



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

August 14, 2018

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

CELIA ZAVALA  
ACTING EXECUTIVE OFFICER

Dear Supervisors:

**PETER F. SCHABARUM REGIONAL PARK GENERAL IMPROVEMENTS  
APPROVE CAPITAL PROJECT, PROJECT SCOPE, AND BUDGET  
AND ADOPT YOUTH EMPLOYMENT PLAN  
CAPITAL PROJECT NO. 87292  
(SUPERVISORIAL DISTRICT 4) (3 VOTES)**

**SUBJECT**

Approval of the recommended actions will allow the Department of Parks and Recreation to execute the Peter F. Schabarum Regional Park General Improvements Project; approve the capital project, project budget; authorize the Director of Parks and Recreation to deliver the proposed Project through a Board-approved Job Order Contract; and adopt a Youth Employment Plan.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the Peter F. Schabarum Regional Park General Improvements Project categorically exempt from the California Environmental Quality Act for the reasons stated herein and the reasons reflected in the records of the project.
2. Approve the Peter F. Schabarum Regional Park General Improvements Project, Capital Project No. 87292 with an estimated project budget of \$2,600,000.
3. Authorize the Director of Parks and Recreation, or his designee, to carry out the Peter F. Schabarum Regional Park General Improvements Project through a Board-approved Job Order Contract.
4. Adopt a Youth Employment Plan as required by the Los Angeles County Regional Park and Open Space District Procedural Guide.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the proposed Peter F. Schabarum Regional Park General Improvements Project (Project) exempt from the California Environmental Quality Act (CEQA); and approve the project budget. The recommended actions will also authorize the Department of Parks and Recreation (Department) to implement the proposed Project through a Board-approved and Job Order Contract (JOC) and adopt a Youth Employment Plan (YEP).

The proposed Project is located at Peter F. Schabarum Regional Park, 17250 East Colima Road, Rowland Heights, CA 91748. Peter F. Schabarum Regional Park is a 575-acre facility with 75 acres of developed park land. Facility amenities include biking and horseback riding trails, hiking and walking paths, three playground areas, picnic areas, youth camping, soccer and tennis areas, classrooms, offices, and ten restroom buildings. Currently, two playground areas and six restroom buildings are outdated and would benefit from some upgrades. Also, Americans with Disabilities Act (ADA) access upgrades are required, and parking areas need repairs.

The scope of work for two of the three playgrounds at the park consists of removing the existing equipment and sand, installing new in-kind equipment and rubber resilient surfacing, all within the parameters of the existing play area. The proposed Project will also replace the roofs on six restroom buildings in need of repairs, and for the same restroom buildings, replace existing fixtures with water and energy efficient ones, while complying with ADA standards. Lastly, the project will make ADA path of travel repairs from parking lots to, and around, the various restroom facilities and play areas, and make related improvements. The proposed Project will be delivered through a Board-approved JOC.

Department staff will utilize the services of a Board-approved as-needed consultant to provide drawings and specifications. The JOC contractor will be responsible for obtaining all the required permits based on the plans and specifications provided by the design consultant, and installation of items acquired.

### **Youth Employment Plan**

In 2009, the Board of Supervisors (Board), acting as the governing body of the Los Angeles County Regional Park and Open Space District (RPOSD), adopted a procedural guide for projects funded by the Safe Neighborhood Parks Proposition (Proposition A). RPOSD's policy requires that the grantee's governing body adopt a YEP for each Proposition A funded project at a duly noticed public meeting. Approval of the recommended actions will adopt a YEP for the proposed Project to comply with the requirements of RPOSD's policy. Youth will be employed to perform tasks such as area clean-up, landscaping and painting. The Department's YEP is included as Attachment II.

### **Implementation of Strategic Plan Goals**

The proposed recommendations further the County Strategic Plan Goal to support the wellness of our communities (Goal II.2) by enhancing recreation opportunities to benefit County residents.

## **FISCAL IMPACT/FINANCING**

The total project cost estimate of \$2,600,000 includes design, consultant services, jurisdictional review, YEP, construction and County services. The Project Schedule and Budget Summary are

included in Attachment I.

