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CRA File No. 5135
Council District: 4 & 13
Contact Person: Ms. Leslie Lambert
Ms. Sandra Sunday
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Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA 90012

Attention: Alan Alietti, Office of the City Clerk

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on August 2, 2007 for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

VARIOUS ACTIONS FOR THE AWARD OF PUBLIC IMPROVEMENT CONTRACT TO THOMSEN LANDSCAPE IN THE AMOUNT OF \$412,177.50 AND TO INCREASE EXISTING AUTHORITY TO APPROVE CHANGE ORDERS FOR UPTO AN ADDITIONAL \$100,000 FOR THE CONSTRUCTION OF BARNSDALL PARK TRANSIT ORIENTED DISTRICT PEDESTRIAN IMPROVEMENTS IN THE EAST HOLLYWOOD REDEVELOPMENT PROJECT AREA
HOLLYWOOD/CENTRAL REGION (CD 4 AND 13)

RECOMMENDATION

1. That the Agency, subject to City Council approval, increase the delegation of authority to the Chief Executive Officer to approve an additional not-to-exceed amount of \$100,000 in change orders for IFB NP-2601 for Thomsen Landscape for this project. The recommended action will increase the previously authorized delegation of authority to the Chief Executive Officer for change orders for this project from an amount not-to-exceed \$41,218 to an amount not-to-exceed \$100,000.

HOUSING, COMMUNITY &
ECONOMIC DEVELOPMENT

AUG 7 2007



CRA/LA

Building communities with jobs & housing

2. That City Council finds, determines and resolves as follows: 1) the provision of the public improvement shown on the Barnsdall Park Transit Oriented District Streetscape plans is of benefit to the East Hollywood Redevelopment Area in that it will assist in eliminating one or more blighting conditions by improving the pedestrian amenities that will benefit the Project Area and the immediate area in which the project is located, and support the economic revitalization of East Hollywood by enhancing the physical appearance of the existing median park and encourage use of the area and other commercial establishments; 2) after pursuing an investigation for other funding sources, no other reasonable means of financing the public improvements consistent with the purpose of the Redevelopment Plan is available; and 3) the provision of the streetscape improvements is consistent with the Five-year Implementation Plan for the Project Area.

ENVIRONMENTAL REVIEW

The recommended action does not constitute a "project" as defined by the California Environmental Quality Act "CEQA")

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.

Cecilia V. Estolano, Chief Executive Officer

cc: Alan Alietti, Office of the City Clerk (Original & 3 Copies on 3-hole punch)
Annemarie Sauer, Nancy Duong, Office of the CAO
Paul Smith, Ivania Sobalvarro, Office of the CLA
Adriana Martinez, Office of the Mayor
Noreen Vincent, Office of the City Attorney
Tom LaBonge, Councilman, CD 4
Eric Garcetti, Councilman, CD 13

MEMORANDUM

DATE: AUGUST 2, 2007 EB3000

TO: AGENCY COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE
PARTIES: LESLIE LAMBERT, REGIONAL ADMINISTRATOR
KIP RUDD, SENIOR PLANNER
SANDRA SUNDAY, SENIOR CIVIL ENGINEER

SUBJECT: VARIOUS ACTIONS FOR THE AWARD OF PUBLIC IMPROVEMENT
CONTRACT TO THOMSEN LANDSCAPE IN THE AMOUNT OF \$412,177.50
AND TO INCREASE EXISTING AUTHORITY TO APPROVE CHANGE
ORDERS FOR UP TO AN ADDITIONAL \$100,000 FOR THE
CONSTRUCTION OF BARNSDALL PARK TRANSIT ORIENTED DISTRICT
PEDESTRIAN IMPROVEMENTS IN THE EAST HOLLYWOOD
REDEVELOPMENT PROJECT AREA
HOLLYWOOD/CENTRAL REGION (CD 4 AND 13)

