

APPROVED

May 01, 2025

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-072

DATE May 01, 2025

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER PARK EXPANSION (PRJ20838) (W.O. #E170367F) – SKATE PARK AND PARK IMPROVEMENTS PROJECT – CONTRACT NOS. 3597, 3649, AND 3604 – FINAL ACCEPTANCE

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for C. Santo Domingo	DF
C. Stoneham	_____	N. Williams	_____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

Accept the work performed for the Normandale Recreation Center Park Expansion (PRJ20838) (W.O. #E170367F) – Skate Park and Park Improvements Project (Project) by Childs Play (the Skate Park, concrete paths, and landscaping and irrigation), M. Wilson Co Electric (all electrical work), and United Riggers and Erectors, Inc (URE) (upgrading the two exterior restrooms), all three of which are the Department of Recreation and Park's (RAP) as needed prequalified on call vendors, under Contract Nos. 3597, 3649, and 3604, respectively, as outlined in the Summary of this Report.

SUMMARY

The Normandale Recreation Center is located at 22400 South Halldale Avenue, Los Angeles, CA 90501. This 8.26-acre park provides outdoor fitness equipment, baseball diamonds, an outdoor basketball court, a recreation center, and a children's play area. Approximately 4,704 City residents live within a one-half mile walking distance of Normandale Recreation Center. Due to the size of the park, and the facilities, features, programs, and services it provides, Normandale Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The Project is a Proposition K – L.A. for Kids Program (Proposition K) funded project (No. S143) involving the acquisition and development of land for park expansion.

In January 2012, RAP acquired approximately 0.346 acres of land adjacent to the Normandale Recreation Center (Report No.11-276) using Proposition K funding. The development phase of the Project included construction of a 17,000 square foot skate park and 7,000 square feet of lighted concrete pathways to the Recreation Center's exterior restrooms, and renovation of these exterior restrooms to comply with Americans with Disabilities Act (ADA) requirements.

BOARD REPORT

PG. 2 NO. 25-072

On November 6, 2019, the Board of Recreation and Park Commissioners (Board) approved the final plans and specifications for the Project (Report No. 19-227). After review by RAP and Department of Public Works, Bureau of Engineering (BOE) staff, it was determined that the work can be performed by RAP's pre-qualified on call contractors. BOE provided construction management services for the Project.

The Project scope was divided into 3 parts and bid out to RAP's as needed pre-qualified on-call vendors. The 3 segments of the Project included:

- The skate park, walking paths, fencing, landscaping and irrigation.
- Electrical infrastructure upgrades
- Exterior restroom upgrades

The successful bidders, original bid amount, total number of change orders, total amounts of change orders, final contract amounts, and change order percentages are summarized in the following table:

Vendor	Description of the Work	Bid Amount	No. of Change Orders	Total Change Order Amounts	Final Contract Amount	Change Order %
Child's Play	Skate Park, Etc.	\$922,166	9	\$180,485	\$1,102,651	19.57%
M. Wilson Electric	Electrical Work	\$201,200	0	\$0	\$201,200	0%
URE	Restroom Rehabilitation	\$300,532	11	\$54,595	\$355,127	18.16%
Totals		\$1,423,898	20	\$235,080	\$1,658,978	16.51%

(note: URE stands for United Riggers and Erectors)

Six larger change orders made up the majority of the change order dollars and are summarized below:

Description	Amount	Change Order Type/ Comment
United Riggers & Erectors:		
Abate hazardous material (HazMat)	\$15,553	Unforeseen Condition: Upon opening the existing walls, hazardous materials were discovered, which required immediate abatement to continue the work
New Tile on Rec center doorway	\$10,500	Additional Scope request: The existing door between the Gym and the restrooms had been temporarily boarded up. This old

BOARD REPORT

PG. 3 NO. 25-072

Description	Amount	Change Order Type/ Comment
		opening was permanently closed with matching ceramic tile.
Child's Play:		
Light Pole Foundations	\$27,500	Bid Clarification Error: The light pole foundations were neither included by the Skatepark contractor nor the Electrical subcontractor during the bid.
Modify Irrigation at the new walkway so no water falls on the walkway	\$70,000	Error and Omission: This change order was the result of an error and omission within the design
Ground the perimeter fence due to proximity with overhead Power lines	\$23,180	Unforeseen Condition: This requirement was unknown to the Designer and BOE during the Design period
Replace existing fencing at the west side of the skate park	\$26,327	Additional Scope: RAP requested that this fencing be replaced toward the end of construction

The construction of the Project was funded by Proposition K specified funds.

