether they will have an opportunity to have input as to whether they can do landscaping later and finish the houses first, and this is what should be addressed at the meeting.

The AGM stated that as a result of the community meeting, options will be presented to the Board for consideration at the May 16, 2001 meeting. Staff has also been working diligently with the City Attorney to review any legal impediments to move ahead in any particular direction.

In response to an inquiry from Commissioner Michaelson, the AGM stated that she would ensure that the Master Plan was available at the community meeting and as well as copies for public purchase.

It was moved by Commissioner Specht, seconded by Commissioner Michaelson, that Board Report 01-145 be approved. There being no objection, the Motion was approved.

At this point Steven Soboroff, Commission President Emeritus, was recognized and invited by Vice President Chase to sit at the Board table.

In response to a request by the Executive Officer, further recognition was delayed until later in the meeting.

01-146 - Out of Order.

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NORTH HOLLYWOOD RECREATION CENTER -
IMPROVEMENTS (#1350A) - REJECTION
OF BIDS - APPROVAL OF REVISED
BID DOCUMENTS AND CALL FOR BIDS

The AGM stated that this is a project that has multiple year funding, K4 and K5; which means that the K5 funding will not be made available on this project until after July 1, 2001. As a result, the Board Recommendation would be amended to indicate that a funding clause identifying multiple year funding would be inserted into the contract.

It was moved by Commissioner Specht, seconded by Commissioner Michaelson, that Board Report 01-146 be approved. There being no objection, the Motion was approved.

UNFINISHED BUSINESS

01-115 Barnsdall Park Phase I - Master Plan Implementation
(#1026C) - Review of Bids and Award of Contract

Held until May 16, 2001

01-117 Greek Theatre Request for Proposals 2001

Held until May 16, 2001

Vice President Chase stated at the April 18, 2001 Board meeting the community expressed the desire to provide input into the process.

In response to an inquiry from Commissioner Specht, John Duggan, Chief Financial Officer (CFO) stated that the fixed CPI standard inflation rate will be added as one of the additional changes being made to the Proposal, in conformance with the instructions that were directed by the Board at the April 18, 2001 meeting.

The CFO was informed of the changes to the Minutes.

Vice President Chase announced that any additional input and comments made in reference to the Greek Theatre Proposal be submitted to the Department by the end of the week for review at the May 16, 2001 Board meeting.

Ellen Oppenheim, General Manager, arrived at 10:30 a.m.

The General Manager stated that staff has been working diligently on the Proposal and many of the issues that were raised at the last meeting have been addressed. The opportunity to incorporate the

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information that is coming forward from the Greek Theatre Advisory Committee (GTAC) meeting as well as another public meeting held last week, is greatly appreciated.

Commissioner Michaelson reiterated that time is of the essence, and any additional thoughts or suggestions should be submitted this week, preferably in writing. It would be very difficult to extend this item beyond the next meeting.

In response to an inquiry from Commissioner Specht, Vice President Chase expressed concern that the experts working on the Proposal must be researched for items of concern.

Commissioner Michaelson suggested if there is substantive criticism against the current experts, discussion should now take place.

In reference to the experts, Vice President Chase recalled commenting on a Proforma that was recommended to the Commission that reflected a \$3.6 million loss. The expert at the time, defended the loss. At the following meeting, one of the bidders made it known that they acknowledged the fact that there was an error in their Proforma that reflected the loss, however, the expert did not notice this. This was a concern.

In response to Vice President Chase's concern, the CFO stated that one of the modifications that has been made to the RFP as it is being developed, is the Proforma. The document that the proposers were required to complete, had a step by step process that when followed to the letter, resulted in a dollar amount of \$3.6 million or other that would have shown as a dollar loss. Our consultant, Business Valuation Services (BVS), provided information to the Commission to explain why the data that was presented, depending upon the format or the reason for submitting it, could be viewed as a negative. In the revised RFP the Proforma document has been simplified, and Proposers are instructed to present the information most accurately and completely to explain how they will function.