On May 19, 2015, the Board approved the allocation of \$2,600,000 of RPOSD Proposition A County Excess Funds to Capital Assets – Buildings and Improvements under Capital Project No. 87292 to fully fund the proposed Project at Peter F. Schabarum Regional Park. Sufficient funds are available to fully fund the Project in the Fiscal Year 2018-19 Capital Projects/Refurbishment Budget. There will be no impact to net County cost.

#### **OPERATING BUDGET IMPACT**

Based on the Project description, the Department could have one-time start-up and ongoing costs for the Project. The Department will work with the Chief Executive Office to confirm the appropriate level of funding and request the ongoing funds in the Department's Fiscal Year (FY) 2019-20 New Facilities Request.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This Board Letter has been reviewed and approved by County Counsel as to form.

Approval of the recommended actions will authorize the Department to implement the proposed Project using a Board-approved JOC contract. With the Board's authorization, the proposed Project may be performed using a JOC as the work involves repair, remodeling, and refurbishing of County facilities.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the Project will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

The JOC contractor who is awarded this contract, will be required to fully comply with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Chapter 2.201 (Living Wage Program).

In accordance with the Board's Civic Art Policy, adopted December 7, 2004, and last amended on August 11, 2015, the project budget includes 1 percent of the design and construction costs to be allocated toward the Civic Art Fund and used at the site.

#### **ENVIRONMENTAL DOCUMENTATION**

The proposed Project is categorically exempt from CEQA. The Project, which consists of restroom upgrades, replacement of playgrounds, ADA access upgrades, parking area repairs, and related improvements, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(a) and (d) and 15302 of the State CEQA Guidelines, and Classes 1 (c)(d) and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Project involves interior or exterior alterations of existing facilities; restoration or rehabilitation of deteriorated or damaged structures and facilities to meet current standards of public health and safety; and replacement or reconstruction of existing structures and facilities. In addition, based on the records of the proposed Project, the proposed Project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic

highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5 or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.

Upon the Board's approval of the recommended actions, the Department of Parks and Recreation will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code.

### **CONTRACTING PROCESS**

Design of the improvements will be completed by the Department's as-needed consultants selected by the Planning and Development Agency from the Department's approved list of as-needed consultants.

The construction documents including plans with specifications are needed to better meet the community's needs and will be completed by the design Consultant for a not-to-exceed fee of \$175,000.

The design Consultant's fee schedule, community Business Enterprise participation data and three-year contracting history with the County are on file with the Department.

Construction of the improvements will be completed using a Board-approved JOC.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended actions will have minimal impact on other County services or projects at this facility. Temporary closures of restrooms, parking lots and playgrounds will be coordinated with the park to minimize disruption to the public.

### **CONCLUSION**

Upon approval by the Board, please forward one adopted copy to the Chief Executive Office, Capital Projects Division, and one adopted copy to the Department of Parks and Recreation.

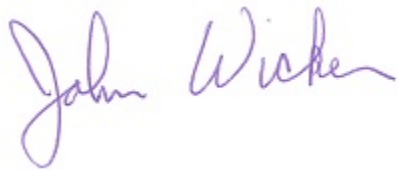
Should you have any questions please contact Sean Sackett at (626) 588-5351 or [ssackett@parks.lacounty.gov](mailto:ssackett@parks.lacounty.gov), Henry Ling at (626) 588-5363 or [hling@parks.lacounty.gov](mailto:hling@parks.lacounty.gov), Nicole Melkonian at (626) 588-5367 or [nmelkonian@parks.lacounty.gov](mailto:nmelkonian@parks.lacounty.gov), or Aram Pirjanian at (626) 588-5368 or [apirjanian@parks.lacounty.gov](mailto:apirjanian@parks.lacounty.gov).

