

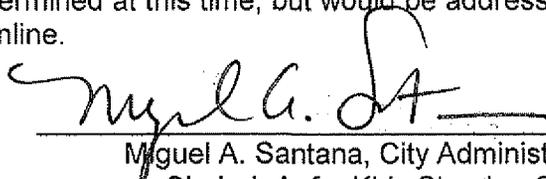
0150-09776-0002

**TRANSMITTAL**

TO The Council	DATE 11-27-12	COUNCIL FILE NO.
FROM The L.A. for Kids Steering Committee		COUNCIL DISTRICT 13

At its meeting held November 15, 2012, the L.A. for Kids Steering Committee adopted the recommendations of the attached report, which is hereby transmitted for Council consideration. Approval of the report recommendations would authorize scope and budgetary modifications for the East Hollywood Public Garden and Achievement Center (EHPGAC) project located in Council District 13. Authority to negotiate and execute a supplemental grant agreement is also recommended along with a seven-month term extension from June 29, 2014 to January 30, 2015.

There is no immediate impact on the General Fund as a result of the recommended actions. However, there is a potential impact on the General Fund following completion of the EHPGAC project for the costs of operations and maintenance (O&M) associated with the recreational component of the site. The O&M costs are not yet determined at this time, but would be addressed through the City budget process prior to the project coming online.



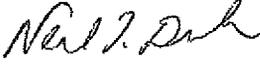
Miguel A. Santana, City Administrative Officer  
Chair, L.A. for Kids Steering Committee

**CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE**

**L.A. FOR KIDS STEERING COMMITTEE MEETING, November 15, 2012  
AGENDA ITEM (3)  
LOS ANGELES COMMUNITY GARDEN COUNCIL - PARKS FIRST TRUST FUNDS  
BUREAU OF ENGINEERING**

**DATE:** November 15, 2012

**TO:** Proposition K – L.A. for Kids Steering Committee

**FROM:** Neil Drucker, Program Manager   
Proposition K, L.A. for Kids Program  
Bureau of Engineering

**SUBJECT: LOS ANGELES COMMUNITY GARDEN COUNCIL – PARKS FIRST TRUST FUNDS – APPROVAL OF SUPPLEMENTAL AGREEMENT NO. 2 TO PARKS FIRST GRANT AGREEMENT NO. C-120057, REVISIONS TO PROJECT SCOPE AND BUDGET, EXTENSION OF DEADLINE FOR COMPLETION OF DESIGN AND CONSTRUCTION**

**RECOMMENDATION**

The Bureau of Engineering (BOE) - Recreational and Cultural Facilities Program recommends that the L.A. for Kids Steering Committee recommend that the City Council:

1. APPROVE the Los Angeles Community Garden Center's (LACGC) request to amend the scope of the Parks First funded project to be the acquisition of the entire site and development of the community garden/training center portion of the overall facility known as the East Hollywood Public Garden and Achievement Center, located at 1171-1177 N. Madison Avenue, Los Angeles, CA 90029.
2. APPROVE the revised budget for the acquisition of the entire site and development of the community garden/training center portion of the East Hollywood Public Garden and Achievement Center, as further described below and in the attached revised budget documents.
3. APPROVE the reimbursement of at least \$376,056 from Parks First Trust Fund monies to the Community Development Block Grant (CDBG) fund and \$102,127 to the Sites and Facilities Fund, which sources of funds were originally used to purchase the property for the East Hollywood Public Garden and Achievement Center.

4. APPROVE the requested extension of the deadline for completion of design and construction of the community garden/training center portion of the East Hollywood Public Garden and Achievement Center from June 29, 2014 to January 30, 2015.
5. AUTHORIZE the City Engineer to negotiate and execute a Supplemental Agreement No. 2 to the Parks First Grant Agreement No. C-120057 to effectuate the above recommendations which are in addition to the extension of the deadline for site security and performance security documents that was approved by City Council on November 2, 2012 (Council File No. 11-1150-S4).

## DISCUSSION

In January 2001, the City Council established the Specific Plan for the Vermont/Western Station Neighborhood Area Plan (SNAP) (Ordinance No. 173749). The SNAP covers an approximately 2.2 square mile area within the Hollywood and Wilshire communities, within the 4<sup>th</sup> and 13<sup>th</sup> Council Districts. The SNAP Ordinance requires that prior to issuance of a Certificate of Occupancy, an applicant for any residential project within the Plan Area must pay a fee to the Parks First Trust Fund of \$4,300 per dwelling. In lieu of paying the Parks First Trust Fund fee, an applicant may choose to provide park or open space on-site or off-site so long as certain conditions are met as provided in the SNAP Ordinance.

