



Central Service Yard Masterplan

3900 Chevy Chase Drive
City of Los Angeles, Council District 13
City of Los Angeles Recreation and Parks
City of Los Angeles Bureau of Engineering

22 February 2018

RIOS CLEMENTI HALE STUDIOS

0.00

Table of Contents

1.01 Overview

1.02 Site Conditions & Constraints

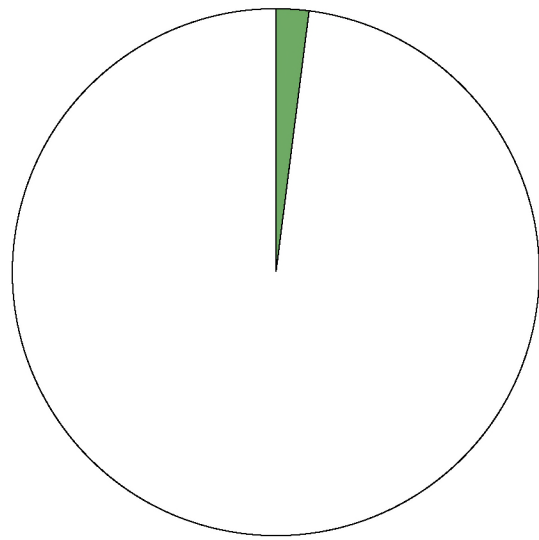
1.03 Program Analysis

1.04 Division Space Needs

1.05 Phasing

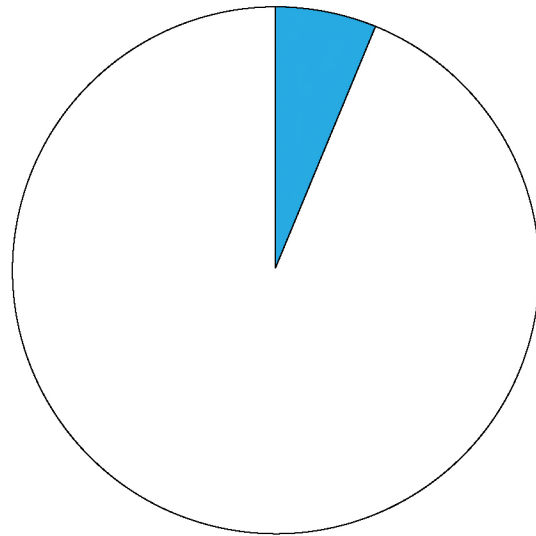
1.06 Final Plan

overview



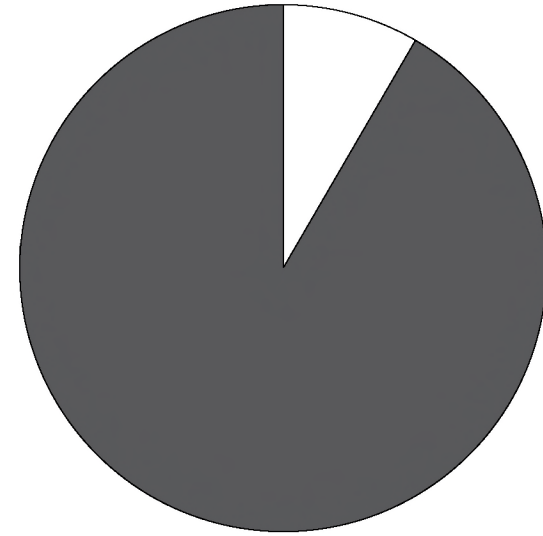
2%

Landscape
21,400 SF
.5 ACRES



6%

Building Footprint
64,200 SF
1.5 ACRES



92%

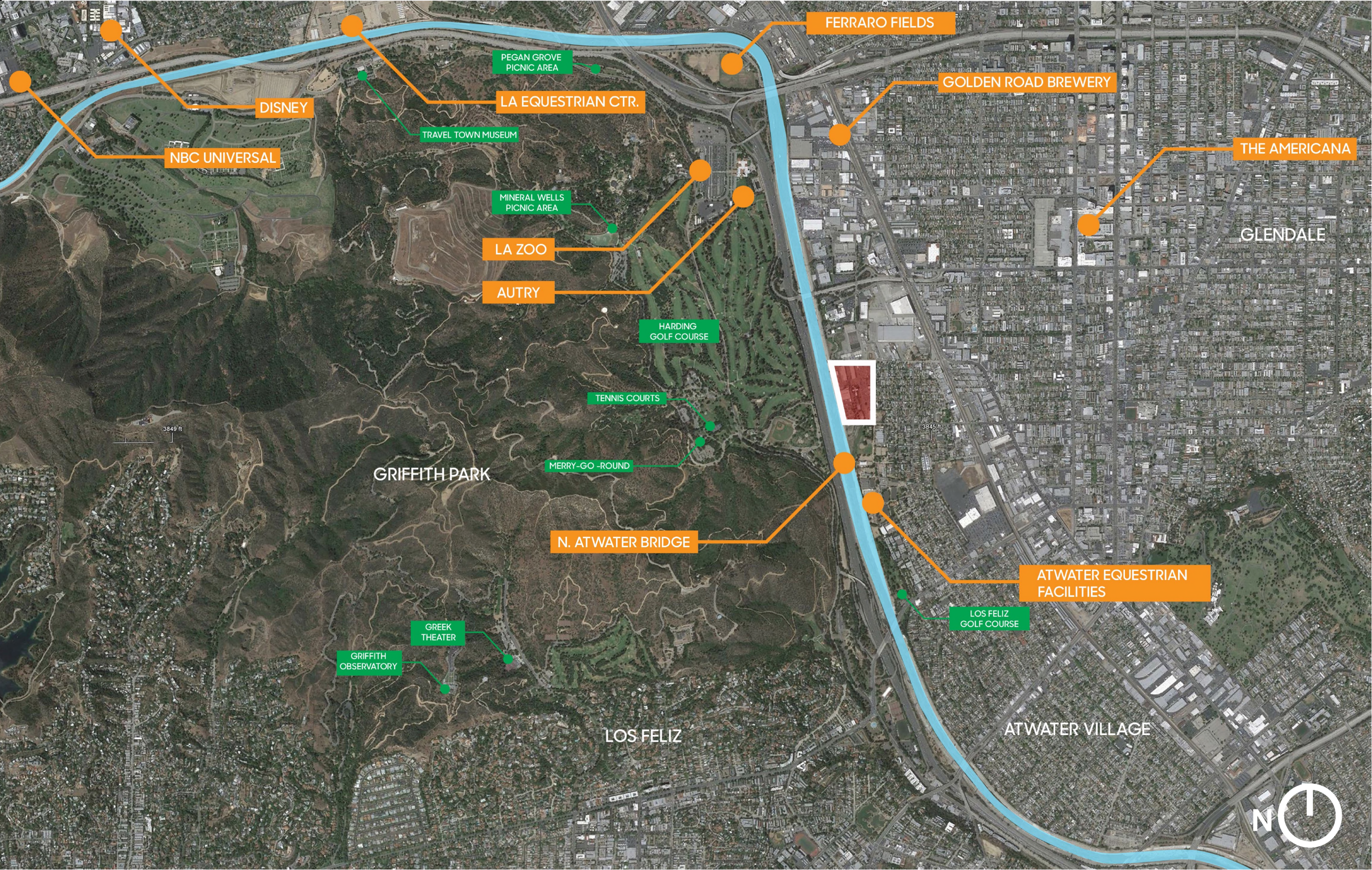
Hardscape
984,200 SF
22.5 ACRES

OVERVIEW

The 24.6-acre Central Service Yard (CSY) facility is the main hub of the City of Los Angeles Department of Recreation and Parks (RAP) that supports administration, operations, construction, maintenance and training functions for the entire park system of the City of Los Angeles (City). The CSY site sits on prime riverfront real estate on the eastern bank of the Los Angeles River (LA River), across from Griffith Park. As part of the City's continuing efforts to revitalize the LA River, a Motion (Council File No. 14-0528) was introduced by Councilmember O'Farrell of the Council District 13, to develop a Master Plan to consolidate the CSY facility onto a smaller footprint that will allow the riverfront portion of the property to be converted to park land. This effort would revitalize an underutilized area adjacent to the LA River.