In response to an inquiry by Vice President Chase, the General Manager stated that when the draft RFP was presented at the last Board meeting, staff had not recommended any changes to the points, however, they did look at other RFPs that were done. The thinking on this particular case, as distinct from many of the other concession agreements, was the fact that there is a very extensive capital improvement list of requirements involved. In this particular case, staff felt it important to keep the points for capital improvements, both the nature of the improvements to be done to achieve the goals as described in the RFP, as well as the dollar value of those improvements as a significant item. That is

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why staff is recommending retaining the point level high. In each case, for the RFPs, staff has tried to focus on the unique needs associated with a particular location and the mix of what is important to the City in terms of the service, financial return, capital improvements involved, and certainly it is a judgement call that the commission can make on that subject. The perspective was the financial return is important to the City, and it is hoped to have a far better return than in the past; with a capable company that can demonstrate stability and assure that they will be around through the life of the agreement in order to provide service to the community. In this particular case, going back as far as the 90-day study and the full range of capital improvements that are required which are quite extensive, this was why they were recommended for the high point level that they have.

Commissioner Specht stated that the Commission, in the past, did vote to approve the point allocation.

Commissioner Chase expressed that his main concern was the financial return to the City, and ensuring that bidders have the capabilities required.

Adam Burke, representing Nederlander, stated, in his opinion, there were great concerns with one particular consultant that made findings that were presented to and consulted by several different experts, retained by Nederlander, who could not reconcile them. In Mr. Burke's opinion, this consultant ignored substantial public facts, facts in the record, and came up with certain conclusions that have made no sense. These concerns were with BVS. A letter was submitted when the draft RFP was issued, and also at the last comment hearing. (See Attached letter re: Minutes of May 2, 2001 Meeting.)

CEREMONIAL PRESENTATIONS Out of Order.

Presentation of Resolution and Service Pin to David Griffith for 35 Years of City Service.

Mr. Griffith expressed his gratitude for the support of his family and fellow Department employees throughout his 35 years of service.

Presentation of Resolution and Service Pin to Ann Vollmer for 30 Years of Service.

GENERAL MANAGER'S ORAL REPORT

The General Manager reported on the following events held in the last two weeks throughout the City:

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- Blooming of the Roses at Exposition Park Rose Gardens done jointly by the Department and the Figueroa Corridor.
- Debs Park inaugural event by the Audubon Society Partnership
- Nickerson Gardens celebrated Girls Play L.A. in which the Chief of Police and the General Manager presented 56 young women, ages 13 to 15 years, with trophies for participation in Girls Play L.A.
- Towel-cutting for the Yosemite Pool collaboration with L.A.U.S.D. The Department entered into agreement to provide funding to winterize the pool to be used year-round for the swim team practices and P.E.
- The Dodgers announced, in collaboration with the Mayor, Councilmember Padilla and Assemblyman Cardenas, the intention of major league baseball to create a Youth Academy at Hansen Dam. It will be first of it's kind facility in the Country and would include both baseball and softball.

The General Manager explained her reason for delay was due to her attendance at the City Television Station filming of a show on job opportunities within the City. They chose to make the first of what will hopefully be a series of shows that will focus on Griffith Park and the various job opportunities there. She also reminded the Board that the Barnsdall public meeting will be held in the evening.

The General Manager announced that the Mayor's Budget Recommendations had been released. The Mayor had recommended about \$24 million of funding for the Department in new funding for next year, this will consist of one-time and ongoing funding. Yesterday was the Budget Hearing before the Ad Hoc Budget and Finance Committee of the Council.