The Project was completed on June 30, 2024, and was opened to the public on July 1, 2024. Staff consulted with the Office of Contract Compliance (OCC) of the Department of Public Works, Bureau of Contract Administration (BCA) concerning the status of the labor compliance requirements on the Project. OCC reported that all three contractors are in compliance. The Bureau of Engineering provided a Project Acceptance Memo to BCA on April 28, 2022 (Attachment No. 3).

TREES AND SHADE

One mature tree was removed and six new trees (three 48" box Tulip Trees and three 48" box Palo Verde Trees) were planted in the plaza area of the project. After five years of growth, these six trees should provide approximately 2,400 square feet of shade. There are several small pine trees adjacent to the skate park that were in conflict with the new pathways. These small pine trees were relocated elsewhere within the recreation center.

ENVIRONMENTAL IMPACT

After reviewing and evaluating the Project in accordance with the California Environmental Quality Act (CEQA), the Board of Recreation and Park Commissioners (Board) determined that it is categorically exempt from the provisions of CEQA (Report No. 19-227). No additional CEQA documentation is required for the acceptance of the Project.

BOARD REPORT

PG. 4 NO. 25-072

FISCAL IMPACT

There is no immediate fiscal impact to RAP's General Fund as a result of this Project. Maintenance funds for the new skate park will be requested as part of the annual City budget process.

This Report was prepared by Richard Campbell, Project Manager, Architectural Division and reviewed by Ohaji Abdallah, Assistant Division Head/Proposition K Program Manager, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch, RAP.

LIST OF ATTACHMENTS

Attachment No. 1 – Board Report No. 11-276

Attachment No. 2 – Board Report No. 19-227

Attachment No. 3 – Interdepartmental Memo re: Project Completion (April 28, 2022).

Attachment No. 4 – Change Order Log

APPROVED

REPORT OF GENERAL MANAGER

JAN 11 2012

NO. 11-276

DATE September 5, 2011

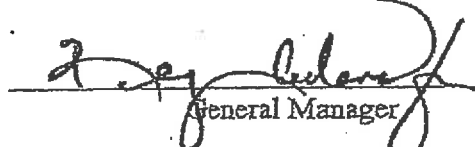
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER EXPANSION - REQUEST FOR
FINAL AUTHORIZATION TO ACQUIRE PROPERTY - APPROVAL OF
PURCHASE AND SALE AGREEMENT, AND ALLOCATION OF
PROPOSITION K FUNDS

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	_____
V. Israel	_____	N. Williams	_____


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance of the Department of General Services (GSD) and other City entities, per Charter Section 594(a) and (b), in obtaining fee title to a 0.065 acre or 2,850 square feet, privately owned vacant parcel, with the approximate location being on the north side of West 225th Street, 50 feet west of South Normandie Avenue, Los Angeles, CA 90501; Assessor's Parcel Numbers (APN) 7347-004-013;
2. Approve a proposed Purchase and Sale Agreement (PSA), substantially in the form on file in the Board Office, subject to the approval of the City Attorney as to form;
3. Direct the Board Secretary to transmit forthwith the proposed PSA to the City Attorney for review as to form;
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and transfer the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously effectuate the acquisition of the Normandale Recreation Center Park Expansion/Sliver Parcel;

REPORT OF GENERAL MANAGER

PG. 2

NO. 11-276

5. Authorize the Board President and Secretary to execute the PSA upon receipt of the necessary approvals; and,
6. Authorize the Board Secretary to execute the escrow instructions and to accept the grant deed for the subject property, as approved by the City Attorney, which shall be set apart and dedicated as park property in perpetuity.

SUMMARY:

On May 20, 2011, the Board of Recreation and Park Commissioners (Board) approved Board Report No. 11-130 which preliminarily authorized staff to begin the acquisition process of a property parcel located at the north side of West 225th Street, and 50 feet west of South Normandie Avenue, Los Angeles, California 90501 for the expansion and/or development of the Normandale Recreation Center. Said parcel is identified by APN 7347-004-013. The Board authorized staff to request the GSD to begin negotiations for the acquisition of the above mentioned property, which is funded through Proposition K Funds. The property is a vacant parcel adjacent to Normandale Recreation Center. The total lot area is approximately 2,850 square feet or 0.065 acre. The Board also determined that said acquisition would be contingent on the following conditions:

- A. Funding be made available for the acquisition of the property through Proposition K Fund and Account number (43K/10/10H885);
- B. Appropriate California Environmental Quality Act (CEQA) documentation would have been completed;
- C. All environmental assessments; Phase I, and Phase II if needed, would have been completed and satisfied prior to the close of escrow; and,
- D. The GSD would negotiate a purchase price that is consistent with their professional opinion of the market value.

