



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

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Fifth District

July 05, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

40-D July 5, 2016

LORI GLASGOW
EXECUTIVE OFFICER

FUNDING AGREEMENT WITH THE PERFORMING ARTS CENTER OF LOS ANGELES COUNTY FOR ENVIRONMENTAL DOCUMENTATION AND PRECONSTRUCTION ACTIVITIES FOR PROPOSED MUSIC CENTER PLAZA REFURBISHMENT

**APPROVE APPROPRIATION ADJUSTMENT
(FIRST DISTRICT)
(3 VOTES)**

SUBJECT

The recommended actions will authorize the Chief Executive Officer to execute a funding agreement with the Performing Arts Center of Los Angeles County for preconstruction activities for the proposed refurbishment of the Music Center Plaza, and approve the appropriation adjustment necessary to transfer existing funding to the Performing Arts Center of Los Angeles County.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended actions are statutorily exempt and are also categorically exempt pursuant to the California Environmental Quality Act for the reasons stated in this letter and the record.
2. Authorize the Chief Executive Officer, or her designee, to execute a funding agreement with the Performing Arts Center of Los Angeles County in the amount of \$2,000,000 for preconstruction activities for the proposed refurbishment of the Music Center Plaza.
3. Approve the appropriation adjustment to transfer \$2,000,000 from the Music Center Plaza Refurbishment Project, Capital Project No. 87234, to the Project and Facility Development Budget to complete the funding transfer to the Performing Arts Center of Los Angeles County following

execution of the funding agreement.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will authorize a funding agreement with the Performing Arts Center of Los Angeles County (PACLAC) for preconstruction activities, including environmental documentation updates, design activities, project management services, site investigation, and preconstruction services for the proposed refurbishment of the Music Center Plaza (Plaza), and approve the necessary appropriation adjustment to complete the funding transfer. The current actions request to transfer \$2,000,000 in net County cost which was appropriated at Fiscal Year 2014-15 Recommended Budget in Music Center Plaza Refurbishment, Capital Project (C.P.) No. 87234 to the Project and Facilities Development Budget to fund the funding agreement with PACLAC and enable the design phase to proceed. The total project cost estimate established by PACLAC to complete the Plaza refurbishment is \$30,000,000, of which PACLAC has committed to contribute \$5,000,000 and the County would fund the remaining \$25,000,000. We will return to the Board at completion of preconstruction services, anticipated to be in the first quarter of calendar year 2017, with the validated project cost estimate, completed environmental documentation, and funding recommendations to fully fund the proposed project. If the project and funding are approved by the Board, PACLAC will complete plan check and permitting activities, and deliver the project.

Plaza Refurbishment Description

The Plaza is a major public destination and provides an outdoor venue of the performing arts. Currently, a height of 13 feet separates Grand Avenue from the Plaza, which is the Center's main public gathering area and the level from which the Dorothy Chandler Pavilion, Mark Taper Forum, and Ahmanson Theatre are primarily accessed.

The proposed project would strengthen the connection between the Plaza and Grand Avenue by expanding the entry vista of the Plaza from Grand Avenue and creating the appearance of a more gradual, less vertical rise between levels. Additionally, the Plaza would be redeveloped, reprogrammed, and enhanced for both daytime and evening visitors.

The scope of the proposed project would include the following elements:

- Widen and flatten the Grand Avenue stairway leading to the Plaza, including a new water feature on the stairway designed to echo the existing water features on the Plaza, at the Department of Water and Power, and in Grand Park.
- Raise the sunken portion of the Plaza to align flush with the Plaza at the entrances to the Mark Taper Forum and the Dorothy Chandler Pavilion, creating more usable and accessible areas for outdoor performances and festivals, improving pedestrian and Americans with Disabilities Act accessibility circulation, and enabling installation of the necessary technological infrastructure under the Plaza to accommodate outdoor gatherings and performances.
- Create a lush, landscaped "balcony" with improved vistas to overlook the bustling cultural corridor, the pedestrian promenade on Grand Avenue and Grand Park. The existing plant material will be replaced with a more colorful and appropriate mix of low-scale plants and sculptural trees.
- Install "patios" along the landscaped balcony that will feature casual seating with a visual connection to the street, providing intimate spaces for small-scale performances, other gatherings,

and displays of public art in the gardens.