RECOMMENDATION

1. That the Agency, under the 10-day rule of the City Council's Ordinance No. 168646 (Amendment to the Oversight Ordinance), award the public improvement contract IFP NP-2601 in the amount of \$412,177.50 to Thomsen Landscape for the construction of the Barnsdall Transit Oriented District Streetscape Improvements in the East Hollywood Redevelopment Project area.
2. That the Agency, subject to City Council review and approval, increase the delegation of authority to the Chief Executive Officer to approve an additional not-to-exceed amount of \$100,000 in change orders for IFB NP-2601 for Thomsen Landscape for this project. The recommended action will increase the previously authorized delegation of authority to the Chief Executive Officer for change orders for this project from an amount not-to-exceed the 10% of the contract amount, which is \$41,218, to an amount not-to-exceed \$100,000.
3. That the Agency adopt, and requests the City Council to adopt, a resolution that City Council finds, determines and resolves as follows: 1) the provision of the public improvement shown on the Barnsdall Park Transit Oriented District Streetscape plans is of benefit to the East Hollywood Redevelopment Area in that it will assist in eliminating one or more blighting conditions by improving the pedestrian amenities that will benefit the Project Area and the immediate area in which the project is located, and support the economic revitalization of East Hollywood by enhancing the physical appearance of the existing median park and encouraging use of the area and other commercial establishments; 2) after pursuing an investigation for other funding sources, no other reasonable means of financing the public improvements is available; and 3) the provision of the streetscape improvements is consistent with the Five-year Implementation Plan for the Project Area.

SUMMARY

Public improvement contract IFB NP-2601, provides for the aesthetic improvement of an existing median island at the intersection of Hollywood Boulevard, Vermont Avenue and Prospect Avenue ("the Vermont Triangle"); and the removal and reconstruction of the sidewalk on the east side of Vermont Avenue between Prospect Avenue and Hollywood Boulevard (see Attachment A, Location Map). The improvements are considered environmentally friendly and will consist of the installation of permeable interlocking pavers to facilitate the watering of trees and the replenishment of the groundwater, a seating/retaining wall constructed of the broken concrete taken from the site and from the sidewalk removal on the east side of Vermont Avenue, and relocation of on-site soil to create a mounded landscape area with grass and trees. The Project will also include the relocation of an existing War Memorial to a more prominent place on the median. (See Attachment B – Project rendering.)

The Project is funded by Transportation Equity Act (TEA) funds from the Los Angeles County Metropolitan Transportation Agency (MTA), and East Hollywood/Beverly Normandie Earthquake Disaster Assistance Tax Increment funds. The Agency and City Council are therefore required to adopt the attached Finding of Benefit. (Attachment C)

Pedestrian Lighting is part of the scope of work approved by MTA, but at the time of the bid publication, the type of lights were still in dispute by Bureau of Street Lighting ("BSL"), the design consultant and the fabricator. BSL has agreed to cover the maintenance of the lights under a General Benefit agreement. Should the lighting issues be resolved and plans approved prior to the end of construction of the remainder of the project, the Agency will execute a change order to the contractor for the installation of the pedestrian lights. The estimated cost of the change order for the lights and electrical components is \$72,000.

The Agency published an Invitation for Bid IFB NP-2601 on May 24, and 31, 2007, in the Dodge Construction News, the Los Angeles Sentinel, the Los Angeles Daily News and La Opinion. A total of twenty-three (23) contractors requested and received bid packages and a representative from five (5) firms attended the Pre-Bid meeting on June 19, 2007.

Four (4) bids were received on the due date of 10:00 am, July 10, 2007. Bids were opened at 10:09 am on July 10, 2007, with the following results.

Thomsen Landscape	\$412,122.50
Damon Construction	\$439,080.00
Simgel Company Inc.	\$489,718.00
Excel Paving	\$585,809.00

The Engineer's Estimate on this Project is \$483,344.00.

Agency staff has reviewed the Thomsen Landscape bid and determined that the bid is responsive to the IFB and that the contractor, who has had several successful projects with the Agency, has the experience to undertake the work.

RE

August 15, 2002 – Cooperation Agreement with Los Angeles Department of Recreation and Parks for payment of costs for improvements of Barnsdall Park.

SOURCE OF FUNDS

Federal Transportation Enhancement Funds (\$487,000) and East Hollywood/Beverly Normandie Earthquake Disaster Assistance Tax Increment funds.

PROGRAM AND BUDGET IMPACT

An affirmative decision on this action will allow the Project to be constructed. The Caltrans deadline for awarding the construction contract is August 30, 2007. Adequate funds are available in the FY08 work program budget for EB3000 for this action. There is no impact to the City's General Fund.

ENVIRONMENTAL REVIEW

The proposed action and resulting project are categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15304 of the State CEQA Guidelines, and Article VII, Section 1. d. (2) of the Agency's CEQA Guidelines. A Notice of Exemption was filed on December 27, 2006 for this project.

BACKGROUND

The Agency answered the MTA (now Metro) 1999 Call for Projects and the application was approved for funding by MTA in July 2001.