All of the above mentioned conditions have been met to the satisfaction of RAP. The GSD has completed negotiations for the acquisition of the property located near the northwest corner of Normandie and 225th Street. The acquisition is necessary due to its potential for enhancement and development of the existing adjacent Normandale Recreation Center and the surrounding community. The 15th Council District strongly supports this acquisition.

To determine the fair market value for the above mentioned property identified by APN 7347-004-013, GSD used a Formal Appraisal prepared by an independent appraiser. This appraisal was prepared on November 16, 2010. The estimated value of the appraisal was determined to be \$57,000. GSD concurs with appraiser's valuation methodology used to arrive at the value for

REPORT OF GENERAL MANAGER

PG. 3

NO. 11-278

the subject property. GSD has negotiated a purchase price of \$57,000 that is consistent with their professional opinion of market value for the property.

An offer letter of \$57,000 was first presented to the perspective seller on July 15, 2011. The owners of the above mentioned property, and the GSD, Asset Management Division have agreed to a final purchase price of \$57,000. An additional \$1,206 is required for payment of closing fees, bringing the total property acquisition cost to \$58,206. Funds for the acquisition of the subject property are available from Proposition K Fund and Account number (43K/10/10H885). It should be noted that there are additional funds available for the development of the subject property from Proposition K. The Proposition K funds are for acquisition and development of land for expansion of the existing Normandale Recreation Center. At this time, further study is needed to determine the appropriate development plan for the community.

Funding Sources:

Funding for the acquisition will come from Proposition K, Fund and Account number (43K/10/10H885). There is sufficient funding available for the acquisition of parcel identified by APN: 7347-004-013. Estimated Acquisition cost is \$57,000. Proposition K funding will be used to pay for all acquisition related costs such as appraisals, Phase I Environmental Site Assessment, escrow closing costs, and site preparation.

Acquisition Cost:

The cost of the proposed Normandale Recreation Center Park Expansion/Sliver Parcel acquisition as recommended by GSD is \$57,000. The estimated appraisal value is \$57,000 as of December 31, 2010. GSD has indicated that as part of its professional expertise that a fair negotiated price would be \$57,000. GSD recommends and supports the negotiated price of \$57,000. Estimated closing costs are estimated to be approximately \$1,206 in total. The estimated closing costs are totaled from the following estimates: Escrow fee, \$630; CLTA owners, \$453; and Natural Hazard Disclosure Report, \$123. These closing cost estimates are subject to change and are for reference purposes only. The projected total acquisition cost is estimated at \$58,206.

Environmental:

Staff determined that the subject project consists of the acquisition of property with the intent to preserve open space for park purposes. Therefore, the acquisition of the project site is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article III, Section 1(y), Class 25 (5) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 4

NO. 11-276

In addition to the Office of Council District 15, the Assistant General Manager of Operations, and Superintendent of Planning, Construction and Maintenance Division concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

Maintenance funds for the new parkland will be requested as part of the Department of Recreation and Park's (RAP) annual budget process. After RAP plans the new development scope, staffing needs will be assessed.

This report was prepared by John Barraza, Management Analyst II in Real Estate and Asset Management, Planning and Construction Division.

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-227

DATE November 6, 2019

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER PARK EXPANSION (W.O #E170367F) (PRJ20838) – SKATE PARK AND PARK IMPROVEMENTS PROJECT (AKA NORMANDALE RECREATION CENTER PARK EXPANSION) - APPROVAL OF FINAL PLANS – CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1 (1) [MINOR EXTERIOR ALTERATIONS WITH NO OR NEGLIGIBLE EXPANSION OF USE], CLASS 1(12) [OUTDOOR LIGHTING], CLASS 4(3) [PLANTING OF NEW TREES] CLASS 11(3) [INSTALLATION OF PLAY STRUCTURES], AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] OF THE CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301 AND 15311 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz

