



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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REFER TO FILE

February 18, 2025

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

23 February 18, 2025

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
PUENTE HILLS LANDFILL PARK PROJECT
CONSTRUCTION MANAGER AT RISK
APPROVE APPROPRIATION ADJUSTMENT, PROJECT BUDGET REVISION,
AUTHORIZE GUARANTEED MAXIMUM PRICE, PROPERTY DOCUMENTS,
AND ARCHITECTURAL/ENGINEERING
CONSULTANT SERVICES AGREEMENT AMENDMENT
SPECS. 7969; CAPITAL PROJECT NO. 69984
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 1)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval for several proposed actions related to the Puente Hills Landfill Park Project: certify an Addendum to the previously-certified Program Environmental Impact Report; authorize a contract amendment for Construction Manager at Risk Construction Services to increase the contract sum to cover the Guaranteed Maximum Price for Phase 1A construction services; adopt a Phase 1A total project budget; authorize an increase to the Construction Manager at Risk Pre Construction Services contract sum for Phases 1B and 1C for additional preconstruction services; approve an appropriation adjustment; authorize execution of a ground lease with Los Angeles County as tenant and the Los Angeles County Sanitation Districts as landlord, including a purchase option in favor of the County, easements benefiting and burdening the leased premises, rights of entry, and such other agreements and documents related to the County's occupancy, use, development, and potential acquisition of portions of the Puente Hills Landfill site (collectively the "Property Documents") and any other Puente Hills Landfill property-related documents with Los Angeles County Sanitation Districts and other entities to construct, occupy, operate, and maintain the

proposed Puente Hills Landfill Park Project; and authorize an amendment to the Architectural/Engineering Consultant Services Agreement.

IT IS RECOMMENDED THAT THE BOARD:

1. Certify that Addendum No. 1 for Phase 1 of the park development to the previously certified Puente Hills Landfill Park Master Plan Final Program Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in Addendum No. 1 together with the previously certified Final Program Environmental Impact Report prior to approving the revisions to the Master Plan and approve Addendum No. 1; and find that the recommended actions are within the scope of the previously certified Program Environmental Impact Report and Addendum No. 1.
2. Adopt a Phase 1A total project budget of \$105,000,000 and authorize the Director of Public Works or his designee to amend the existing Construction Manager at Risk Pre Construction and Construction Services Agreement with The PENTA Building Group, LLC, to provide construction services for the Puente Hills Landfill Park Project Phase 1A for a Guaranteed Maximum Price of \$61,000,500, contingent upon submission of acceptable performance and payment bonds and evidence of required insurance filed by the Construction Manager at Risk.
3. Authorize the Director of Public Works or his designee to amend the existing Construction Manager at Risk Pre-Construction and Construction Services Agreement with PENTA in the amount of \$1,983,646 for additional preconstruction services for Phases 1B and 1C from \$2,566,354 to an amount not-to-exceed \$4,550,000.
4. Approve an appropriation adjustment for Puente Hills County Regional Park Development, Capital Project No. 69984, for \$57,167,000, offset with \$34,667,000 from the Los Angeles County Sanitation Districts settlement; \$10,000,000 from the State of California Department of Parks and Recreation Grant; and \$12,500,000 from State of California Wildlife Conservation Board Grant to fully fund Phase 1A and to continue design/preconstruction activities and regulatory approvals for Phases 1B and 1C.
5. Authorize the Director of Parks and Recreation or her designee to execute the Property Documents and any other Puente Hills Landfill property-related documents, with the Los Angeles County Sanitation Districts and other entities to construct, occupy, operate, and maintain the proposed Puente Hills Landfill Park Project.
6. Authorize the Director of Public Works or his designee to amend the existing Architectural/Engineering Consultant Services Agreement with HDR Engineering, Inc., to provide additional Architectural/Engineering and support services for the Puente Hills Landfill Park Project for an additional not to exceed contract amount of \$6,518,476, which would amend the consultant services agreement from \$7,781,524 to an amount not-to-exceed \$14,300,000.
7. Delegate authority to the Director of Public Works or his designee to supplement the consultant services agreement with HDR and the Construction Manager at Risk Pre-Construction Services and Construction Agreement with PENTA by up to 25 percent of the revised contract amounts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to seek Board approval to certify the County's Addendum No. 1 to the previously certified Final Program Environmental Impact Report (PEIR) for the Puente Hills Landfill Park Project, Capital Project (CP) No. 69984, and find that the recommended actions are within the scope of the previously certified Final PEIR and Addendum No. 1; approve the Construction Manager at Risk (CMAR) Guaranteed Maximum Price (GMP) contract amendment with PENTA for Phase 1A and Pre Construction contract amendment for Phases 1B and 1C; adopt a Phase 1A total project budget; approve an appropriation adjustment; authorize the execution of Property Documents and any other Puente Hills Landfill property-related documents with the Los Angeles County Sanitation Districts (LACSD) and any other entities; and approve the consultant services agreement amendment with HDR for the Puente Hills Landfill Park Project.