The SNAP Ordinance established the Parks First Program for the purpose of developing ten or more acres of small parks and other open space within the Plan Area. The Parks First Trust Fund (Ordinance No. 173749) provides that the L.A. for Kids Steering Committee shall administer, have overall management of, and expend funds from, the Parks First Trust Fund in accordance with the Trust Fund Ordinance. Monies in the Parks First Trust Fund shall be used only for the purpose of acquiring land and developing, improving and maintaining parks and open space that is physically located within the boundaries of the Vermont/Western SNAP Station Neighborhood Area Specific Plan area. At least 15% of the monies in the Park First Trust Fund must be allocated over the life of the Plan for operation and maintenance of the parks and open spaces developed within the Plan area.

Approximately \$984,542 in Parks First funds were available to be awarded through a competitive grant process. An additional \$173,742 has been set aside for operation and maintenance of the parks and open spaces developed with Parks First Program funding. Those Parks First Program operation and maintenance funds will be awarded through a competitive process at a later date.

On December 17, 2010, the Bureau of Engineering's Recreational and Cultural Facilities Program issued a Request for Proposals (RFP) for the Parks First Program. The Los Angeles Community Garden Council (LACGC) submitted the only proposal received in response to said RFP. The proposal was for acquisition and development of the East Hollywood Public Garden and Achievement Center project to be located at 1171-1177 N. Madison Avenue, Los Angeles, CA 90029. The project was to contain a community garden/training center and a public garden. On September 27, 2011, the City Council awarded \$984,542 in Parks First grant funds to the LACGC (C.F. No. 11-1150).

On January 23, 2012, the LACGC and the City (Bureau of Engineering) entered into Parks First Grant Agreement No. C-120057 for the acquisition and development of the East Hollywood Public Garden and Achievement Center project at 1171-1177 N. Madison Avenue, Los Angeles, CA. 90029. The LACGC facilitated the acquisition of the property by the City's Department of Recreation and Parks (RAP). The acquisition of this property was completed on January 31, 2012 at a cost of \$1,602,127. Funding for the acquisition consisted of \$700,000 from CDBG 36<sup>th</sup> year funds, \$800,000 from CDBG 37<sup>th</sup> year funds, and \$102,127 from the Parks and Recreational Sites and Facilities Fund. The Sites and Facilities funds were advanced as cash flow for the acquisition with the intention that those funds would be reimbursed from Parks First Trust Funds. Staff is now recommending that \$376,056 be reimbursed to the CDBG fund from the Parks First Trust Funds.

The Parks First Grant Agreement No. 120057 stated that after the site was acquired, RAP was to lease the site back to the LACGC for development, operation and maintenance of the project. Section 631, Subsection C.3 of the Grant Agreement provides that the lease agreement between the LACGC and RAP was to be executed on or before March 30, 2012, otherwise the Grant Agreement would automatically expire, and no Parks First Trust Funds awarded under the Grant Agreement could be disbursed.

Due to unforeseen delays, the parties anticipated that the lease agreement would not be executed by the March 30, 2012 deadline. Therefore, on March 23, 2012, the City Council authorized the City Engineer to negotiate and execute an amendment or supplemental agreement extending the deadline to execute the lease agreement from March 30, 2012, to June 30, 2012 (C.F. No. 11-1150-S2).

In May of 2012, the BOE was informed that a State Proposition 84 Urban Parks Program Grant of \$2,182,267 had been awarded to the Trust for Public Land (TPL) to develop the Madison Avenue Park on approximately 12,206 sq. ft., at the front portion of the East Hollywood Public Garden and Achievement Center project site. The concept plan for the Madison Avenue Park depicts a public park that is a significant enhancement of the public garden that LACGC had originally proposed to be funded under the Parks First Grant Agreement No. 120057. Once TPL completes the construction of the park, RAP will be responsible for operating and maintaining the

public park. Because under the Proposition 84 grant, the front half of the site acquired for the East Hollywood Public Garden and Achievement Center was to be developed by TPL and then operated and maintained by RAP under the Proposition 84 grant, rather than the entire site being developed, operated and maintained by LACGC, the lease for the East Hollywood Public Garden and Achievement Center site had to be renegotiated to provide that LACGC would only develop, operate and maintain one-half of the project site.

