


FOR INFORMATION ONLY

CITY OF LOS ANGELES
Department of Recreation and Parks

November 20, 2002

TO: Board of Recreation and Park Commissioners

FROM: 
Manuel A. Mollinedo
General Manager

SUBJECT: GRIFFITH OBSERVATORY - RENOVATION AND EXPANSION (#1504C)

On September 20, 2002, the Board awarded a construction contract to the lowest responsible bidder S. J. Amoroso Construction Co., Inc., which included a base bid in the amount of \$41,590,000.00 and Additive Alternate #G in the amount of \$200,000.00 for a total amount of \$41,790,000.00 (Board Report #02-339).

On October 16, 2002, the Board Office executed Contract No. 3068 between the City of Los Angeles and the contractor, which identified a project commencement date of October 28, 2002 and a contract completion date of March 9, 2005. Liquidated Damages are \$5,000.00 per day and will be deducted and retained out of the monies due the contractor each and every day the work exceeds the contract completion date.

On October 30, 2002, a groundbreaking ceremony was held. The contractor has mobilized construction trailers and has constructed a temporary fence to secure the site. East Observatory Road will be gated and no public parking will be allowed. However, West Observatory Road will remain open for public parking, except for approximately 60 days when hauling of soil will take place, allowing the public to access the Charlie Turner Trail Head, which leads to Mount Hollywood. Trails south of the Observatory (East Observatory Trail, West Observatory Trail, and Brindle Trail) will have restricted use and there is no access through the project site from these trails. Currently, the contractor is preparing a project baseline schedule, submittal schedule, abatement plan, photographic documentation, and a historic protection plan. The submittals are due within the next 30 days prior to starting work.

The bid documents state that Additive Alternates may be used to adjust the contract price by subtracting any combination from the final bid after the lowest responsible bidder is determined. Once subtracted, Additive Alternates may later be added back, subject to the terms of the bid documents, at the prices bid. At this time, only Additive Alternate #G was awarded as part of the contract. Per the bid documents, the Department has an option to award any additional Additive Alternates prior to specific dates without a cost or schedule impact. A brief description of each Alternate with the date to award is as follows:

ADDITIVE ALTERNATE SCHEDULE

ADD. ALT. A - \$2,200,000.00

(Must be awarded by May 29, 2003)

Interior finishes and tenant improvement within the Depths of Space and Leonard Nimoy Event Horizon theater of Lower Level Two Expansion.

ADD. ALT. B - \$400,000.00

(Must be awarded by July 2, 2003)

Interior finishes and tenant improvement within the Bookstore and Food Service of Lower Level One Expansion.

ADD. ALT. C - \$60,000.00

(Must be awarded by April 4, 2004)

Improvements of the parking lot and roadways, including demolition of the existing snack bar and associated restrooms.

ADD. ALT. D - \$700,000.00

(Must be awarded by July 17, 2003)

Construction of the freestanding bronze and glass wall at the West Terrace for the new Transit Corridor exhibit.

ADD. ALT. E - \$100,000.00

(Must be awarded by December 2, 2003)

Construction of the circular bronze and glass Coelostat enclosure in the existing West Gallery.

ADD. ALT. F - \$700,000.00

(Must be awarded by July 2, 2003)

Construction of new Projection Lift System for the new Zeiss star projector including associated architectural railings, panels and floor plug; Planetarium seating installation; Planetarium theatrical lighting control system; and Planetarium Audio-Visual system.

ADD. ALT. G - \$200,000.00

(Awarded September 20, 2002 with the Base Bid)

Construction of the new Worm Hole tunnel below the existing Observatory.

Recently, the state committed \$6 million from Proposition 40 funds raising the total committed funding to \$58.6 million. The total project cost is \$83.0 million and an additional \$24.4 million will still need to be raised to complete the project. The project budget and project funding is as follows:

<u>Project Budget</u>		
Bricks and Mortar Budget		\$65.0 million
<i>Soft Costs</i>		\$11.2 million
<i>Base Construction w/ 15% Contingency</i>		\$48.0 million
<i>Alternate Construction w/ 15% Contingency</i>		\$4.9 million
<i>FF&E</i>		\$0.7 million
<i>Communication/Data</i>		\$0.2 million
Planetarium Theater Dome/Equipment		\$7.7 million
Exhibits and Related Expenses		<u>\$10.3 million</u>
	TOTAL PROJECT BUDGET	\$83.0 million
<u>Project Funding</u>		
Public Funds		\$44.1 million
<i>Los Angeles County Proposition A</i>		\$18.5 million
<i>Los Angeles City Proposition K</i>		\$10.0 million
<i>City of Los Angeles</i>		\$7.9 million
<i>State of California</i>		\$7.5 million
<i>Federal Government</i>		\$.2 million
Private Funds		\$14.5 million
<i>Los Angeles Foundations</i>		\$10.9 million
<i>Los Angeles Individuals</i>		\$2.9 million
<i>Los Angeles Corporations</i>		\$0.4 million
<i>Friends Of The Observatory Board & Members</i>		\$0.3 million
	TOTAL PROJECT FUNDING	\$58.6 million