H. Fujita

V. Israel

S. Piña-Cortez

C. Santo Domingo

N. Williams

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form on file with the Board of Recreation and Park Commissioner's (Board) Office and attached as Attachment 1 of this Report, for the Normandale Recreation Center Park Expansion (W.O. #E170367F) (PRJ20838) – Skate Park and Park Improvements Project (Project),
2. Find that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 1(1) [Minor Exterior Alterations with No or Negligible Expansion of Use], Class 1(12) [Outdoor Lighting], Class 4(3) [Planting of New Trees] Class 11 (3) [Installation of play structures] and Class 11(6) [Construction or Placement of Minor Structures Accessory to Existing Institutional Facilities] of the City CEQA guidelines and Article 19, Sections 15301 and 15311 of the California CEQA Guidelines, and direct Staff to file a Notice of Exemption (NOE) with the City and the Los Angeles County Clerk's Office; and

BOARD REPORT

PG. 2

NO. 19-227

3. Authorize the Department of Recreation and Park's (RAP) Chief Accounting Employee or designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Normandale Recreation Center is located at 22400 South Halldale Avenue, Los Angeles, CA 90501. This 8.26-acre park provides outdoor fitness equipment, baseball diamonds, an outdoor basketball court, a recreation center, and a children's play area. Approximately 4,704 City residents live within a one-half (1/2) mile walking distance of Normandale Recreation Center. Due to the size of the park, and the facilities, features, programs, and services it provides, Normandale Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The proposed Project is a Proposition K – L.A. for Kids Program Specified funded project. The proposed Project's scope of work, as specified in the Proposition K Ballot Measure is: Acquisition and development of land for park expansion.

In January, 2012, RAP acquired approximately 0.346 acres of land adjacent to the Normandale Recreation Center (Board Report No.11-276) (Attachment No. 2) using Proposition K funding. The current development phase of the project includes construction of a 17,000 square foot skate park and 7,000 square feet of lighted concrete pathways to the Recreation Center's exterior restrooms, and renovation of these exterior restrooms to comply with Americans with Disabilities Act (ADA) requirements.

HMC Architects prepared the plans and specifications, and obtained all of the necessary permits for the project, under the direction of the Bureau of Engineering (BOE), Architectural Division. The Proposition K Program requires that at least three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings be conducted. For this Project, four LVNOC meetings were conducted on the following dates: December 10, 2013, October 14, 2015, December 3, 2015, and January 16, 2016. A quorum of the seven (7) LVNOC members attended each of the LVNOC meetings. The community, the LVNOC, and the Office of Council District 15 (CD 15) are in full support of the Project.

After review by RAP and BOE staff, it was determined that the work can be performed by RAP's pre-qualified on call contractors. RAP staff recommends that the Project be constructed by the on call contractors and that BOE provide construction management services during the construction of these improvements. The City Engineer's estimate for the construction is One Million, Six Hundred Seventy-Two Thousand Dollars (\$1,672,000).

Sufficient funds are available for construction and construction contingencies from the following funds and accounts:

FUNDING SOURCES

Proposition K – Year 14
Proposition K – Year 15
Proposition K – Year 16

FUND/DEPT./ACCT. NO.

43K/10/10G885
43K/10/10H885
43K/10/10J885

BOARD REPORT

PG. 3

NO. 19-227

TREES AND SHADE

One (1) mature tree will be removed and six (6) new trees will be planted in the plaza area of the proposed Project. The proposed trees to be planted are three (3) 48" box Tulip Trees and three (3) 48" box Palo Verdes Trees. There are several small pine trees adjacent to the skate park that will be relocated elsewhere within the recreation center due to construction conflict.

ENVIRONMENTAL IMPACT

The proposed Project consists of renovation of existing restrooms, installation of lighting for security and operations, planting of new trees, construction of lighted concrete pathways to the Recreation Center's exterior restrooms, and construction of a new skate park. Therefore, RAP Staff recommends that the Board determines that the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(12), Class 4(3), Class 11 (3) and Class 11(6) of the City CEQA guidelines and to Article 19, Sections 15301 and 15311 of the California CEQA Guidelines. RAP Staff will work with BOE to file a Notice of Exemption (NOE) with the Los Angeles City Clerk and the Los Angeles County Clerk within five (5) working days of the approval of this report.

FISCAL IMPACT

This proposed Project is fully funded by Proposition K funds. When completed, the Project provides for the addition of a skate park. Future costs for operations and maintenance have not yet been determined but will be addressed in future budget requests.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create and Maintain World Class Parks and Facilities

Outcome No. 2: Long-term park system planning is guided by community engagement, data, and equity.