Renegotiating and executing a new lease was not anticipated to occur before the June 30, 2012, deadline for the lease under the Parks First Grant Agreement. Thus, on June 22, 2012 the City Council authorized an extension of the deadline for signing the lease to October 30, 2012 (Council File No. 11-1150-S3). Supplemental Agreement No. 1 was executed on June 28, 2012, to extend the deadline to execute the lease in order to allow RAP additional time to negotiate a lease with LACGC that would accommodate implementation of the State Proposition 84 grant that had been awarded to TPL to develop the public park component of the project. The new lease would provide for LACGC to develop, operate and maintain the back portion of the property (approximately 12,206 square feet) as part of the Parks First funded project.

However, due to unforeseen further delays, RAP and the LACGC were not able to execute the lease agreement before October 30, 2012, thus the Grant Agreement automatically expired. On November 2, 2012, the City Council reinstated the Parks First grant to LACGC and authorized the City Engineer to negotiate and execute Supplemental Agreement No. 2 to Parks First Grant Agreement No. C-120057, to extend the deadline for the execution of a lease agreement between LACGC and RAP to December 30, 2012 (Council File No. 11-1150-S4) (See Attachment No. 1). The City Council also authorized a two-month option to extend the deadline for the lease, which may be exercised, by letter, by the City Engineer or a designated representative. The City Council further instructs BOE and RAP to provide monthly status reports to the L.A. for Kids Steering Committee for the Hollywood Public Garden and Achievement Center project.

On October 11, 2012, BOE received a joint letter from LACGC and TPL detailing a new project scope and budget for each of their respective projects (See Attachment 2). The letter provided information on how the front portion of the East Hollywood Public Garden & Achievement Center project would be transformed into a public park, and what the plans are for the Parks First funded Community Garden/Training Center project.

Section 203 of the Parks First Grant Agreement No. C-120057, which was executed on January 23, 2012, described the scope of the overall East Hollywood Public Garden and Achievement Center which was to have been developed by LACGC to include a public garden and a community garden/training center. However, because TPL will now develop the originally proposed public garden as a public park, LACGC's involvement in the project is now limited to only developing, operating and maintaining the Community Garden/Training Center portion of the site. Attachment 3 describes the original and

currently proposed revised scopes for site development. BOE staff recommends that the Steering Committee and City Council approve the Proposed Revised Scope for the LACGC Parks First Project as described in the second column of the table in Attachment 3.

Because of the reduced scope and square footage of the community garden/training center portion of the site that is to be developed by LACGC, the budget is also being reduced (See Attachment 4). The original Parks First grant award was for \$984,542. As stated earlier, in October 2011, TPL was awarded \$2,182,267 of Proposition 84 funds to develop the front side of the property into a public park (approximately 12,206 sq. ft.). Consequently, the LACGC has down scaled the Parks First budget for the project to include:

**Parks First Grant Funds**

1. Acquisition	\$102,127
2. Development	\$ 506,359
3. Parks First Trust Funds Remaining	<u>\$ 376,056</u>
<b>Total Parks First Grant</b>	<b>\$ 984,542</b>

A detailed revised budget for use of the Parks First Trust Fund monies is presented in Attachment 5. BOE staff recommends that the Steering Committee and Council approve the revised budget for use of the Parks First Trust Fund monies

As previously stated, the acquisition was paid by the Sites and Facilities Fund and CDBG funds. Staff recommends that Parks First funds awarded to the project be used to reimburse the Sites and Facilities Fund for the acquisition costs incurred. When the project is completed, there will be approximately \$376,056 of Parks First grant funds remaining. Staff suggests that this remaining balance be reimbursed to the Community Development Block Grant (CDBG) fund. Staff believes that this remaining balance of Parks First funds is too small to incur the administrative cost of another Parks First RFP and therefore suggests that those funds be used to cover acquisition costs.

On November 5, 2012, LACGC submitted a letter requesting that the deadline for completion of design and construction of the community garden/training center portion of the site be extended to January 30, 2015 (See Attachment 6). Parks First Grant Agreement No. 120057 requires that design and construction be completed by June 29, 2014. The BOE recommends that the deadline for completion of design and construction be extended to January 30, 2015, which allows for sufficient time for LACGC to complete design and construction of the project and all related closeout activities. It should be noted that TPL will be developing the Madison Avenue Park on the front portion of the site pursuant to a Donation Agreement between RAP and TPL.

that is not the subject of any actions recommended to be taken in this report by the Steering Committee or Council. The LACGC and TPL will collaborate to implement the overall development of the site.