The General Manager reported on the Class Program and some of the results that the Department has been able to achieve since November, when the Program began. The Department is targeting 37 parks with facility improvements, increased programming, efforts to reclaim the parks from gang activity and make them more beneficial for the community, and particularly to target increased programming aiming at middle school aged young people. Of the 37 parks, ten were targeted for upgrades in November and December, ten were targeted for January and February, ten are currently being done, and the remaining seven will be done in May and June. To date, the Department has trimmed over 1,500 trees; completed security lighting at 13 of the 37 sites; painted 30 recreation buildings, inside and out; installed new childrens play equipment at 17 of the sites, and refurbished nine of these; built-out and equipped 12 teen center locations; renovated 3.4 million square feet of turf; achieved over 4,000 teen participants, ages 11-15, in the new

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programs that were put in place, an average of 25 per day per site; and added 38 teen representatives to the Park Advisory Boards within those locations.

The General Manager proceeded to report on the impact on crime reduction. During the nine month period that led up to the Class Program, from February through October, there were 13 major incidents of gang violence documented at class parks. From December through April there were only two serious incidents. Significant incidents of vandalism, narcotics use, disturbing the peace, drinking in the park, trespassing during park hours, and graffiti were also tracked and reported to drop from 290 to 217 during the period that Class Parks had been in place. To date, this is a 59 percent reduction.

The General Manager stated it has been an incredible teamwork initiative within the Department to deliver the programs. The Mayor's Budget for the Department next year, focuses on the Department's four goals: enhancing services to children and youth; improving service effectiveness; improving capital facilities; and making technology enhancements. The first on the list of the Mayor's recommendations for the Department is to institutionalize in the annual budget the continuation of the Class Parks Program for all 37 park sites and to add ten more sites. That is an annual budget increase of \$7 million tied to one program. In addition to the funding, the Department will receive, as recommended, from the Mayor's budget, a Probation Department Grant that will allow the creation of three more youth centers in the ten new sites. In addition, the Department received support to make the Kids Swim Free Program permanent. The Mayor has been very supportive and has recommended a little over \$2 million of funding to support the staff necessary to support new facilities, program and maintenance staff; the initial move and relocation for the Observatory staff, which will go on in conjunction with the renovation and expansion project; and the start-up program for EPICC. In addition, \$3 million has been recommended to make improvements in a number of existing pools; \$1 million to install ten new play grounds and replace some existing ones; \$6 million for the build out of Ascot Park as well as paint abatement; increased staffing to the Safety Section of Personnel Division; and \$1 million for the creation of three additional skate parks.

Commenting on Commissioner Spechts statement, The General Manager stated that the fence is now up at Pedlow Skate Park, specifically around the skate bowl, there is only one entrance where no admittance is allowed to anyone not wearing a helmet and knee and elbow pads, which are required by State law. That week began Ranger support to assist recreation staff in adhering to the No

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Tolerance Policy. The Department will begin renting safety equipment to those individuals who wish to rent for a modest fee.

The General Manager continued to report that the Mayor has also recommended funding for the LAN/WAN Network that will allow the Department to connect the remaining recreation, senior citizen, and child care centers to the City network. It is a very positive budget for the Department and staff continues to go through the budget hearings. The Mayor has been very supportive of the Department's initiatives and has put forward a very positive set of recommendations to help support the continuation of current programs as well as the addition of new ones for next year.

Vice President Chase thanked the General Manager and staff in identifying the needs of the Department and for involving the Park Advisories.

In response to an inquiry from Commissioner Specht, the General Manager stated that Ascott Park is located near Wilson High School near the corner of Multnomah and Soto Streets in Council District 14. This land currently belongs to DWP and is 120 acres that is not currently used for recreational purposes. DWP has a small facility located on the property. In working together, the plan is to build a significant park facility that would include three soccer fields, two ball fields, a recreation center, two children's play areas, a skate park, a small parking area, and a picnic area. This would be a collaboration where DWP would make the land available and do some of the construction. This would allow for a much needed sports and recreation facility in the east side, which is underserved. Grant funding opportunities are also being researched. This significant funding recommended in the Mayor's budget would allow the Department to proceed with the first phase of this project.