This Report was prepared by Richard Campbell, Project Manager, BOE, Architectural Division. Reviewed by Neil Drucker, Interim Division Head, BOE, Architectural Division, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENT(S)

- 1) Final Plans and Specifications for Normandale Skate Park
- 2) Board Report No. 11-276

REPORT OF GENERAL MANAGER

APPROVED

JAN 11 2012

DATE September 5, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

NO. 11-276

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER EXPANSION - REQUEST FOR
FINAL AUTHORIZATION TO ACQUIRE PROPERTY - APPROVAL OF
PURCHASE AND SALE AGREEMENT, AND ALLOCATION OF
PROPOSITION K FUNDS

R. Adams

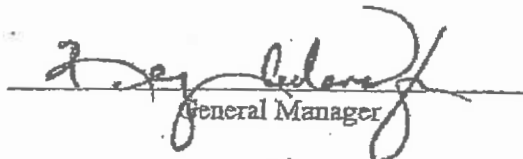
H. Fujita

V. Israel

K. Regan

*M. Shull

N. Williams

On file

General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance of the Department of General Services (GSD) and other City entities, per Charter Section 594(a) and (b), in obtaining fee title to a 0.065 acre or 2,850 square feet, privately owned vacant parcel, with the approximate location being on the north side of West 225th Street, 50 feet west of South Normandie Avenue, Los Angeles, CA 90501; Assessor's Parcel Numbers (APN) 7347-004-013;
2. Approve a proposed Purchase and Sale Agreement (PSA), substantially in the form on file in the Board Office, subject to the approval of the City Attorney as to form;
3. Direct the Board Secretary to transmit forthwith the proposed PSA to the City Attorney for review as to form;
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and transfer the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously effectuate the acquisition of the Normandale Recreation Center Park Expansion/Sliver Parcel;

REPORT OF GENERAL MANAGER

PG. 2

NO. 11-276

5. Authorize the Board President and Secretary to execute the PSA upon receipt of the necessary approvals; and,
6. Authorize the Board Secretary to execute the escrow instructions and to accept the grant deed for the subject property, as approved by the City Attorney, which shall be set apart and dedicated as park property in perpetuity.

SUMMARY:

On May 20, 2011, the Board of Recreation and Park Commissioners (Board) approved Board Report No. 11-130 which preliminarily authorized staff to begin the acquisition process of a property parcel located at the north side of West 225th Street, and 50 feet west of South Normandie Avenue, Los Angeles, California 90501 for the expansion and/or development of the Normandale Recreation Center. Said parcel is identified by APN 7347-004-013. The Board authorized staff to request the GSD to begin negotiations for the acquisition of the above mentioned property, which is funded through Proposition K Funds. The property is a vacant parcel adjacent to Normandale Recreation Center. The total lot area is approximately 2,850 square feet or 0.065 acre. The Board also determined that said acquisition would be contingent on the following conditions:

- A. Funding be made available for the acquisition of the property through Proposition K Fund and Account number (43K/10/10H885);
- B. Appropriate California Environmental Quality Act (CEQA) documentation would have been completed;
- C. All environmental assessments; Phase I, and Phase II if needed, would have been completed and satisfied prior to the close of escrow; and,
- D. The GSD would negotiate a purchase price that is consistent with their professional opinion of the market value.

All of the above mentioned conditions have been met to the satisfaction of RAP. The GSD has completed negotiations for the acquisition of the property located near the northwest corner of Normandie and 225th Street. The acquisition is necessary due to its potential for enhancement and development of the existing adjacent Normandale Recreation Center and the surrounding community. The 15th Council District strongly supports this acquisition.

To determine the fair market value for the above mentioned property identified by APN 7347-004-013, GSD used a Formal Appraisal prepared by an independent appraiser. This appraisal was prepared on November 16, 2010. The estimated value of the appraisal was determined to be \$57,000. GSD concurs with appraiser's valuation methodology used to arrive at the value for

REPORT OF GENERAL MANAGER

PG. 3

NO. 11-278

the subject property. GSD has negotiated a purchase price of \$57,000 that is consistent with their professional opinion of market value for the property.