Project Description and Background

The proposed Puente Hills Landfill Park Project, located at 13134-13144 Crossroads Parkway South, City of Industry, CA 91746, would be the County's first new regional park in more than 35 years, offering a rare and significant opportunity for a new park in east Los Angeles County. The planned park would include components of the Puente Hills Landfill Park Master Plan, approved by the Board on October 25, 2016, and the 2017 Puente Hills Landfill Park Transportation Management Plan. The project would be developed in multiple phases at the closed 1,365-acre Puente Hills Landfill and would include a park entry plaza; visitor/interpretive center; scenic overlook and trail; recreational elements, such as stair climbs, equestrian staging, bicycle skills training area, picnic areas, and nature educational areas; road improvements; infrastructure upgrades; administrative offices; and operations and maintenance (O&M) facilities.

On September 28, 2021, the Board established the Puente Hills Regional Park Development and authorized Public Works to proceed with initial preconstruction activities, which do not constitute a project under the California Environmental Quality Act (CEQA).

On March 21, 2023, the Board awarded and delegated authority to Public Works to execute a consultant services agreement with HDR to provide Architectural/Engineering and support services for the project for a fee of \$7,327,700 (since amended to \$7,781,524) and to execute a CMAR preconstruction and construction services agreement with PENTA to provide preconstruction services for the project for a fee of \$2,436,068 (since amended to \$2,566,354).

The County is currently negotiating with LACSD agreements and entitlements to construct, occupy, operate, and maintain the proposed Puente Hills Landfill Park. Other agreements and entitlements could be required with other entities to facilitate the same.

The park's design reflects extensive community input gathered by the Department of Parks and Recreation (DPR) at community design workshops, recreational and educational events, door-to-door mailer distribution, and tabling at nearby community events since 2021. The proposed design balances the needs of the community and those of LACSD as they continue to conduct postclosure monitoring and maintenance activities as required by the California Department of Resources, Recycling, and Recovery (CalRecycle). A Post-Closure Land Use Plan has been prepared by Public Works describing the development of the regional park on the landfill and its effects on the regulated landfill final cover. The Post-Closure Land Use Plan will be approved by CalRecycle prior to the start

of Phase 1A construction. Public Works, in collaboration with LACSD, is also updating LACSD's Post-Closure Maintenance Plan for submittal to CalRecycle.

Project Delivery

The project is planned to be implemented in multiple phases over time due to the availability of funding. The Master Plan identifies three major phases of development over the next 30 years, which would provide the majority of the proposed park elements. Public Works will deliver the first phase of the park development in three subphases, correlating to Years 1 to 5 in the Master Plan.

