

APPROVED
MAY 03 2006

REPORT OF GENERAL MANAGER

NO. 06-109

DATE May 3, 2006

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ASCOT HILLS PARK PROJECT – PHASE ONE (#1235A) (W.O. #E1905987) - APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF GENERAL SERVICES, THE DEPARTMENT OF RECREATION AND PARKS, AND THE BUREAU OF ENGINEERING

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

SH

Robert H. Jensen (R)
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE), and the Department of General Services (GSD) for construction services, which consists of constructing a temporary parking lot approximately 8,500 square feet in size, with approximately 30 spaces, provide a temporary toilet, installing groups of boulders for seating along the trails, and clearing existing trails within the southwest portion of the site for the Ascot Hills Park Project – Phase One (#1235A) (W.O. #E1905987), subject to the approval of the City Attorney as to form; and
2. Authorize the Department’s Chief Accounting Employee, subject to Council approval, to request the City Administrative Officer (CAO) to include in the CAO transmittal a transfer of funds in the amount of \$100,000.00 from the Ascot Hills Park Project, Fund/Acct 205/89/WV07 to GSD, under the authority of this Board Report, through Account Y140, GSD, to the appropriate material and salary accounts in Fund 100, Department 40, in GSD, as listed below:

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FROM:

<u>FUNDING SOURCE</u>	<u>FUND/ ACCOUNT NO.</u>	<u>AWARD AMOUNT</u>	<u>APPROPRIATION AMOUNT</u>
Prop 40 – Urban Park	205/89/WV07	\$3,000,000.00	\$ 100,000.00

TO:

ACCOUNT NO.

1014 – Construction Salaries		\$ 60,000.00
3180 – Construction Materials, Supplies, and Services		<u>\$ 40,000.00</u>
	Total:	\$ 100,000.00

3. Direct the Board Secretary to transmit the MOU to the City Attorney for review and approval as to form; and
4. Authorize the General Manager to execute the MOU, subsequent to the approval of the City Attorney as to form.

SUMMARY:

The Ascot Hills Park project involves the development of approximately 100 acres of property, located at 4371 Multnomah Street, Los Angeles, California 90032, owned by the Department of Water and Power (DWP) into a natural, passive recreational park which includes multi-use trails, vista view points, picnic areas, outdoor classrooms, restrooms, and a visitor's parking lot. The Department of Recreation and Parks (RAP) and DWP are currently finalizing a site control agreement. Having used the project site as a training facility, the DWP is currently in the process of relocating to a new location. As a result, the Ascot Hills Park project is being completed in the following phases while DWP completes its relocation process:

A. Preliminary Phase:

Construct a main entry gate structure at the Multnomah Street entrance. This phase has been completed and a ceremony to dedicate the new entry gates and unveil the proposed future passive park was held on November 1, 2005.

B. Phase One:

Construct a temporary parking lot, provide a temporary portable toilet, and develop natural trails in the southwest portion of the site, which has been vacated by the DWP.

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C. Phase Two:

Construct permanent parking lot, restore stream and native plants, permanent restroom facility, outdoor classrooms.

The Department of General Services (GSD) has agreed to provide construction services for Phase One of the Ascot Hills Park project, which consists of constructing a temporary parking lot approximately 8,500 square feet in size, with approximately 30 spaces, provide a temporary portable toilet, installing groups of boulders for seating along the trails, and clearing existing trails within the southwest portion of the site, to the Department in the amount of \$100,000.00 for construction costs associated with the Ascot Hills Park Project – Phase One (#1235A) (W.O. #E1905987). The Departments have agreed to enter into a MOU for the development of 100 acres into a natural passive recreational park.

Since the unveiling of the proposed passive park development project to the public at a ceremony held by the Department, the Mayor's Office, and Council Office 14 on November 1, 2005, the community has been anticipating its opening. As project manager through the completion of the Preliminary Phase of the Ascot Hills Park project, the Bureau of Engineering (BOE) will continue to manage the project; however, it is in the best interest of the City to use the construction forces of the GSD to perform and complete the construction work for the Ascot Hills Park Project – Phase One (#1235A) (W.O. #E1905987) to prevent further delay. The Phase-One construction is estimated to be substantially complete and ready to open for public use within thirty (30) calendar days of the receipt of a notice to proceed from the BOE.

GSD has provided a "Class A" construction cost estimate in the amount of \$84,819 to complete the Phase One construction. This estimate does not include the construction contingency, which is estimated at approximately \$15,181. Currently, there is \$101,339.85 available from the Proposition 40 Urban Park Act (UPA) of 2001 grant funds as indicated below:

<u>FUNDING</u> <u>SOURCE</u>	<u>FUND/</u> <u>ACCOUNT NO.</u>	<u>AWARD</u> <u>AMOUNT</u>	<u>AVAILABLE</u> <u>AMOUNT</u>
Prop 40 – Urban Park Act	205/89/WV07	\$3,000,000.00	\$101,339.85

In compliance with the California Environmental Quality Act (CEQA), Department staff, in collaboration with the Department of Water and Power, prepared an Environmental Impact Report (EIR). The EIR was certified by the Board of Recreation and Park Commissioners on June 20, 2001, and the City Council on June 29, 2001. A Notice of Determination was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on July 3, 2001.

Council District 14 and Metro Region staff support the recommendations as set forth in this report.

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FISCAL IMPACT STATEMENT:

The assessment of future operations and maintenance costs has yet to be determined.

Report prepared by Anthony Gonzalez, Management Analyst II, Grants Administration.