- Reorganize the existing food, beverage, and information facilities around the Plaza by creating four new, permanent structures to provide amenities to patrons and visitors.
- Add new public restrooms to supplement the existing facilities in the Mark Taper Forum, and to replace the existing restroom trailer.

Green Building/Sustainable Design Program

The refurbishment project, if undertaken, will support the Board's Green Building/Sustainable Design Program. As part of the design process, energy and water conservation and other sustainability measures will be considered, and additional details will be provided following the completion of the design for the proposed project.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3), by investing in public infrastructure to enhance services provided at the PACLAC theaters for patrons.

FISCAL IMPACT/FINANCING

The total cost for preconstruction activities is \$2,000,000, which includes costs for design, project management, site investigation, preconstruction services, and environmental documentation updates to the existing Grand Avenue and Environs Project Environmental Impact Report (EIR) completed in 2002. The \$2,000,000 of prior year net County cost presently appropriated in C.P. No. 87234 will be transferred to PACLAC to fund the work.

Based on the present project cost estimate of \$30,000,000 and PACLAC's commitment to fund \$5,000,000 of project costs, an additional amount of \$23,000,000 beyond the \$2,000,000 already budgeted would need to be approved by the Board to fully fund the proposed project. We will return to the Board upon completion of preconstruction services, anticipated to be in the first quarter of calendar year 2017, with environmental documentation, project and funding recommendations. If the County's additional \$23,000,000 in project costs were bond financed, this would result in an approximate annual debt service obligation of \$1.8 million if repaid over a 30-year term.

Operational Budget Impact

Based on our initial review of the project scope, we do not anticipate a material impact on the PACLAC operating budget. We will continue to work with PACLAC during project design to further consider the potential operating budget impacts, and will provide an updated assessment following completion of preconstruction services.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to California Government Code 26227, the County of Los Angeles Board of Supervisors may expend money for projects and/or programs which will serve the social needs of the County, and the County may contract with other public agencies, private agencies, non-profit entities, or individuals for those projects and/or programs. The purpose of the recommended actions is to contribute funding to serve the social needs of the County in the area of culture and the arts.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are statutorily exempt pursuant to Section 15262 of the State California Environmental Quality Act (CEQA) Guidelines because they involve feasibility and planning studies for possible future actions, which the Board has not approved, adopted or funded, and the actions do not involve adoption of a plan that will have a legally binding effect on later activities. The actions are also categorically exempt under Section 15306, which involves basic data collection, research, and resource evaluation. The actions do not involve a serious or major disturbance to an environmental resource, and are not located in a particularly sensitive area, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the record of the proposed actions.

In 2002, the rehabilitation of the Plaza was addressed in a certified EIR, which also included the now completed realignment of Grand Avenue. We will return to the Board to recommend consideration of additional updated environmental documentation when proposed project recommendations are submitted, and authorization of any future proposed project activities would only occur following approval of environmental documentation in compliance with CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no impact on current services at this time.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Programs Division.

The Honorable Board of Supervisors

7/5/2016

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sachi A. Hamai". The signature is fluid and cursive, with a long horizontal stroke at the end.

SACHI A. HAMAI

Chief Executive Officer

SAH:JJ:DPH

BMB:PB:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel

PINK

BA FORM 03/13

BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICEJuly 5, 2016**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR**FY 2016-17****3 - VOTES****SOURCES****USES**

VARIOUS CAPITAL PROJECTS

MUSIC CENTER PLAZA REFURBISHMENT

A01-CP-6014-65099-87234

CAPITAL ASSETS-BLDGS AND IMPROVEMENTS \$2,000,000

DECREASE APPROPRIATION

PROJECT & FACILITY DEVELOPMENT

A01-CF-5500-10190

OTHER CHARGES

\$2,000,000

INCREASE APPROPRIATION

SOURCES TOTAL: \$ 2,000,000**USES TOTAL: \$ 2,000,000****JUSTIFICATION**

The appropriation adjustment is necessary to complete funds transfer to The Music Center for environmental documentation and design activities for the refurbishment of the Music Center plaza.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Frank Cheng
AUTHORIZED SIGNATURE - FRANK CHENG, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

#40-D

JUL 05 2016

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR ---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

Lorham

B.A. NO. 003

June 23 20 16☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

Chia Ann Yip
June 24 20 16