An offer letter of \$57,000 was first presented to the perspective seller on July 15, 2011. The owners of the above mentioned property, and the GSD, Asset Management Division have agreed to a final purchase price of \$57,000. An additional \$1,206 is required for payment of closing fees, bringing the total property acquisition cost to \$58,206. Funds for the acquisition of the subject property are available from Proposition K Fund and Account number (43K/10/10H885). It should be noted that there are additional funds available for the development of the subject property from Proposition K. The Proposition K funds are for acquisition and development of land for expansion of the existing Normandale Recreation Center. At this time, further study is needed to determine the appropriate development plan for the community.

Funding Sources:

Funding for the acquisition will come from Proposition K, Fund and Account number (43K/10/10H885). There is sufficient funding available for the acquisition of parcel identified by APN: 7347-004-013. Estimated Acquisition cost is \$57,000. Proposition K funding will be used to pay for all acquisition related costs such as appraisals, Phase I Environmental Site Assessment, escrow closing costs, and site preparation.

Acquisition Cost:

The cost of the proposed Normandale Recreation Center Park Expansion/Sliver Parcel acquisition as recommended by GSD is \$57,000. The estimated appraisal value is \$57,000 as of December 31, 2010. GSD has indicated that as part of its professional expertise that a fair negotiated price would be \$57,000. GSD recommends and supports the negotiated price of \$57,000. Estimated closing costs are estimated to be approximately \$1,206 in total. The estimated closing costs are totaled from the following estimates: Escrow fee, \$630; CLTA owners, \$453; and Natural Hazard Disclosure Report, \$123. These closing cost estimates are subject to change and are for reference purposes only. The projected total acquisition cost is estimated at \$58,206.

Environmental:

Staff determined that the subject project consists of the acquisition of property with the intent to preserve open space for park purposes. Therefore, the acquisition of the project site is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article III, Section 1(y), Class 25 (5) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 4

NO. 11-276

In addition to the Office of Council District 15, the Assistant General Manager of Operations, and Superintendent of Planning, Construction and Maintenance Division concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

Maintenance funds for the new parkland will be requested as part of the Department of Recreation and Park's (RAP) annual budget process. After RAP plans the new development scope, staffing needs will be assessed.

This report was prepared by John Barraza, Management Analyst II in Real Estate and Asset Management, Planning and Construction Division.

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: April 28, 2022

To: Victor Karayan, Ch. Constr. Inspector
(Public Works: Contract Administration)

Jesse Mitchell, Sr. Constr. Inspector
(Public Works: Contract Administration)

From: Neel Mistry, Civil Engineer
(PW Engineering: Construction Management Division)

Subject: The Bureau of Engineering's Acceptance of the Normandale Park Expansion Project

The Normandale Park Expansion Project was completed in July 2021. Since this time the park was in use by the public. The project specifications were omitted from the bid package and therefore any requirements within the specifications could not be enforced. The only Contract document that can be enforced are the project plans. The project was reviewed by the client and accepted as-is. Any vandalized items will be remedied by the client.

The Bureau of Engineering Accepts all items listed as "Field Items to be Completed" on the Final Inspection Correction List dated 3/30/2022 by Final Inspector Anthony Logston.

If you would like to discuss this further, I can be reached at neel.mistry@lacity.org or (909)241-9561.

Sincerely,



Neel Mistry
Construction Manager

Attachments:

Cc: Christopher Pacheco, ConAD; Anthony Cruze, BOE; Meghan Aldrich, BOE; Richard Campbell, BOE
File: 8-4-9
Filename:

City of Los Angeles - Department of Public Works - Bureau of Engineering
Normandale Park Expansion [Skate Park]
W.O. No. E170367D

CHANGE ORDER LOG

You may click on the record #, date or amount hyperlinks to view the relevant record that's associated with the Change Order.