Vice President Chase stressed the fact that the Department would like community involvement and input so that all ideas could be documented and shared with all involved in the projects.

Commissioner Michaelson commended the General Manager and her staff for their presentation of the budget before the Mayor and acquiring all that was presented in her report.

NEW BUSINESS

Appointment of Mary E. Alvarez as Commission Executive Assistant II/Board Secretary.

MEMORANDUM

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PROPOSITION K COMPETITIVE, PROPOSITION 12,
PER CAPITA, ROBERTI-Z'BERG-HARRIS,
MURRAY-HAYDEN, GRANT APPLICATIONS

The General Manager reported on the outstanding efforts of staff that involved cooperation within the Department to prepare 65 grant requests within three weeks. This involved working night, day and weekend. Lists were attached of the Prop K grants submitted, the Prop 12 two-thirds per capita, Roberti-Z'Berg-Harris and Murray-Hayden requests. In addition, the Council offices had the opportunity to identify where 1/3 of the Prop 12 per capita funding will go. The report covers every council district with a wide range of needs.

Received and Filed.

Commissioner Michaelson temporarily left the meeting at 11:40 a.m. and returned at 11:50 a.m.

MEMORANDUM

DODGERS PARKING PERMIT

Sallie W. Neubauer, representing the Citizens to Save Elysian park, requested that the item be placed on a future Commission Agenda to be voted on. The representative expressed her concern relative to the allowance of private organizations, such as the Dodgers, to have permit parking in Elysian Park. She stated that the issue is the patrons of the City being able to use Elysian Park; and the Park should not be allowed to be parceled out for parking to private organizations. Ms. Neubauer stated she understood that this was a one time incident, however, the Dodger organization had enough notice to know of the necessary additional parking. Private enterprise should have been solicited.

Alex M. Mann, representing FOCUS, expressed his concern over large organizations being allowed to continue to utilize these parking arrangements.

Commissioner Michaelson requested that should it appear that requests from the Dodger Organization to use City facilities become more common this issue should be returned to the Board for further discussion.

Received and Filed.

FUTURE AGENDA ITEMS:

While in Washington D.C., Commissioner Michaelson met with

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Congressman Brad Sherman, who is a Congressman in the San Fernando Valley. It appears there may be an opportunity for the City to work with the Federal Government to put in some park and recreational facilities to augment what already exists in the Sepulveda Basin, called the Sod Farm which is 120 acres. Commissioner Michaelson requested to discuss the issue further with the General Manager or staff.

NEXT MEETING

The next regularly scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, May 16, 2001, at 3:00 p.m., Toberman Recreation Center, 1725 Toberman Street, Los Angeles, California 90015.

ADJOURNMENT

There being no further business to come before the Board, the regularly scheduled Meeting adjourned at 12:15 p.m.

ATTEST

PRESIDENT

SECRETARY

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May 16, 2001

Board of Recreation and Parks Commissioners
200 North Main Street
13th Floor
Los Angeles, California 90012

Re: Minutes of May 2, 2001 Meeting

Honorable Commissioners:

We request that the minutes for the May 2, 2001 meeting of the Board of Recreation and Parks Commissioners be clarified as to agenda item 01-117, "Greek Theatre Request for Proposals 2001." At a minimum, the meeting minutes should be corrected to reflect that all of the comments under the agenda item are the opinion of Adam Burke. In addition, the minutes refers to experts and it should again be clarified that Nederlander consulted these experts. Further, the minutes contain obvious inaccuracies, such as the statement that the Securities Exchange Commission was hired to review certain findings. This is obviously incorrect. Further, the minutes reference "BBS," which is probably a reference to "BVS" - Business Valuation Services. Finally, other issues were discussed at the hearing by the Commissioners and Department staff, but none of these issues are reflected in the minutes.

Thank you for your attention to this matter.

Sincerely,



William F. Delvac
of LATHAM & WATKINS