The Project was developed based upon extensive previous planning efforts in the Barnsdall Park and Los Feliz communities, including the "Barnsdall Park Master Plan" prepared in 1995 and the "Neighborhood Improvement Plan for Los Feliz" by the Los Angeles Design Action Planning Team [LADAPT] prepared in 1989.

The Project along with other future streetscape improvements in the area are intended to:

1. Improve the visual character of the Vermont Triangle.
2. Potentially provide an information facility for pedestrians, bus riders and rail transit patrons that will direct and orient them to the sights, facilities and attractions in the Barnsdall Park, East Hollywood, and Los Feliz Village areas as well as Griffith Park venues further to the north such as the Observatory and Greek Theater.
3. Improve pedestrian environment on Vermont north of the Sunset/Vermont Metro Station with landscaping and pedestrian lights.
4. Provide transit rider amenities such as street furniture including bus benches, trash receptacles and path finding signs that better serve transit riders and pedestrian visitors.

The Project design was prepared in coordination with City departments (LADOT, Bureau of Engineering, and Department of Parks and Recreation) and included a walking field reconnaissance of the area and observations of activity areas, access, circulation, parking and architectural styles.

The design was developed with input from community stakeholders at key points in the design process including representatives from the Greater Griffith Park Neighborhood Council and the Los Feliz Village Business Improvement District.

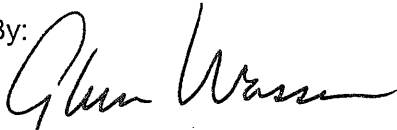
Councilmembers Tom LaBonge and Eric Garcetti support the proposed Project.

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION

The Contractor and any alternative contractor will be bound by the Agency's Equal Opportunity and Affirmative Action policies and the Agency's Living Wage, Worker Retention, Equal Benefits and Contractor Responsibilities policies as applicable.

Cecilia V. Estolano
Chief Executive Officer

By:



Glenn F. Wasserman
Chief Operating Officer

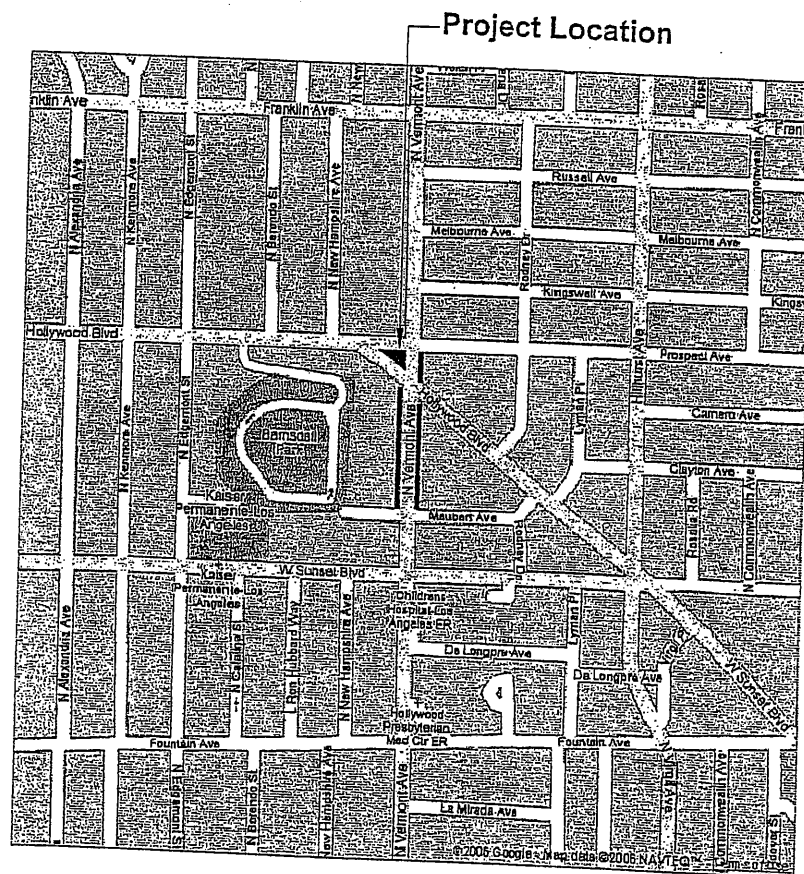
There is no conflict of interest known to me, which exists with regard to any Agency officer or employee concerning these actions.