The Master Plan will provide a roadmap to implement the vision of modernizing and optimizing the CSY facility and its operations, and investigating the footprints of various buildings and structures with an eye towards consolidated. This will result in a more efficient land use, and allow the riverfront portion of the CSY site to become open space for public recreational use. The Master Plan will further establish the maximum area along the riverfront that can be made available for park use, while accommodating and serving RAP to continue to perform its daily operational functions, without reducing the quality of its services to the community. The goal is to produce a comprehensive CSY Master Plan, which will outline a path for strategic transformation of the existing facility, which will provide greater values to the constituents, stakeholders and the departments.

Existing Conditions: Regional Context





LOS ANGELES RIVER

INTERSTATE 5

CHEVY CHASE DRIVE



Existing Conditions: Aerial

Existing Conditions: Aerial





Metro Region Landscape



Historic Administration Building



Muni Sports



Golf Division

Existing Conditions: Site Photos



Playgrounds



Playgrounds Storage



Klimer Building Excess Storage



Klimer Building



Recreation Department Storage



Aquatics Department Storage



LA Kids Recreation Department



Klimer Building

site conditions & constraints

ZONING

The CSY site is currently zoned PF-1-RIO. As such, there are no required height limits, yard setbacks, or minimum lot widths. The property is subject to the requirements of the River Improvement Overlay District (RIO). All new structures and improvements as part of the CSY Master Plan shall be in compliance with the latest version of RIO, as well as all applicable Federal, State and Local requirements and codes.

SITE UTILITIES

Existing utility information for the project site was not provided for review. Publicly available data for sanitary sewer and storm drain networks were researched and plotted for conflict evaluation with the Master Planned Improvements.

SEWER

The site is served by a network of onsite vitrified clay pipes that collect site sewage before discharge to the existing 52" North Outfall Sewer that flows from north to south under the site. The existing outfall sewer is within a 15' sewer easement.

The existing outfall sewer may be in conflict with the proposed 80,000 SF warehouse depending upon which building-footprint option is chosen.

The site sewer network may be reconfigured to collect and discharge the sewage from the new buildings to the existing outfall sewer.

1. North East Interceptor Sewer (NEIS) Phase 2A project

The proposed project will construct approximately 3.8 miles of 8-foot diameter sewer, which include a 0.77-mile "Line 2" segment running through the CSY property, has been postponed indefinitely. No provisions are required in the Master Plan for the NEIS Phase 2A project.

2. North Outfall Sewer (NOS) Rehabilitation Unit 17 project

The proposed project will rehabilitate the existing 52-inch semi-elliptical concrete sewer pipes that runs along the eastern portion of the CSY property, to restore the structural integrity of the pipes and replace maintenance hole structures. This project is tentatively scheduled to start in late 2020. The design of any new structures and improvements as part of the implementation of the CSY Master Plan shall be coordinated with the City's Bureau of Engineering and the Bureau of Sanitation.

STORM DRAINAGE

The surface drainage from the site generally drains from north to south. The northern portion of the site is collected by a subsurface drainage network and discharges to the Los Angeles River via an existing 36" RCP connection. The majority of the southern portion of the site is surface drains toward Chevy Chase Drive where it is channelized in a surface gutter before discharge to the North Atwater Park stormwater management project.