The Honorable Board of Supervisors

8/14/2018

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Respectfully submitted,



JOHN WICKER

Director

JW:NEG:KR:HL:SS:tls

Enclosures

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Arts Commission  
Auditor Controller  
Parks and Recreation

**ATTACHMENT I**

**PETER F. SCHABARUM REGIONAL PARK GENERAL IMPROVEMENTS  
APPROVE CAPITAL PROJECT, PROJECT SCOPE, AND BUDGET  
AND ADOPT YOUTH EMPLOYMENT PLAN  
CAPITAL PROJECT NO. 87292  
(SUPERVISORIAL DISTRICT 4) (3 VOTES)**

**I. PROJECT SCHEDULE**

| Project Activity       | Scheduled Completion Date |
|------------------------|---------------------------|
| Board Approval         | 08/14/2018                |
| Consultant Services    | 09/21/2018                |
| JOC Contract           | 04/13/2019                |
| Start Construction     | 04/18/2019                |
| Substantial Completion | 09/11/2020                |
| Project Acceptance     | 10/14/2020                |

## II. PROJECT BUDGET SUMMARY

| Project Activity                               | Proposed Budget     |
|--|---------------------|
| <b>Land Acquisition</b>                        | 0                   |
| <b>Construction</b>                            |                     |
| Purchase Order Contract                        | 0                   |
| Job Order Contract                             | \$ 2,260,000        |
| Change Orders/Contingency                      | 0                   |
| Departmental Crafts Parks Department Trails    | 0                   |
| Youth Employment                               | \$2,000             |
| Construction Consultants                       | 0                   |
| Telecomm Equip – Affixed to Building           | 0                   |
| Civic Arts                                     | <u>\$ 23,000</u>    |
| <b>Subtotal</b>                                | <b>\$ 2,285,000</b> |
| <b>Programming/Development</b>                 | 0                   |
| <b>Consultant Services</b>                     |                     |
| Cost Estimating                                | 0                   |
| Construction Management                        | 0                   |
| Construction Administration / Gordian          | 0                   |
| Utilities/Change Order                         | 0                   |
| Other Expenditure                              | 0                   |
| Design and Construction Documents              | <u>\$ 175,000</u>   |
| <b>Subtotal</b>                                | <b>\$ 175,000</b>   |
| <b>Miscellaneous Expenditures – Furniture</b>  | 0                   |
| <b>Jurisdictional Review/Plan Check/Permit</b> | <b>\$ 50,000</b>    |
| <b>County Services</b>                         |                     |
| Code Compliance Inspection, DPW, A/E           | 0                   |
| Quality Control Inspection                     | 0                   |
| Design Review                                  | 0                   |
| Contract Administration                        | 0                   |
| Gordian Group                                  | \$ 45,000           |
| Project Management Support Services            | 0                   |
| ISD Job Order Contract Management              | 0                   |
| DPW Job Order Contract Management              | \$ 20,000           |
| ISD Communications/Data                        | 0                   |
| Project Security                               | 0                   |
| Project Technical Support                      | 0                   |
| ISD Office of Contract Compliance              | <u>\$ 25,000</u>    |
| <b>Subtotal</b>                                | <b>\$ 90,000</b>    |
| <b>TOTAL</b>                                   | <b>\$ 2,600,000</b> |

## **ATTACHMENT II**

### **PETER F. SCHABARUM REGIONAL PARK GENERAL IMPROVEMENTS APPROVE CAPITAL PROJECT, PROJECT SCOPE, AND BUDGET AND ADOPT YOUTH EMPLOYMENT PLAN CAPITAL PROJECT NO. 87292 (SUPERVISORIAL DISTRICT 4) (3 VOTES) YOUTH EMPLOYMENT PLAN**

#### **Background (Scope of Work)**

The Project is located at Peter F. Schabarum Regional Park, 17250 East Colima Road, Rowland Heights, CA 91748. The proposed Project scope consists of restroom upgrades, replacement of playgrounds, ADA access upgrades, parking area repairs, and related improvements.

#### **Tasks That May Be Performed by At-Risk Youth**

Youth may perform painting and general clean-up duties at the various parking lot and picnic areas.

#### **Estimated Cost of Youth Employment**

It is estimated that the Department will expend \$2,000 in youth employment on this Project.

#### **Method of Youth Employment**

The Department employs youth to work in various areas of the Department through its Youth Employment Plan. This program allows the Department to hire a Youth Conservation Corps group or recruit youth to work on projects based on their training, experience, and physical classes. Youth are employed in or near the community in which they live.

#### **Youth Employment Goal**

The Youth Employment Goal for the County of Los Angeles was \$15,739,507.43. The Department exceeded this goal.