Attachment A: Location Map
Attachment B: Project Rendering and Site Map
Attachment C: Finding of Benefit

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

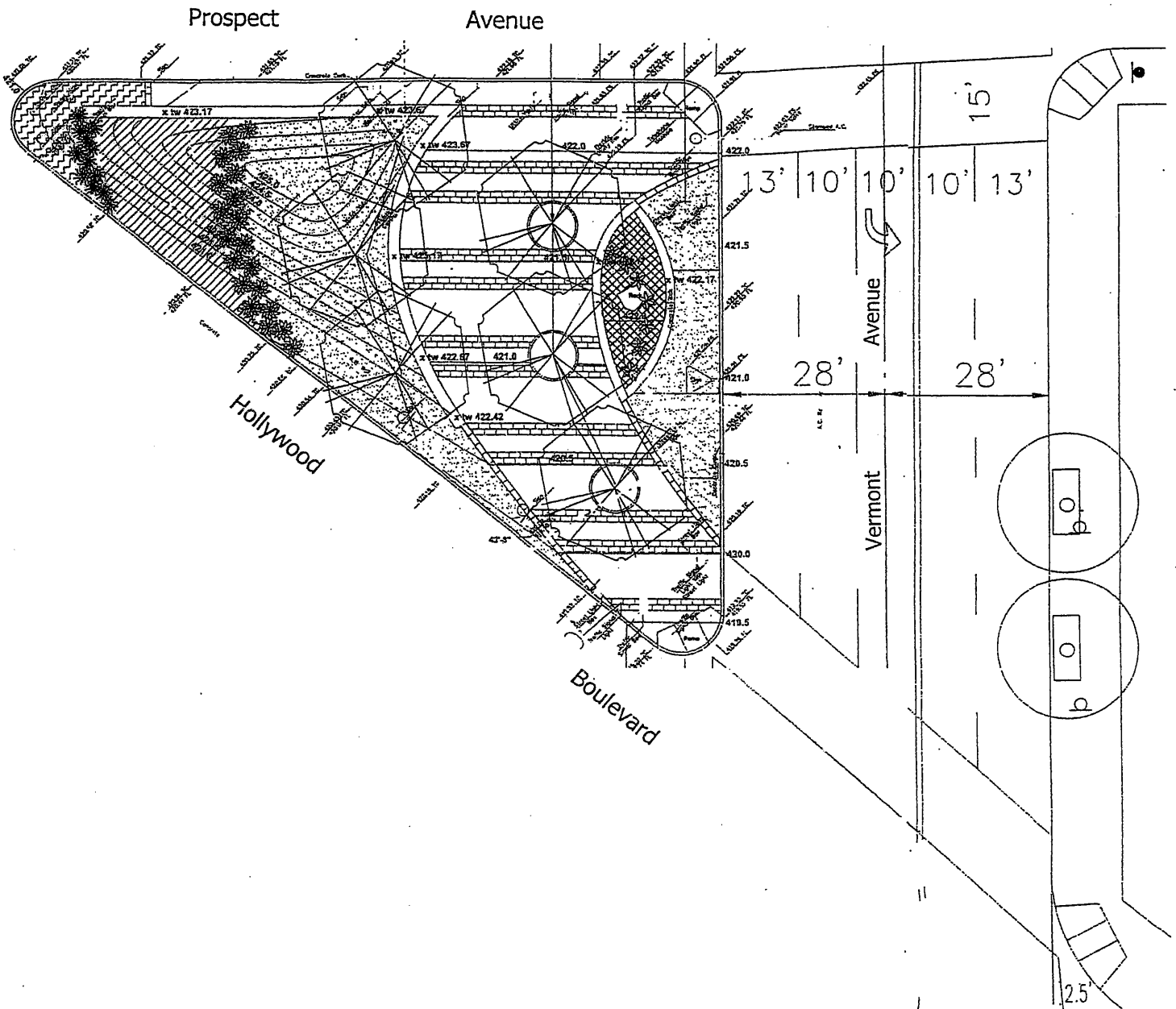
BARNSDALL PARK TRANSIT ORIENTED DISTRICT STREETSCAPE

LOCATION MAP



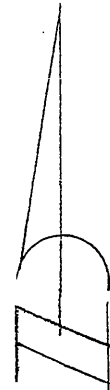
ATTACHMENT "A"