CO No.	COR No.	Subject	Payment Type	CO Cat.	COIN Date	COIN Est. (\$)	PCO ECO T&M Date	Not to Exceed (\$)	GC Proposal (\$)	GC Proposal Date	City Estimate (\$)	Agreed Amount (\$)	Agreed Date	CO Status	CO Date	Time Ext. Cal. Days	Comments		
001	004-R0	Remove and Replace Damaged Asphalt at ADA Improvement	LS	U	05/05/20	\$5,000.00	05/19/20		\$22,491.70	06/18/20	\$18,371.00	\$18,371.00	06/30/20	EXEC	07/06/20	0			
002	002-R0	Installation of Lightpole Foundations	LS	S	06/09/20	\$10,000.00	06/10/20		\$36,199.66	06/11/20	\$24,168.17	\$27,500.00	07/14/20	EXEC	08/06/20	0			
003	005-R0	(VOID) Removal of Unforeseen Buried Concrete Ramp	CAN	U	06/09/20	\$5,000.00	06/10/20		\$7,475.13	06/18/20				CAN					
004	001-R0	RAP Assistance with Trenching for New Drinking Fountain Lines	LS	U	06/09/20	\$10,000.00	06/10/20		\$3,926.30	06/11/20	\$3,927.00	\$3,927.00	07/06/20	EXEC	08/06/20	0			
005	003-R0	Irrigation Modification Along Walkways	LS	U	06/09/20	\$10,000.00	06/10/20		\$22,405.62	06/11/20	\$68,153.47	\$70,000.00	12/22/20	EXEC	12/31/20	0			
006	006-R0	Reimburse Contractor for LADBS Permits	LS	S	07/06/20	\$10,000.00	07/14/20		\$7,652.42	07/15/20	\$7,219.27	\$7,220.00	08/05/20	EXEC	08/20/20	0			
007	011-R0	RAP Requested Removal of Trees	LS	U	03/09/21	\$5,000.00	03/10/21		\$3,535.67	02/22/21	\$2,150.00	\$2,150.00	03/23/21	EXEC	04/06/21	0			
008	012-R0	Grounding Perimeter Fence due to Overhead Powerlines	LS	U	03/26/21	\$25,000.00	03/30/21		\$49,751.00	03/04/21	\$23,180.00	\$23,180.00	03/31/21	EXEC	07/06/21	45			
009	014-R0	Replace Existing Fencing on the West Side of Skatepark	LS	S	07/12/21	\$25,000.00	07/26/21		\$26,326.32	06/28/21	\$26,326.32	\$26,327.00	08/17/21	EXEC	08/18/21	0			
010	015-R0	Replace Irrigation Controller per RAP Request	LS	S	08/30/21	\$5,000.00	09/01/21		\$1,809.99	10/20/21	\$1,810.00	\$1,810.00	10/21/21	EXEC	10/26/21	0			
Original Contract					\$922,166.00				Time Extension			45 CD's		Payment Type: LS: Lump Sum					
Original Contingency					\$112,336.00				Approved Comp. CD's			0		TM: Time & Material					
Revised Contingency					--				Approved Non Comp. CD's			45		CAN: Canceled					
Executed COs & UCOs					\$180,485.00				CO Status: EXEC: Executed NEG: Negotiated UNR: Unresolved CAN: Canceled			CO Category: U: Unforeseen				5		\$117,628.00	
CO Percentage					19.57%							E: Errors & Omissions				0		\$0.00	
Revised Contract					\$1,102,651.00							S: Change in Scope				4		\$62,857.00	
Remaining Contingency					-\$68,149.00							Executed COs				9		\$180,485.00	
												Executed UCOs				0		\$0.00	
												Forecasted COs				0		\$0.00	
												Canceled COs				1		--	

Apr-10-2025

City of Los Angeles - Department of Public Works - Bureau of Engineering
Normandale Park Expansion [Restroom]
W.O. No. E170367D

CHANGE ORDER LOG

You may click on the record #, date or amount hyperlinks to view the relevant record that's associated with the Change Order.