**Attachments:**

- Attachment 1 - Council Motion, November 2, 2012 (Council File No. C-11-1150-S4)
- Attachment 2 - Joint Letter from LACGC and TPL dated October 11, 2012
- Attachment 3 - Table showing Original and Proposed Revised Scopes for Site Development
- Attachment 4 - Revised Budget Including Prop 84
- Attachment 5 - Detailed Revised Budget dated 11-8-12
- Attachment 6 - Letter from LACGC dated November 5, 2012

MOTION

SUBSTITUTE

11

On September 27, 2011 (C.F. 11-1150), the Council approved the award of a Parks First Trust Fund Grant in the amount of \$984,542 to the Los Angeles Community Garden Council (LACGC) for the East Hollywood Public Garden and Achievement Center Project (Project) located at 1175 North Madison Avenue in Council District 13. The Project consists of the acquisition and development of land to be used for a public garden and a community garden site. The Trust for Public Land (TPL) received a State Proposition 84 grant in the amount of \$2,182,267 to install various recreational items.

On October 3, 2012, the RAP Board of Commissioners approved a 20-year lease and a 20-year partnership agreement for the Project. These agreements are currently being reviewed by the City Attorney and will be transmitted to the Council for approval. The Parks First Grant Agreement required execution of a lease agreement between the City and LACGC by October 30, 2012. Therefore, the Parks First Grant Agreement has expired and the Parks First Trust Funds are not currently available for the Project.

To avoid loss of grant funds, the Council should reinstate the grant to the LACGC and extend the Parks First Grant Agreement for a maximum of 60 days with one two-month extension option. To avoid further delays, it is imperative that departments expeditiously resolve all issues associated with the implementation of the Project and present the finalized lease to Council in a timely manner.

I THEREFORE MOVE that the City Council:

1. Reinstate Parks First Trust Fund Grant Agreement No. C-120057 between the City and the Los Angeles Community Garden Council relative to the East Hollywood Public Garden and Achievement Center Project and authorize the City Engineer to execute an amendment or supplemental agreement to extend the deadline for the execution of a lease agreement and any related documents from October 30, 2012 to December 30, 2012, with one two-month extension option to be exercised by letter by the City Engineer or his designated representative.
2. Instruct the Bureau of Engineering and the Department of Recreation and Parks, with the assistance of Council District 13 and any appropriate City department and/or office, to resolve all issues associated with the final lease and implementation of the East Hollywood Public Garden and Achievement Center Project and present the final lease agreement to the City Council in a timely manner.
3. Request the City Attorney to expedite review and approval of the lease agreement and any related agreements which effectuate completion of the project.
4. Instruct the Bureau of Engineering and the Department of Recreation and Parks to provide monthly status reports to the L.A. for Kids Steering Committee relative to the East Hollywood Public Garden and Achievement Center Project.

**ADOPTED**

NOV 02 2012  
LOS ANGELES CITY COUNCIL

BMR



PRESENTED BY Eric Garcetti  
ERIC GARCETTI  
Councilmember, 13th District

SECONDED BY [Signature]

ORIGINAL

**Attachment 2**

Los Angeles Community Garden Council  
 4470 W. Sunset Blvd #381  
 Los Angeles, CA 90027

Trust for Public Land  
 570 W. Avenue 26 #300  
 Los Angeles, CA 90065

October 11, 2012

LA for Kids Steering Committee  
 c/o Bureau of Engineering  
 Recreational and Cultural Facilities Program  
 1149 S. Broadway, 8<sup>th</sup> Floor  
 Los Angeles, CA 90015

LA for Kids Steering Committee:

The Bureau of Engineering Recreational and Cultural Facilities Program staff have asked that the LA Community Garden Council, successful applicant to the Parks First Trust Fund competitive process, submit information on how the 1171 Madison Avenue site will be developed in light of the fact that the Trust for Public Land and the City of Los Angeles Department of Recreation and Parks were successful in their efforts to secure additional funding for the development of the front of the lot from the State of California Urban Parks Act Program. The Trust for Public Land and the LA Community Garden Council have more than ten years of experience working together. We find that we no reason to form a contractual relationship. Therefore, if we are to be responsive to the request made by the Bureau of Engineering staff we find that we must prepare this letter jointly stating to your Committee what our intentions are.