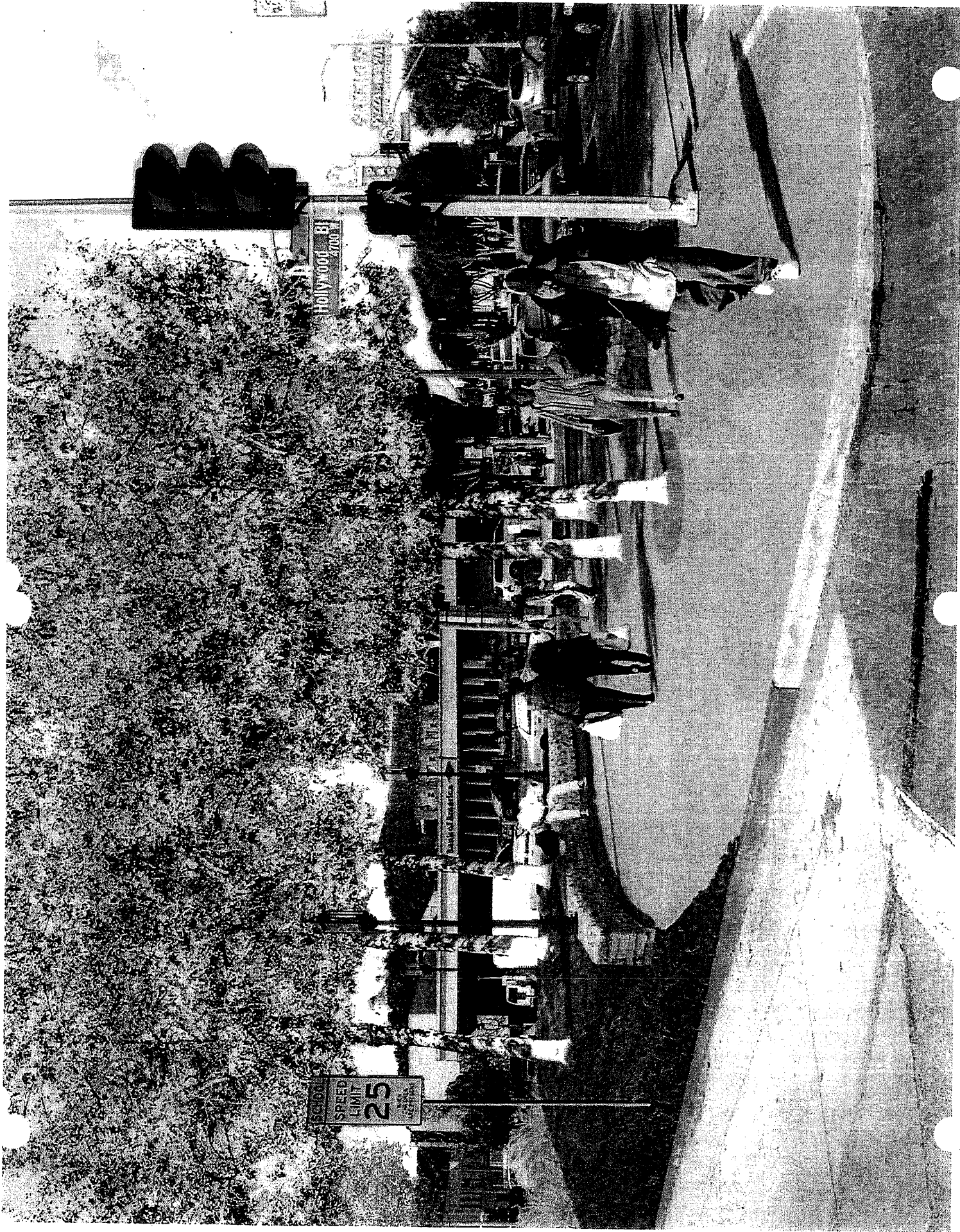
Location Map



ATTACHMENT "B"

SITE PLAN





ATTACHMENT "B" - PROJECT RENDERING

ATTACHMENT "C"

RESOLUTION NO. _____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE LOS ANGELES CITY COUNCIL, PURSUANT TO SECTION 33445 OF THE HEALTH AND SAFETY CODE OF THE CALIFORNIA REDEVELOPMENT LAW, DETERMINING THAT THE CONSTRUCTION OF STREETScape IMPROVEMENTS ON VERMONT AVENUE AND THE VERMONT AVENUE TRIANGLE AT THE INTERSECTION OF HOLLYWOOD BOULEVARD, VERMONT AVENUE, AND PROSPECT AVENUE IN THE VICINITY OF THE BARNSDALL PARK IS OF BENEFIT TO THE EAST HOLLYWOOD/BEVERLY NORMANDIE EARTHQUAKE DISASTER ASSISTANCE REDEVELOPMENT PROJECT

