



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

June 16, 2026

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:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MAGIC JOHNSON PARK MAKE READY AND PARKING PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
ADOPT, ADVERTISE, AND AWARD
SPECS. 7918; CAPITAL PROJECT NO. 8A189
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval to establish the Magic Johnson Park Make Ready and Parking Project; approve the project budget and appropriation adjustment; adopt the plans and specifications; advertise for construction bids; and authorize the award and execution of a Consultant Services Agreement and construction contract for the project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Magic Johnson Park Make Ready and Parking Project is in compliance with the California Environmental Quality Act documentation as referenced in Amendment No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan Environmental Impact Report, adopted by the Board on October 15, 2019.
2. Establish and approve the Magic Johnson Park Make Ready and Parking Project, Capital Project No. 8A189, with a total project budget of \$12,000,000.

3. Approve an appropriation adjustment to use \$12,000,000 in appropriation from the obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs, as follows: \$11,416,000 for the Magic Johnson Park Make Ready and Parking Project, Capital Project No. 8A189, and \$584,000 to the Project and Facility Development budget unit to reimburse predevelopment costs for the proposed project.
4. Adopt the plans and specifications that are on file with Public Works for construction of the Magic Johnson Park Make Ready and Parking Project, Capital Project No. 8A189.
5. Instruct the Executive Officer of the Board to advertise the project for bids to be received and opened on July 27, 2026, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
6. Authorize the Director of Public Works or his designee to execute a Consultant Services Agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$5,000 not-to-exceed amount funded by the project funds.
7. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject it on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in submitted bids; and to determine whether the apparent lowest responsive and responsible bidder timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award in accordance with the applicable contract and bid documents.
8. Upon such determination, delegate authority to the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the contract can be awarded within the approved total budget; to establish the effective date of the contract upon receipt by Public Works of acceptable performance, payment bonds, and evidence of required contractor insurance; and to take all other actions necessary and appropriate to deliver the project.
9. Authorize the Director of Public Works or his designee, whenever the interests of the Los Angeles County so require, in whole or in part and upon settlement of Termination Costs, to terminate the construction contract for convenience, in accordance with the provisions of the contract, as approved by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the Magic Johnson Park Make Ready and Parking Project is in compliance with the California Environmental Quality Act (CEQA); establish and approve the capital project, budget, and appropriation adjustment; adopt the plans and specifications; direct the advertising for construction bids; and authorize Public Works to award and execute a Consultant Services Agreement and construction contract for the project.

The proposed Consultant Services Agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the Los Angeles County's schedule specification.

Project Description and Background

The proposed project is situated on roughly 12 acres of land along the west side of Earvin "Magic" Johnson Park at 12416 Avalon Boulevard, in the unincorporated community of Willowbrook. Currently, the project site includes a paved parking lot, a walking trail with lighting posts, benches, exercise equipment, and a fenced maintenance yard with two service buildings on its southwest corner.

The scope consists of the removal of all existing structures and the preparation of the site, including offsite improvements, utility services, grading, storm drainage, landscape, and parking requirements to receive a future Los Angeles County Museum of Art project.

Scope will also include the relocation of the existing walking trail, power lines and related lighting fixtures, benches, and exercise equipment; and the planting of 99 new trees, 44 of which are in the Magic Johnson Park site.

On February 23, 2016, the Board adopted a motion for the Earvin "Magic" Johnson Park Master Plan to include the upgrade of the existing facilities, recreational open space, incorporation of adjacent properties, and new cultural amenities across the 126-acres of parkland, as a replacement of the 1978 Willowbrook State Recreation Area General Plan. The implementation of the Master Plan would occur in multiple phases.

Public Works and the Department of Parks and Recreation prepared a Revised Master Plan, including the following:

- Phase 1A: The south lake would be retained, and a stormwater treatment/recycled water system implemented, including a diversion pump station.
- Phase 1B: Former Ujima Village Apartment Complex site would be developed with a cultural complex, consisting of a 250,000-square-foot museum as a separate project, a nature lab, music center, and parking lot. The proposed South Agency headquarters was removed from the Master Plan.

On July 24, 2018, the Board approved the Revised Master Plan and on December 18, 2018, authorized the Los Angeles County Development Authority to execute a construction contract for the revised Phase 1A.