1. Funding secured for improvements at 1171 Madison Avenue

City of LA Dept of R&P	
CDBG 36 <sup>th</sup> year	\$700,000
CDBG 37 <sup>th</sup> year	800,000
LACGC: City of LA Parks First Trust Fund	984,542
LANLT funds	11,100
TPL Prop 84 Grant	2,182,267

2. Budget describing how all the funding sources will be used:

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Notes</u>
R&P Acquisition				700,000	CDBG 36 <sup>th</sup> year
R&P Acquisition				800,000	CDEG 37 <sup>th</sup> year
<b>LACGC Budget</b>					
<b>A. Acquisition</b>					
Project Manager fee				20,000	
Land purchase				100,000	\$100,000 Complete

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Notes</u>
Escrow fee					\$3,000 Complete
Appraisal fee					\$750 Complete
<b>B. Design Services</b>	1	LS		70,900	
<b>C. Garden Training Area</b>					
<b>Site Construction</b>					
Sewer service connection	1	LS	15000	15,000	
Landscape Water meter and service line	1	LS	2500	2,500	
Building water meter and service line	1	LS	2500	2,500	
Telephone service connection	1	LS	500	500	
Site Preparation	10880	SF	0.12	1,306	
Landscape irrigation	325	LF	8	2,600	BFP, Mainline, QCV's only
Landscape: Trees	5	EA	175	875	
Landscape: Shrubs	25	EA	30	750	
Fence & car gate	100	LF	20	2,000	
Perimeter fence improvements	340	LF	5	1,700	
Pedestrian paving	1400	SF	3	4,200	
Wood planter bed construction	1400	LF	6.75	9,450	2"x12" boards
Planter soil, imported	76	CY	22	1,672	
Site furnishings	4	EA	800	3,200	Wood bench
Cistern	1	LS	10000	10,000	
			Subtotal	58,253	
			SF Cost	5.35	
<b>Building Construction</b>					15' x 45'
Electrical	675	85	SF	57,375	new service line and solar array
Carpentry	675	77	SF	51,975	Structure
Drywall	675	15	SF	10,125	
Paint	1	1	LS	6,000	
Roof	675	27	SF	18,225	
Insulation	675	8.5	SF	5,738	
Floor & foundation	675	75	SF	50,625	Structure
Plumbing	675	70	SF	47,250	
Mechanical	675	20	SF	13,500	
Fire protection	675	18	SF	12,150	
Paint	1	1	LS	6,000	
Inspection fees	1	1	LS	10,000	Inspection fees everything inspected
			Subtotal	282,963	
			SF Cost	\$419	

<u>Item</u>	<u>Quant</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Notes</u>
D. Project Reserve				68,243	
Grand TOTAL				432,115	
<b>The Trust for Public Land Prop 84 Budget</b>					
A. Construct new screen plantings and shade trees (including irrigation)				224,657	Site preparation, landscape water meter and service line, landscape irrigation, trees, shrubs, groundcover
B. Construct new playground and fitness equipment with safety surfacing and shade structures				514,763	Equipment and footings, site preparation, concrete curbs, subsurface materials, structures and footings
C. Construct new site furnishings (lights, utility connections, benches, drinking fountain, entry fence, signs, etc.)				634,629	Furnishings and footings, site preparation, fence and gate and footings
D. Construct new entry plaza, seat walls, basket ball court and hardscape elements				518,218	Hardscape materials, site preparation, footings, sports surfacing and subsurface materials
Total construction costs				1,892,267	
Pre-construction costs				290,000	Design services, construction administration
Grand total				2,182,267	

2. Show a plan of all the improvements:

Sincerely,

A handwritten signature in black ink, appearing to read "Glen Dake". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