While all of the current public funds will fund the Bricks and Mortar expenses, portions of the \$14.5 million in private funds are restricted. Of the \$65.0 million Bricks and Mortar budget, \$44.1 million has been made available in public funding and Friends Of The Observatory (FOTO) has raised or received pledges totaling \$8.65 million, leaving a shortfall of \$12.25 million. Of the \$7.7 million Planetarium Theater Dome/Equipment budget, FOTO has raised or received \$4.85 million in pledges, leaving a shortfall of \$2.85 million. Of the \$10.3 million Exhibits and Related Expenses, FOTO has raised or received \$1 million in pledges, leaving a shortfall of \$9.3 million.

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CITY OF LOS ANGELES
Department of Recreation and Parks

November 20, 2002

TO: BOARD OF RECREATION AND PARK COMMISSIONERS
FROM: MANUEL A. MOLLINEDO, General Manager
SUBJECT: RESPONSE TO COMMUNITY CONCERNS AT RUNYON CANYON DOG PARK

On September 18, 2002, the Board of Recreation and Park Commissioners approved the construction of a new parking lot with landscaping and a retaining wall; they also agreed to reconsider the remainder of the proposed project at Runyan Canyon Park, a Ranger Station/Visitor Center and caretaker's residence. At this time, Commission President Roos brought several community concerns to the Board's attention as well. Since the dedication of the off-leash dog park in 1999, patron usage has surged resulting in negative impacts on the neighborhood including alleged excessive noise from barking dogs and shouting owners, a chronic stench from dog waste, destruction of private and park landscapes, safety problems caused by poorly controlled animals, and a shortage of parking in the Park. Commissioner Roos asked staff to investigate and report back. On-going efforts have begun, and this progress report is submitted for the Board's review.

Formation of a Working Group for Runyon Canyon - The issues regarding the dog park and other illegal nuisance activities within Runyon Canyon, have concurrently been brought to the attention of Councilmember Tom LaBonge. On November 7, 2002, the staff from the Department and the Council Office met with members of the community. This ad hoc working group selected co-chairs to lead their group in exploring a number of issues including the possibility of providing more parking within the park. The community has requested that the facility improvement plans, approved by the Board on September 18th, be placed on hold until consensus can be reached on the parking lot. The proposed visitor parking lot off the Fuller Avenue entrance would add 23 spaces for cars and two spaces for buses. If additional parking spaces are desired, the plans will be re-designed and construction would be completed in six months.

This ad hoc group will benefit from understanding the background relating to the dog off-leash area's formation. In the 1990's, before the dog exercise areas were established, the Canyon's appeal as a nature oasis in the middle of the City made the area trails a favorite among locals who often took walks with their dogs. However, increasing concerns about off-leash dogs in this vast area prompted enforcement of the dog on leash law by our Park Rangers. Complaints over enforcement, in turn, resulted in a community proposal to convert some areas of the park into off-leash dog exercise areas. In community meetings at the time, the Department advised that conversion of the area could potentially result in a major increase in usage, parking problems, odor problems, questionable sanitary conditions, and destruction of native habitats.

After two years of extensive discussion and negotiation, occurring from August 1995 to April 1997, including a November 1995 mail survey with 143 respondents - proponents and neighbors agreed to the following: 1) A parking lot would be built; 2) A small residence would be built to house a Ranger and provide security; 3) A small visitor center/kiosk would be built to provide information to the public; 4) A "No Dogs Allowed" green area would be established and maintained, mainly so that small children could play freely without a threat from dogs; 5) Signage and fences/gates would be installed to delineate "No Dogs Allowed", "Dogs On Leash Areas", and "Off Leash Dog Exercise Areas". Additional signs would be posted to remind patrons to clean up after their dogs. 6) Dog owners would self-police and educate other patrons of the park rules regarding leash areas and cleaning up after their pets. Finally, it was agreed upon that if the above conditions could not be met, and patrons with off-leash dogs did not cooperate, the Department would review the issues and consider reverting the facility back to a dog on-leash park.