Parks and Recreation then developed a Revised Master Plan, proposing a shift of the cultural complex to the western side of the park and the expansion and relocation of the maintenance yard to serve the park's new improvements. On October 15, 2019, the Board adopted a motion to approve the revised Phase 1B of the 2019 Master Plan.

Design and jurisdictional approvals have been completed. It is recommended that the Board adopt and advertise the plans and specifications for construction bids, as required by the California Public Contract Code. To expedite the delivery of the proposed project, it is also recommended that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder, provided that the low bid is within the total project budget approved by the Board noted within Enclosure A.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy i, Climate Health; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by investing in public infrastructure that will enhance the Earvin "Magic" Johnson Park with automobile parking and landscape enhancements to support the public's need for a cooling activity location in this area of Los Angeles County.

OurCounty Sustainability Plan

OurCounty Sustainability Plan, adopted in 2019, establishes goals to address the environmental impacts of climate change and the subsequent social challenges. The project will be designed to achieve Goal 2, Buildings and infrastructure that support human health and resilience, Strategy 2A, Integrate climate adaptation and resilience into planning, buildings, infrastructure, and community development decisions; Strategy 2B, Transition to sustainable and healthy building design and construction; and Goal 6, Accessible parks, beaches, recreational waters, public lands, and public spaces that create opportunities for respite, recreation, ecological discovery, and cultural activities, Strategy 6B, Implement inclusive design and programming for parks, beaches, public lands, cultural amenities, and public spaces. Additionally, the project is in an area prioritized by the Los Angeles County Climate Vulnerability Assessment as it serves residents experiencing social vulnerability and extreme heat.

FISCAL IMPACT/FINANCING

The total project cost is estimated at \$12,000,000. This amount includes the plans and specifications, jurisdictional approval, construction, change orders, consultant services, miscellaneous expenditures, Civic Art allocation, and County services. The project's Schedule and Budget Summary are included in Enclosure B.

Preconstruction services costs were previously supported in the amount of \$584,000 from the Project and Facility Development Budget. Board approval of the Fiscal Year 2025-26 appropriation adjustment (Enclosure C) will enable the utilization of \$12,000,000 from the use of obligated fund balance Committed for ARP-Enabled Capital Programs as follows: \$11,416,000 for the Magic Johnson Park Make Ready and Parking Project, Capital Project No. 8A189, and \$584,000 to the Project and Facility Development budget unit to reimburse predevelopment costs for the proposed project.

Operating Budget Impact

Parks and Recreation anticipates one-time costs of \$40,000 and ongoing costs of \$86,000 for maintenance staff, utilities, and maintenance supplies following the project's completion. Parks and Recreation will work on the funding request with the Chief Executive Office and submit it through the budget process in order to allow Parks and Recreation to operate and maintain the improvements safely and efficiently.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed project will be advertised in accordance with Section 20125 of the California Public Contract Code.

A standard Construction Contract, in a form previously approved by County Counsel, will be used

that contains terms and conditions supporting the Board's ordinances, policies, and programs, including but not limited to, County's Greater Avenues for Independence and Skills and Training to Achieve Readiness for Tomorrow Programs, Contract Language to Assist in the Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015). The plans and specifications include the necessary contractual provisions and material requirements necessary for the project and are on file with Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

To ensure the contract is awarded to a responsible contractor with a satisfactory history of performance, bidders would be required to report violations of the False Claims Act, criminal convictions, civil litigation, defaulted contracts with the County, complaints filed with the Contractor's State License Board, labor law/payroll violations, and debarment actions. As provided for in Board Policy No. 5.140, the information reported by the contractor will be considered before making an award.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the proposed project would require a mandatory hiring goal of 30 percent of the 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 project will also include a jobs coordinator who will facilitate implementation of the targeted hiring requirement of the policy.

In accordance with the provisions of the Countywide Community Workforce Agreement (CWA) approved by the Board on February 28, 2023, and executed on June 7, 2023, the proposed project would be subject to the CWA because it meets the minimum requirements within Section 1.9.1 (a) as it has an estimated construction value of \$5,000,000 or greater. Therefore, the contractor and all subcontractors must comply with all terms and conditions of the CWA, which aims to increase work opportunities for those seeking to start new careers in the construction industry and to promote the hiring of underrepresented individuals on the project.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the project budget includes 1 percent of the eligible design and construction costs, in the amount of \$78,000 to be allocated towards Civic Art. These ARP-Enabled funds allocated towards Civic Arts will be used on-site within the performance period or returned to the funding source.