The first subphase (Phase 1A) would include the park entry, the visitor/interpretive center (Environmental Justice Center), adjacent parklet (Landing), community composting area, O&M facilities, and road and trail improvements. The second subphase (Phase 1B) would include an overlook plaza at Nike Hill, an accessible trail to the overlook plaza, bike skills area, equestrian staging/trailhead at Workman Mill Road, the remainder of the loop road and trail improvements, additional O&M areas, and associated landfill gas monitoring infrastructure improvements. The third subphase (Phase 1C) would include additional outdoor recreation amenities over the capped landfill decks, including picnic areas, open meadows, outdoor classrooms for nature education, an indigenous ceremonial space, a dog park, an art plaza, a community amphitheater, additional trails, and additional landfill gas infrastructure improvements.

HDR has completed the 90 percent construction documents for Phase 1A, and PENTA has provided a proposed GMP of \$59,900,000, which Public Works has reviewed and validated. Public Works has determined that the proposed price is fair, reasonable, and financially viable and recommends approval of the proposed GMP. Construction is scheduled to commence in April 2025 and is anticipated to be completed in the third quarter of 2026. Public Works will return to the Board for approval of the CMAR's GMPs for Phases 1B and 1C.

Implementation of Strategic Plan Goals

These recommendations support the County's Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal A, Healthy Individuals and Families, Strategy ii, Improve Health Outcomes, by providing access to recreational space in a historically park-poor region; and North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iii, Natural Resources and Strategy iv, Environmental Justice, Focus Area Goal F, Community Connections, Strategy i, Engagement, by restoring native ecosystems and promoting biodiversity in a community that has endured air and noise pollution, odor, and traffic congestion caused by the existing landfill for over 60 years. The new park would also provide space for community programs and community-based partnerships with the County.

FISCAL IMPACT/FINANCING

Based on a conceptual Phase 1 park design, completed in August 2023, and a construction cost estimate developed in December 2023, the estimated Phase 1 (1A, 1B, and 1C) construction cost of the proposed project is \$247,000,000.

To date, the total funding identified and/or budgeted for Phase 1 of the proposed project is \$136,370,000. Of that amount, \$79,183,000 is currently appropriated in the Puente Hills Landfill

Park Project, CP No. 69984, which consists of the following: \$45,333,000 from the Los Angeles County Sanitation Districts settlement; \$600,000 from Project and Facility Development Budget; \$28,250,000 from the State Routes 57/60 Confluence Project proceeds; and \$5,000,000 from Proposition A Regional Park and Open Space District Grant.

The appropriation adjustment (Enclosure A) recommended for approval will increase the funding in the Puente Hills Landfill Park Project, CP No. 69984, by \$57,167,000 which consists of \$34,667,000 from the Los Angeles County Sanitation Districts settlement; \$10,000,000 from the State of California Department of Parks and Recreation Grant; and \$12,500,000 from the State of California Wildlife Conservation Board Grant. DPR is continuing to facilitate execution of a funding agreement with the Southern California Gas Company for \$20,000 and will be appropriated once finalized. To date, \$60,000,000 of the \$80,000,000 Los Angeles County Sanitation Districts settlement, noted above, has been received and the remaining \$20,000,000 will be deposited in the project after July 2026, per the settlement agreement.

DPR will continue fundraising efforts to secure \$110,630,000 in additional project funding before Public Works returns to the Board for the approval of Phase 1B and Phase 1C. The current appropriation of \$79,183,000, plus the recommended appropriation adjustment of \$57,167,000 for a total sum of \$136,350,000 in the Puente Hills Landfill Park Project, CP No. 69984, is sufficient to fund the Phase 1A total project costs of \$105,000,000 and the additional recommendations for Phase 1B and 1C preconstruction services in the amount of \$31,350,000.

The total budget of the proposed Phase 1A includes plans and specifications, jurisdictional approval, construction, change order, consultant services, miscellaneous expenditures, and County services (Enclosure B).