Upon community consensus on the parking lot, the Department can move forward on the Board approved facility improvement plans, or revisions thereto, to meet the conditions for a parking lot, caretaker residence, and visitor center. The other conditions, fenced no-dog green area, signage delineating on/off leash areas, and signs reminding owners to clean-up after their dogs, are all completed. The remaining condition regarding self-policing began with community support and momentum but are now less enthusiastically followed. A number of volunteers had signed up to participate in educating other dog park users. Ten volunteers attended a May 16, 1999, training class conducted by the Park Rangers. Within six months, however, volunteers evaded Department phone calls for updates on volunteer activity. The Department will make efforts to recruit additional volunteers from the new ad hoc working group.

Enforcement on Public Streets and Park Property - In an effort to encourage dog owners to keep better control of their dogs before getting into the off-leash area, the Park Rangers began daily patrol of Runyon Canyon, giving warnings and issuing citations. The Rangers issued 22 citations in September. In October, 26 citations were written for trespassing in the park during closed hours, 15 for dog off-leash, and two for smoking in a mountain fire district.

The Park Rangers have also requested enforcement by the Department of Animal Services in the areas just outside of park property. Animal Services committed to providing four Animal Control Officers during random patrols twice a week for four hour periods commencing September 25. Their enforcement efforts have focused on dogs off-leash and unlicensed dogs. They reported issuing 22 citations in the last two weeks of October.

The Los Angeles Police Department reported three enforcement actions in the area since September. LAPD responded to a traffic collision, took a stolen vehicle report, and removed illegally parked vehicles. There were no quality of life enforcement actions by LAPD since September 1.

Encroachments on Park Property - The Park Rangers have also taken action to remove private vehicles parked on Park property. On October 1, 2002,

Park Rangers cited a vehicle owned by a neighboring homeowner for encroaching on park property. As a result, several additional vehicles belonging to a neighbor were voluntarily removed from the park. A second neighbor was also cited for encroachments for storing construction material on park property and has since complied. There are two additional potential encroachments of a horse carriage and horse stable area; the Department must commission a land survey in these areas in order to confirm the potential encroachments indicated preliminarily by aerial photo. Funding has not been identified for the land survey. The Department may ask for assistance from Councilmember LaBonge.

Garbage Can Lids - To help contain noxious odors from dog waste, Department staff ordered special trash can lids with springs. The new lids were installed on all thirty 55 gallon trash cans in the park as of November 8.

In May 2002, the Los Angeles Times published an article profiling Los Angeles' love of dogs and highlighted our Department's dog parks including Runyon Canyon. The park has become a destination location and a top must-visit location for dog walkers near and far. The popularity of the park has created some unwanted consequences and various efforts are underway to abate some of these problems. Department staff is open to exploring all viable proposals and will continue to work very closely with the Council office to ensure that the results reflect acceptable compromise of all concerned and affected parties.

MAM/AMC/DWN

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Department of Recreation and Parks

November 20, 2002

TO: Board of Recreation and Park Commissioners

FROM: Manuel A. Mollinedo
General Manager

SUBJECT: ZONE CHANGE PARK FEES/ZONE CHANGES

The Park Fee Program involves two separate but related trust funds: the Zone Change Trust and the Subdivision or "Quimby" Trust.

Former state assembly member, John P. Quimby, developed the park fee concept bearing his name during the 1960s. He initiated legislation that passed July 17, 1965, and was amended in 1972. Cities and counties could require the dedication of land or payment of a fee as a condition of approval of a final subdivision map for residential development and condominiums with a tract or parcel map. Projects having fewer than fifty-one units were exempt from the dedication of land, but the property owners were required to pay an in-lieu fee.

The City of Los Angeles implemented the Subdivision Fees Trust in 1971 (Ordinance 141, 422). The City Planning Department calculates fees for affected subdivisions, revising the schedule each May 1. Fees are based on the percent change in the value of existing single-family dwellings as determined by the Real Estate Research Council of Southern California.

The Zone Change Park Fee was originated by the late City Councilmember Howard Finn and became effective in 1985. This fee applies only to approval of zone changes needed for multiple residential projects (two units or more). Fees for zone changes are the same as for subdivisions.

Guidelines for the expenditure of subdivision and zone change income are identical. The funds must be committed to specific projects within five years of collection. Under the City's General Plan, expenditures are made within 1 ½ miles from the points of collection to ensure that residents of the new real estate projects can benefit from the facilities their funds helped to create or improve. Funds remain in the Council Districts where they were collected.

The Department may use subdivision and zone change fees for capital improvements only: the acquisition of land and the design or construction of park and recreational improvements.

Staff of the Department works with the Council Districts to develop an annual expenditure program; this year's program will be the subject of a Board Report at a subsequent meeting

Report prepared by Camille Didier, Supervisor, Advance Planning/Special Projects.