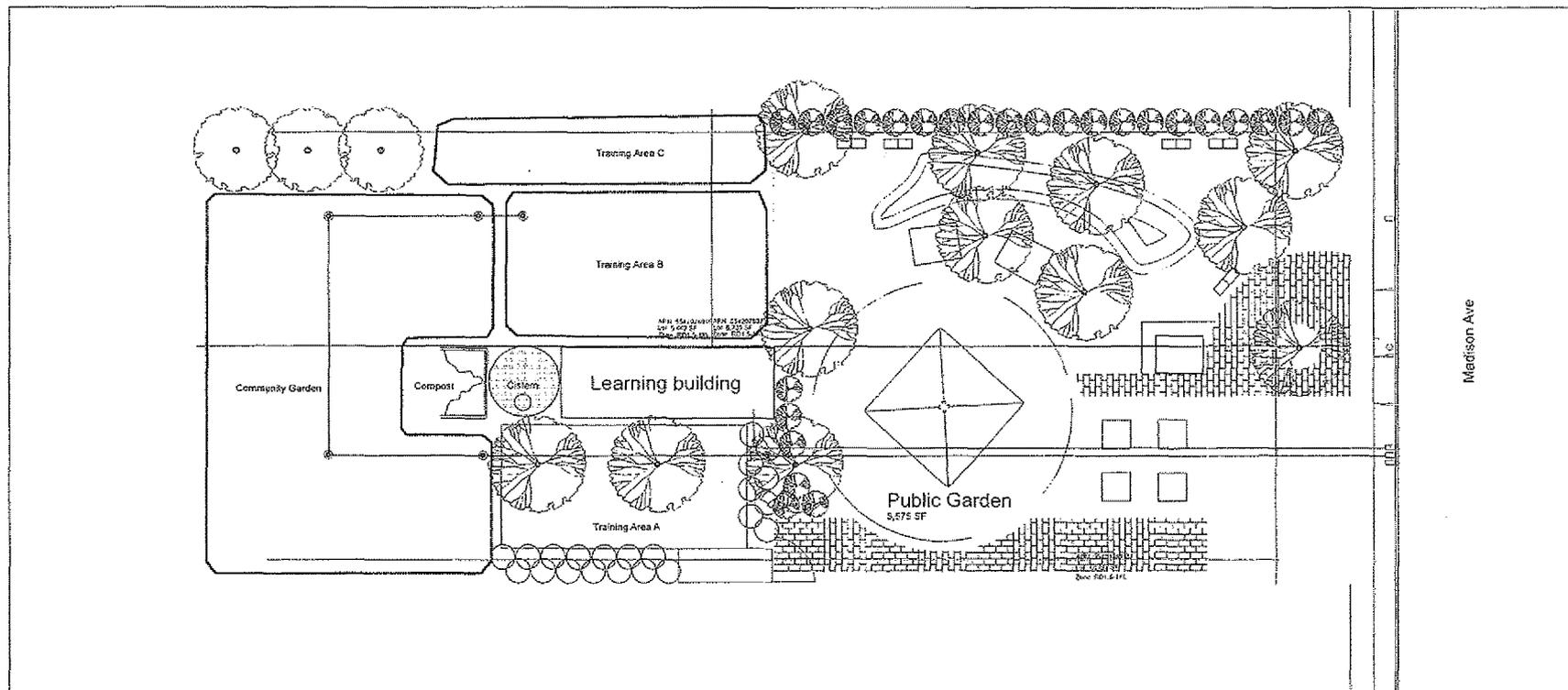
Glen Dake  
Board Member  
LA Community Garden Council

A handwritten signature in black ink, appearing to read "Tori Kjer". The signature is cursive and includes a long, sweeping horizontal stroke at the end.

Tori Kjer  
Landscape Architect  
The Trust For Public Land

**East Hollywood  
Public Garden  
& Achievement  
Center**  
1175 N. Madison Avenue  
Los Angeles, California

LA Community Garden Council  
4470 W. Sunset Blvd #301  
Los Angeles, CA 90027  
www.lagardencouncil.com  
323-663-6580  
323-663-6160 fax  
gdc@pacnet.net