ENVIRONMENTAL DOCUMENTATION

In September 2015 a draft Environmental Impact Report (EIR) was prepared for the 2016 Master Plan and adopted by the Board in February 2016. The EIR provided an assessment of the improvements included in the Master Plan.

EIR, Addendum No. 1, was completed in April 2018 for the 2018 Revised Master Plan, which included a number of new project components and changes, including construction of a new parking lot. Addendum No. 1 assessed the extent of the environmental impact of the revisions proposed in the 2018 Revised Master Plan and whether a new or supplemental EIR would be required.

Based on the analysis, Public Works determined there were no significant environmental impact resulting from the 2018 Revised Master Plan and that there were no substantial increases in the severity of any previously identified significant environmental impacts; hence, no new mitigation

measures would be required for the implementation of the 2018 Revised Master Plan.

The CEQA Guidelines, Section 15164, state that a lead or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but, per Section 15162, none of the following conditions apply:

1. Substantial changes requiring major revisions or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. New information of substantial importance, not known and that could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, showing any of the following:
 - a. The project has one or more significant effects not discussed in the previous EIR or Negative Declaration.
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project.
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment.

The environmental consultant, Aspen Environmental Group, reviewed the draft and final EIR for the 2016 Master Plan, Addendum No. 1 for the 2018 Revised Master Plan, and Addendum No. 2 for the 2019 Revised Master Plan, to determine whether the project is covered under existing and approved documentation or if additional documentation or compliance would be required per CEQA Guidelines, Section 15164.

It was concluded that the project is within the scope of the 2016 Master Plan's EIR and 2018 and 2019 Revised Master Plan Addenda. The project components such as parking lot, landscaping, relocation of walkways, utilities, recreational equipment, and minor infrastructure improvements were previously analyzed in the aforementioned environmental documents. New significant environmental impacts, substantial increases in the severity of any previously identified significant environmental impacts, or new mitigation measures are not anticipated.

In addition, to date, there have been no changes to the circumstances under which the project would be undertaken that would result in new or more severe significant environmental impacts, and there is no new information of substantial importance that would result in one or more new or substantially more severe significant impacts.

The Los Angeles Regional Water Quality Control Board issued a letter requesting a revision to Mitigation Measure HAZ-1 to state: "The County shall not develop any portions of the site with contaminated soils from the former Athens Tank Farm until both the Los Angeles Regional Water Quality Control Board and Department of Toxic Substances Control have deemed a particular use area appropriate for public use."

In complement to the 2019 Master Plan, Parks and Recreation had prepared Addendum No. 2 to the certified EIR, addressing the updated scope, including changing the location of the parking lot to its present proposed location adjacent to South Avalon Boulevard. In accordance with Sections 15162 and 15164 of the CEQA Guidelines, substantial evidence was presented to support the conclusion that there were no new significant environmental impacts resulting from the 2019 Revised Master Plan, nor were there any substantial increases in the severity of any previously identified significant environmental impacts, so no new mitigation measures would be required for the implementation of the 2019 Master Plan.

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 Section 21152 of the California Public Resources Code and will post the Notice of Determination to the County's website pursuant to Section 21092.2.

CONTRACTING PROCESS

Advertising for construction bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements. This contract opportunity will be listed on the County's "Doing Business with Los Angeles County" and "Do Business with Public Works" websites for open bids.

In addition, to increase opportunities for small businesses, Public Works will be coordinating with the Office of Small Business at the Department of Consumer and Business Affairs to maximize outreach, as well as offering preferences to Local Small Business Enterprises in compliance with Los Angeles County Code, Chapter 2.204.

Standard construction contract, in a form previously approved by County Counsel, will be used. The contract will contain standard Board-directed clauses for termination, renegotiation, and the hiring of qualified displaced County employees.

An award by Public Works will be made upon review of the bids. The contract will be awarded to a responsible contractor who submits the lowest responsive bid, meeting the criteria established by the Board and the California Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will not have a significant impact on current County services or projects. During the implementation of the proposed improvements, Public Works will work with Parks and Recreation to minimize impacts to the existing operations to ensure minimal disruption to services.

CONCLUSION

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

The Honorable Board of Supervisors

6/16/2026

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is written in a cursive, flowing style.