Operating Budget Impact

Based on the project description, DPR anticipates one time and ongoing costs for facility and grounds maintenance for Phase 1 of the proposed project. DPR will submit to the Chief Executive Office a funding request through the budget process. DPR will work with the CEO for one time and ongoing funds in DPR's Fiscal Year 2026-27 new facilities budget request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

An amendment to a standard CMAR Agreement, in a form previously approved by County Counsel, will be used. The CMAR Agreement contains terms and conditions in compliance with Los Angeles County requirements. The CMAR Agreement also includes a provision requiring firms to track subcontractors' utilization of Local Small Business Enterprise, Disabled Veterans Business Enterprise, and Social Enterprise Businesses. Enclosure C reflects each consultant's minority participation and the Community Business Enterprises participation data.

The terms of the CMAR Phase 1A Amendment will commence on the date of the full execution of the amendment until final acceptance of the project by the County.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed project budget includes one percent of eligible design and construction costs, in the amount of \$1,000,000, to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

As the lead agency, the County certified a PEIR, which analyzed the environmental impacts of the Puente Hills Landfill Park Master Plan on October 25, 2016. A Mitigation Monitoring and Reporting Program, Findings, and Statement of Overriding Considerations were also approved by the Board on October 25, 2016. A project-level Addendum No. 1 (Enclosure D) was prepared in accordance with State CEQA Guidelines Section 15164, which provides for the preparation of an addendum when minor technical changes are necessary but none of the conditions calling for the preparation of a subsequent PEIR have occurred, pursuant to Section 15162. Addendum No. 1 reflects detailed analysis of specific environmental impacts on the approximately 45 acres of development described as Phase 1 in the 2016 PEIR and Master Plan and updates the impact analysis to include current biological resources. Addendum No. 1 also addresses the environmental impacts of refinements to the Master Plan scope since 2016, including additional construction and visitor vehicular traffic due to expanding the visitor center into the larger Environmental Justice Center and construction impacts of removing the aerial tram.

The currently recommended actions are within the scope of the previously certified PEIR. Addendum No. 1 concludes that the mitigation measures and Mitigation Monitoring and Reporting Program described in the PEIR remain adequate and that the Findings and Statement of Overriding Considerations previously adopted for the Puente Hills Landfill Park Master Plan still apply for the revised project scope.

There are no changes to the County's project or circumstances under which it will be undertaken that require further review under CEQA.

Payment of the fee to the California Department of Fish and Wildlife pursuant to Section 711.4 for the Fish and Game Code was made at the time of certification of the PEIR.

The Addendum and Final PEIR are available and can be viewed at Public Works, as well as online at <https://puentehillslandfillpark.org>. The location of documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is Public Works Project Management Division II, 900 South Fremont Avenue, 5th Floor, Alhambra, CA 91803.

Upon the Board's approval, Public Works will file a Notice of Determination with the Registrar Recorder/County Clerk and with the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation in accordance with California Public Resources Code 21152 and will post the Notice of Determination to the County's website pursuant to Section 21092.2.

CONTRACTING PROCESS

The proposed project is covered by the provisions of the Countywide Community Workforce Agreement (CWA), which was included in the Chief Executive Office's February 17, 2023, Board report. The CMAR will become signatories to the CWA for all construction-related services. The Countywide CWA includes the following provisions:

- Inclusion of the County's Local and Targeted Worker Hire Policy.
- Considerations for Local Small Business Enterprises, Social Enterprises, and Disabled Veteran Businesses.
- Provide No Strike Provisions applicable to all relevant unions.

- Enhanced provisions to reflect the County's Policy of Equity and strong antiharassment language.
- Work opportunities for apprentices.
- Requirement to pay current prevailing wage rates.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects as a result of authorizing the recommended actions.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division II.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:SK:cl

Enclosures

c: Arts and Culture
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office, Board of Supervisors
Parks and Recreation

ENCLOSURES A-D

February 18, 2025

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
PUENTE HILLS LANDFILL PARK PROJECT
CONSTRUCTION MANAGER AT RISK
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This Board letter has large enclosures.

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