Drawn by  
Site Plan 9/16/92

Plot  
Job No.  
Design  
Date

Attachment 3

EAST HOLLYWOOD PUBLIC GARDEN AND ACHIEVEMENT CENTER

ORIGINAL AND PROPOSED REVISED SCOPES  
FOR SITE DEVELOPMENT

Original Scope for LACGC Parks First Project	Proposed Revised Scope for LACGC Parks First Project	Scope for TPL Proposition 84 Project <sup>1</sup>
<b>Acquisition</b> -- Facilitate the acquisition of a 24,412 sq.ft. site located at 1171-1177 N. Madison Avenue, Los Angeles, California 90029	Facilitate the acquisition of a 24,412 sq.ft. site located at 1171-1177 N. Madison Avenue, Los Angeles, California 90029	
<b>Public Garden</b> -- Develop 8,575 sq.ft. of the property along Madison Avenue as a public garden to include:		<b>Madison Avenue Park</b> -- Develop 12,206 sq.ft of the property along Madison Avenue as a public park to include:
Site furniture that will include seating, tables, and BBQ grill.		Install New site furnishings (lights, utility connections, benches, drinking fountain, signs.
Gazebo with rain guttering, downspouts and decomposed granite surface to be used for programming.		
A 6-8 foot height metal fence around sections of the perimeter of the public garden.		entry fence
Learning Building of approximately 675 sq.ft. to accommodate gardening and landscaping training sessions.	Learning building of approximately 675 sq.ft. to accommodate gardening and landscaping training sessions to be located in the Community Garden/Training Center.	
Drought tolerant shrubs & plants throughout the garden area.		Screen plantings and shade trees; landscape water

		meter and service line; trees, shrubs, groundcover.
Automatic underground irrigation system.		landscape irrigation
Rainwater cistern, water pump, and fence enclosing these items.	Installation of a rainwater cistern, water pump, and fence to enclose these items to be located in the Community Garden/Training Center.	
Electrical service drop meter, electrical distribution and connections to electrical components such as pumps.	Installation of an electrical service drop meter, electrical distribution and connections wiring to the project's components that need electrical power (such as the cistern pump) to be located in the Community Garden/Training Center.	
		New playground and fitness equipment with safety surfacing and shade structures.
		New entry plaza, seat walls, basketball court and hardscape elements.
<b>Community Garden/Training Center</b> --Develop 13,790 sq.ft. of the property as a Community Garden/Training Center to include:	<b>Community Garden/Training Center</b> -- Develop 12,206 sq.ft. of the property as a Community Garden/Training Center to include:	
Approximately 30 to 50 community gardening plots.	Approximately 20 to 25 community gardening plots measuring approximately 24 sq.ft. and one composting area.	
A 6-8 foot height fence around sections of the perimeter of the community garden necessary to complete the perimeter fencing of the site, and renovation of existing fencing.	A 6' - 8' high fence, approximately 200 linear feet around sections of the perimeter of the community garden necessary to complete the perimeter fencing of the site, and renovation of existing fencing.	
One ADA-compliant pedestrian and vehicular gate.	One ADA-compliant pedestrian and vehicular gate separating the public	

	park from the community garden; approximately 14 linear feet.	
Irrigation system including water meter, mainline pipe, and spigots.	An irrigation system including water meter, mainline pipe, and spigots.  Installation of a smart irrigation system, including automatic controller, lateral pipes and fittings.	
	Drought tolerant shrubs & plants throughout the community garden area to cover approximately 2,400 sq.ft. and 2 to 8 trees.	
	Signage	

<sup>1</sup>The TPL – Madison Avenue Park project scope in this attachment was derived from the budget contained in the Joint LACGC and TPL letter dated October 11, 2012.

ORIGINAL BUDGET						
Use/Funds	Parks First	S & F (as cash flow)	CDBG	Total	Prop 84 (Public Garden Portion)	Total for Entire Site
Acquisition*	\$ -	\$ 104,000	\$ 1,500,000	\$ 1,604,000	\$ -	\$ 1,604,000
Refund to S & F**	\$ -	\$ (1,873)	\$ -	\$ (1,873)	\$ -	\$ (1,873)
<b>Total of Funds Used for Acq.</b>	\$ -	\$ 102,127	\$ 1,500,000	\$ 1,602,127		\$ 1,602,127
Parks First Funds Available	\$ 984,542	\$ -	\$ -	\$ 984,542	\$ -	\$ 984,542
Reimb to S & F for Acquisition	\$ (102,127)	\$ -	\$ -	\$ (102,127)	\$ -	\$ (102,127)
Funds Available for Development	\$ 882,415	\$ -	\$ -	\$ 882,415		\$ 882,415
NEW BUDGET						
Use/Funds	Parks First	S & F (as cash flow)	CDBG	Total	Prop 84	Total
Acquisition	\$ 102,127	\$ -	\$ 1,500,000	\$ 1,602,127	\$ -	\$ 1,602,127
Development	\$ 506,359	\$ -	\$ -	\$ 506,359	\$ 2,182,267	\$ 2,688,626
Estimated Refund to CDBG	\$ 376,056	\$ -	\$ (376,056)	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ 984,542	\$ -	\$ 1,123,944	\$ 2,108,486	\$ 2,182,267	\$ 4,290,753
<p>* To be refunded by Parks First</p> <p>** S &amp; F originally cash flowed \$104,000 for Acquisition. An escrow refund check of \$1,873 was sent to Rec &amp; Parks, Grants Accounting. Parks First now owes S &amp; F \$102,127</p>						