CO No.	COR No.	Subject	Payment Type	CO Cat.	COIN Date	COIN Est. (\$)	PCO ECO T&M Date	Not to Exceed (\$)	GC Proposal (\$)	GC Proposal Date	City Estimate (\$)	Agreed Amount (\$)	Agreed Date	CO Status	CO Date	Time Ext. Cal. Days	Comments
001	001-R0	Reimbursement for Hazardous Waste Analysis and Reporting	LS	S	05/12/20	\$10,000.00	05/19/20		\$3,926.26	06/08/20	\$3,407.00	\$3,407.00	06/26/20	EXEC	07/15/20	0	
002	003-R0	Hazardous Waste Abatement	LS	U	07/22/20	\$25,000.00	07/22/20		\$15,552.24	07/15/20	\$15,553.00	\$15,553.00	08/05/20	EXEC	08/31/20	0	
003	005-R0	Modification of Material Storage and Payment Requirement	LS	S	08/13/20	\$0.00	08/18/20		\$0.00	08/19/20	\$0.00	\$0.00	09/01/20	EXEC	10/06/20	0	
004	006-R0	Replace Deteriorated Waste and Vent Piping	LS	U	09/16/20	\$5,000.00	09/22/20		\$2,467.89	08/31/20	\$2,467.89	\$2,468.00	11/17/20	EXEC	12/01/20	0	
005	009-R0	Reimbursement for Permits	LS	S	10/27/20	\$5,000.00	10/29/20		\$2,571.03	10/13/20	\$2,571.03	\$2,572.00	11/17/20	EXEC	12/01/20	0	
006	011-R0	Addition of Waterproofing and Crack Prevention Membrane	LS	U	10/27/20	\$5,000.00	10/29/20		\$4,793.42	10/13/20	\$4,793.42	\$4,794.00	11/17/20	EXEC	12/01/20	0	
007	010-R0	Interior Doorway Infill	LS	S	10/27/20	\$5,000.00	10/29/20		\$4,389.61	10/13/20	\$4,314.61	\$4,315.00	11/17/20	EXEC	12/01/20	0	
008	012-R0	New tile on Rec Center Interior Doorway Infill	LS	S	01/11/21	\$10,000.00	01/11/21		\$11,008.03	12/08/20	\$10,499.86	\$10,500.00	01/19/21	EXEC	01/22/21	0	
009	013-R0	Replace Access Panels with Lockable Panels	LS	U	03/09/21	\$5,000.00	03/10/21		\$1,920.38	01/29/21	\$1,921.00	\$1,921.00	03/23/21	EXEC	04/06/21	0	
010	015-R0	Additional Supports for ADA Toilet Partitions	LS	U	03/09/21	\$5,000.00	03/10/21		\$2,890.20	02/10/21	\$2,891.00	\$2,891.00	03/23/21	EXEC	04/06/21	0	
011	016-R0	Privacy Panel Replacement at per RAP Request	LS	S	04/28/21	\$10,000.00	04/29/21		\$6,173.63	04/07/21	\$6,173.63	\$6,174.00	05/13/21	EXEC	06/01/21	0	

Contract Summary									
Contract Details		Time Extension		Payment Type		CO Category			
Original Contract	\$300,532.00	Time Extension	0 CD's	Payment Type:	LS: Lump Sum	CO Category:	U: Unforeseen	5	\$27,627.00
Original Contingency	\$30,053.00	Approved Comp. CD's	0		TM: Time & Material		E: Errors & Omissions	0	\$0.00
Revised Contingency	--	Approved Non Comp. CD's	0		CAN: Canceled		S: Change in Scope	6	\$26,968.00
Contract Summary		Time Extension		CO Status		CO Status			
Executed COs & UCOs	\$54,595.00			CO Status:	EXEC: Executed		Executed COs	11	\$54,595.00
CO Percentage	18.17%				NEG: Negotiated		Executed UCOs	0	\$0.00
Revised Contract	\$355,127.00				UNR: Unresolved		Forecasted COs	0	\$0.00
Remaining Contingency	-\$24,542.00				CAN: Canceled		Canceled COs	0	--

City of Los Angeles - Department of Public Works - Bureau of Engineering

Normandale Park Expansion [Electrical]

W.O. No. E170367D

CHANGE ORDER LOG

You may click on the record #, date or amount hyperlinks to view the relevant record that's associated with the Change Order.

CO No.	COR No.	Subject	Payment Type	CO Cat.	COIN Date	COIN Est. (\$)	PCO ECO T&M Date	Not to Exceed (\$)	GC Proposal (\$)	GC Proposal Date	City Estimate (\$)	Agreed Amount (\$)	Agreed Date	CO Status	CO Date	Time Ext. Cal. Days	Comments
Original Contract					\$201,200.00	Time Extension			0	CD's	Payment Type: LS: Lump Sum TM: Time & Material CAN: Canceled		CO Category: U: Unforeseen E: Errors & Omissions S: Change in Scope		0		\$0.00
Original Contingency					\$0.00	Approved Comp. CD's			0						0		\$0.00
Revised Contingency					--	Approved Non Comp. CD's			0						0		\$0.00
Executed COs & UCOs					\$0.00						CO Status: EXEC: Executed NEG: Negotiated UNR: Unresolved CAN: Canceled		Executed COs		0		\$0.00
CO Percentage					0.00%								Executed UCOs		0		\$0.00
Revised Contract					\$201,200.00								Forecasted COs		0		\$0.00
Remaining Contingency					\$0.00								Canceled COs		0		--