MARK PESTRELLA, PE

Director

MP:HA:mm

Enclosures

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

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MAGIC JOHNSON PARK MAKE READY AND PARKING PROJECT
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FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish this advertisement once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Public Works Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803-1331.

**OFFICIAL NOTICE OF
INVITING BIDS**

Notice is hereby given that the Director of Public Works will accept sealed bids for the Magic Johnson Park Make Ready and Parking Project, Capital Project No. 8A189, located at 12416 Avalon Boulevard, Los Angeles, CA 90061.

The contract documents for this project may be downloaded free of charge by visiting the following website: <https://dpw.lacounty.gov/contracts/opportunities>.

Construction of the Magic Johnson Park Make Ready and Parking Project is estimated to cost \$6,900,000 and shall be completed in 184 calendar days from the Notice to Proceed date. The prime contractor shall possess a valid California Class A or B contractor's license at time of bid.

The bids must be submitted electronically using Bid Express, www.BidExpress.com, before 5 p.m. on Monday, July 27, 2026, and no bids may be submitted after that date and time. An optional prebid meeting for this project will be held at 10 a.m. on Wednesday, July 1, 2026, at the project site.

For more information, please contact Mr. Joseph Chang at (626) 300-2346 or jochang@pw.lacounty.gov. For Americans with Disabilities Act information, please contact Public Works' departmental coordinator at (626) 458-4081 or Telecommunications Device for the Deaf at (626) 282-7829.

**CONSTRUCTION CONTRACT
 CONSTRUCTION MANAGEMENT CORE SERVICE AREA
 MAGIC JOHNSON PARK MAKE READY AND PARKING PROJECT
 ESTABLISH CAPITAL PROJECT
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 (SUPERVISORIAL DISTRICT 2)
 (4-VOTES)**

I. PROJECT SCHEDULE

Project Activity	Completion Date
Design	Q4 2025*
Jurisdictional Approval	Q2 2026*
Construction Start	Q3 2026
Substantial Completion	Q1 2027
Project Acceptance	Q1 2027

*Indicates a completed activity.

II. PROJECT BUDGET

Budget Category	Budget
Construction	
Construction	\$ 7,047,000
Change Order Contingency (15 percent)	\$ 1,061,000
Utility Company Connection Fees	\$ 250,000
Civic Art	\$ 78,000
Subtotal	\$ 8,436,000
Plans and Specifications	\$ 815,000
Consultant Services	\$ 922,000
Miscellaneous Expenditures	\$ 43,000
Jurisdictional Reviews	\$ 186,000
County Services	\$ 1,598,000
Total	\$12,000,000

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BA FORM 04162026

BOARD OF SUPERVISORS
OFFICIAL COPY

June 16, 2026

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

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 RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2025-26

4 - VOTES

SOURCES	USES
<p>GENERAL FUND A01-304Q COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS DECREASE OBLIGATED FUND BALANCE 12,000,000</p>	<p>PARKS AND RECREATION MAGIC JOHNSON PARK MAKE READY AND PARKING PROJECT A01-CP-6014-65043-8A189 CAPITAL ASSETS - B & I INCREASE APPROPRIATION 11,416,000</p> <p>PROJECT AND FACILITY DEVELOPMENT A01-CF-2000-10190 SERVICES & SUPPLIES INCREASE APPROPRIATION 584,000</p>
<p>SOURCES TOTAL \$ 12,000,000</p>	<p>USES TOTAL \$ 12,000,000</p>

JUSTIFICATION

Reflects the use of \$12,000,000 from the obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs as follows: \$11,416,000 to the Magic Johnson Park Make Ready and Parking Project, Capital Project No. 8A189, and \$584,000 to reimburse the Project and Facility Development budget unit for reimbursement of predevelopment costs.

**Matthew J.
Diaz**

Digitally signed by
Matthew J. Diaz
Date: 2026.05.27
13:10:45 -07'00'

AUTHORIZED SIGNATURE

MATTHEW DIAZ, MANAGER, CEO

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

Andrea
BY **Turner**
Digitally signed by
Andrea Turner
Date: 2026.05.27
14:21:56 -07'00'

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

James Yun
BY
Digitally signed by
James Yun
Date: 2026.05.27
14:31:32 -07'00'

B.A. NO. **238**

DATE **5/27/26**

DATE **5/27/26**