LOS ANGELES COMMUNITY GARDEN COUNCIL  
East Hollywood Public Garden and Achievement Center  
Detailed Revised Budget

	Parks First	CDBG	Sites & Facilities	
<b>A. Acquisition:</b>				
CDBG - 36th Year		700,000		
CDBG - 37th Year		800,000		
Parks First Trust Funds			102,127	
<b>Sub-Total</b>	\$ -	\$ 1,500,000	\$ 102,127	\$ 1,602,127
<b>B. Design Services</b>	\$ 70,900			
<b>Sub-Total</b>	\$ 70,900	\$ -	\$ -	\$ 70,900
<b>C. Public Park</b>	\$ 376,056			
<b>Sub-Total</b>	\$ 376,056	\$ -	\$ -	\$ 376,056
<b>D. Garden Training Area:</b>				
Sewer service construction	\$ 15,000			
Landscape water meter and service line	\$ 2,500			
Building water meter and service line	\$ 2,500			
Telephone service line	\$ 500			
Site preparation	\$ 1,308			
Landscape irrigation	\$ 2,600			
Landscape trees	\$ 875			
Landscape shrubs	\$ 750			
Fence and Car gate	\$ 2,000			
Perimeter Fence improvements	\$ 1,700			
Pedestrian paving	\$ 4,200			
Wood planter bed construction	\$ 9,450			
Planter soil imported	\$ 1,672			
Site furnishings	\$ 3,200			
Cistern	\$ 10,000			
Project Manager Fee	\$ 20,000			
<b>Sub-Total</b>	\$ 78,253	\$ -	\$ -	\$ 78,253

LOS ANGELES COMMUNITY GARDEN COUNCIL  
East Hollywood Public Garden and Achievement Center  
Detailed Revised Budget

<b>E</b>	<b>Building Construction:</b>				
	Electrical	\$	57,375		
	Carpentry	\$	51,975		
	Drywall	\$	10,125		
	Paint	\$	6,000		
	Roof	\$	18,225		
	Insulation	\$	5,738		
	Floor & Foundation	\$	50,625		
	Plumbing	\$	47,250		
	Mechanical	\$	13,500		
	Fire protection	\$	12,150		
	Paint	\$	6,000		
	Inspection Fees	\$	10,000		
	Signage	\$	5,000		
	<b>Sub-Total</b>	\$	293,963		
<b>F.</b>	<b>Project Reserve</b>	\$	63,243		
<b>G.</b>	<b>FINAL TOTAL*</b>	\$	882,415	\$ 1,500,000	\$ 102,127 \$ 2,484,542
	Total Parks First Trust Funds Award	\$	984,542		
	Total Parks First Trust Funds/Acq+Dev	\$	882,415		
	Funds Paid By Sites and Facilities	\$	102,127		
	Total Parks First Project Funds	\$	984,542		
	This amount to be transferred to Parks First Trust Fund	\$	102,127		

\*The Parks First amount does not include the \$102,127 in acquisition cost that was paid by Sites and Facilities

Attachment - 6



Los Angeles COMMUNITY GARDEN COUNCIL

November 5, 2012

City of Los Angeles  
Department of Public Works Bureau of Engineering  
Recreational and Cultural Facilities Program  
Att. Neil Drucker  
1149 S. Broadway, 8<sup>th</sup> Fl  
Los Angeles, CA 90015

**RE: Request for extension of time  
Vermont/Western Station Neighborhood Area  
Parks First Trust Fund  
East Hollywood Public Garden & Achievement Center**

Mr John:

We request an extension of time for the execution of our lease with the Department of Recreation and Parks for the land at 1171 N. Madison Ave to 12/30/12. We further request the deadline for the Completion of Design and Construction be changed to January 30, 2015. These requests are made to provide for state grant funds to be added to the project: a change that benefits the residents of Los Angeles. The board of Recreation and Parks Commissioners acted on the lease at its meeting of March 14, 2012 (Board Report 12-285).

Sincerely,



Glen Dake  
Board of Directors, LA Community Garden Council