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") adopted the East Hollywood – Beverly/Normandie Earthquake Disaster Assistance Redevelopment Project on December 19, 1994, for the purposes of addressing disaster recovery in these communities pursuant to the California Community Redevelopment Law; and

WHEREAS, the Los Angeles City Council has adopted the redevelopment plan by Ordinance; and

WHEREAS, the Agency is engaged in the recovery, redevelopment and revitalization of the East Hollywood community, pursuant to the Redevelopment Plan; and

WHEREAS, the provision of streetscape and related improvements at Barnsdall Park and in the vicinity of Barnsdall Park help to achieve the Redevelopment Project plan goal that promotes and encourages the economic recovery in the community which sustained substantial damage due to the Northridge Earthquake; and

WHEREAS, the improvements in the vicinity of Barnsdall Park will provide pedestrian and streetscape improvements that will link the Vermont/Sunset Metro Red Line subway station to both Barnsdall Park and the Los Feliz Village commercial district, thereby affording residents access to the open space amenities provided at Barnsdall Park and improving the economic vitality of the Village by encouraging increased patronage; and

WHEREAS, the Five-Year Implementation Plan for the East Hollywood – Beverly/Normandie Earthquake Disaster Assistance Recovery Redevelopment Project contemplates the development of additional public improvements, pedestrian and transit linkages and enhancements to open space and cultural facilities; and

WHEREAS, to implement the Redevelopment Plan in a manner consistent with the Implementation Plan, and to further the Agency's objectives for the construction of the Public Improvements, the Agency desires to enter into a Public Improvement

Contract (the "Agreement"), with THOMSEN LANDSCAPE (the "Contractor"), a copy of which is on file with the Agency Secretary; and

WHEREAS, the Agreement provides among other things, for the Agency to provide an amount not to exceed Five Hundred Twelve Thousand, One Hundred Seventy-Seven Dollars and Fifty Cents (\$512,177.50) for the construction and related costs of the Public Improvements on behalf of the Agency in accordance with the scope of work set forth in the Agreement; and

WHEREAS, Section 33445 of the California Health and Safety Code requires the Agency to make certain findings before Agency funds may be used to pay for such public improvements; and

WHEREAS, the Agency and the City Council have reviewed and considered the facts and information with respect to the public improvements;

NOW THEREFORE, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AND THE LOS ANGELES CITY COUNCIL HEREBY RESOLVE AS FOLLOWS:

Section 1 the Agency and City Council hereby find all of the above recitals are true and correct, and the Agency and City Council have based the findings and actions set forth in this Resolution, in part, on such Recitals.

Section 2 Pursuant to Section 33445 of the Law, the Agency and the City Council hereby find and determine that the construction of the public improvements at Barnsdall Park and in the vicinity of Barnsdall Park, contemplated in the Agreement (a) is of benefit to the Redevelopment Project Area and the immediate neighborhood in which the Public Improvements are located, and (b) will assist in the elimination of economic revitalization of the community and the elimination of blight in the Redevelopment Project Area. These findings are based on facts and analysis in the Staff Report.

Section 3 Pursuant to Section 33445 of the Law, the Agency and the City Council hereby find and determine that there are no other reasonable means available to the community of financing the Public Improvements as contemplated in the Agreement. The finding is based on facts and analysis in the Staff Report.

Section 4 Pursuant to Section 33445 of the Law, the Agency and the City Council hereby find and determine that the Agency funding of Public Improvements in accordance with the Agreement is consistent with the Agency's Implementation Plan adopted and amended pursuant to Section 33490 of the Law. This finding is based on facts and analysis in the Staff Report.

Section 5 The Agency and City Council hereby approve the appropriation of the Improvement Funds in the amount not to exceed Five Hundred Twelve Thousand, One Hundred Seventy-Seven Dollars and Fifty Cents (\$512,177.50).

Section 6 This Resolution shall take immediate effect from and after its passage and approval.

WE HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Community Redevelopment Agency of the City of Los Angeles on August 2, 2007 and the City Council of the City of Los Angeles on _____, 2007 who moved its adoption and passage by the following vote:

ADOPTED BY THE AGENCY: _____

ADOPTED BY CITY COUNCIL: _____