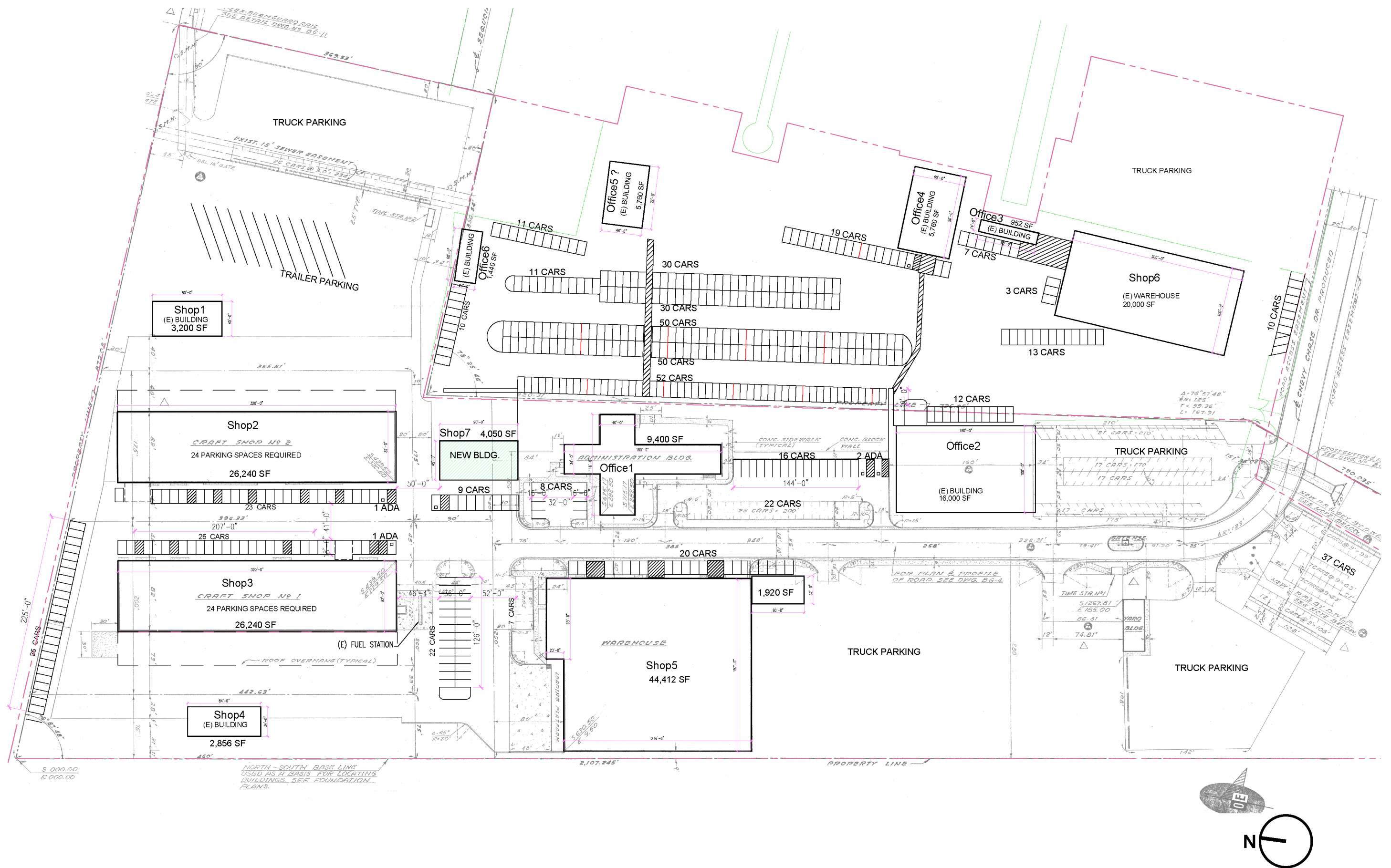
The Master Plan improvements will be subject to the City of Los Angeles Low Impact Development Ordinance. LID measures seek to mitigate the impacts of increased runoff and stormwater pollution as close to the source as possible. LID comprises a set of site design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration, evapotranspiration, and reuse of stormwater. Where infiltration is infeasible, the use of bioretention, rain gardens, vegetated

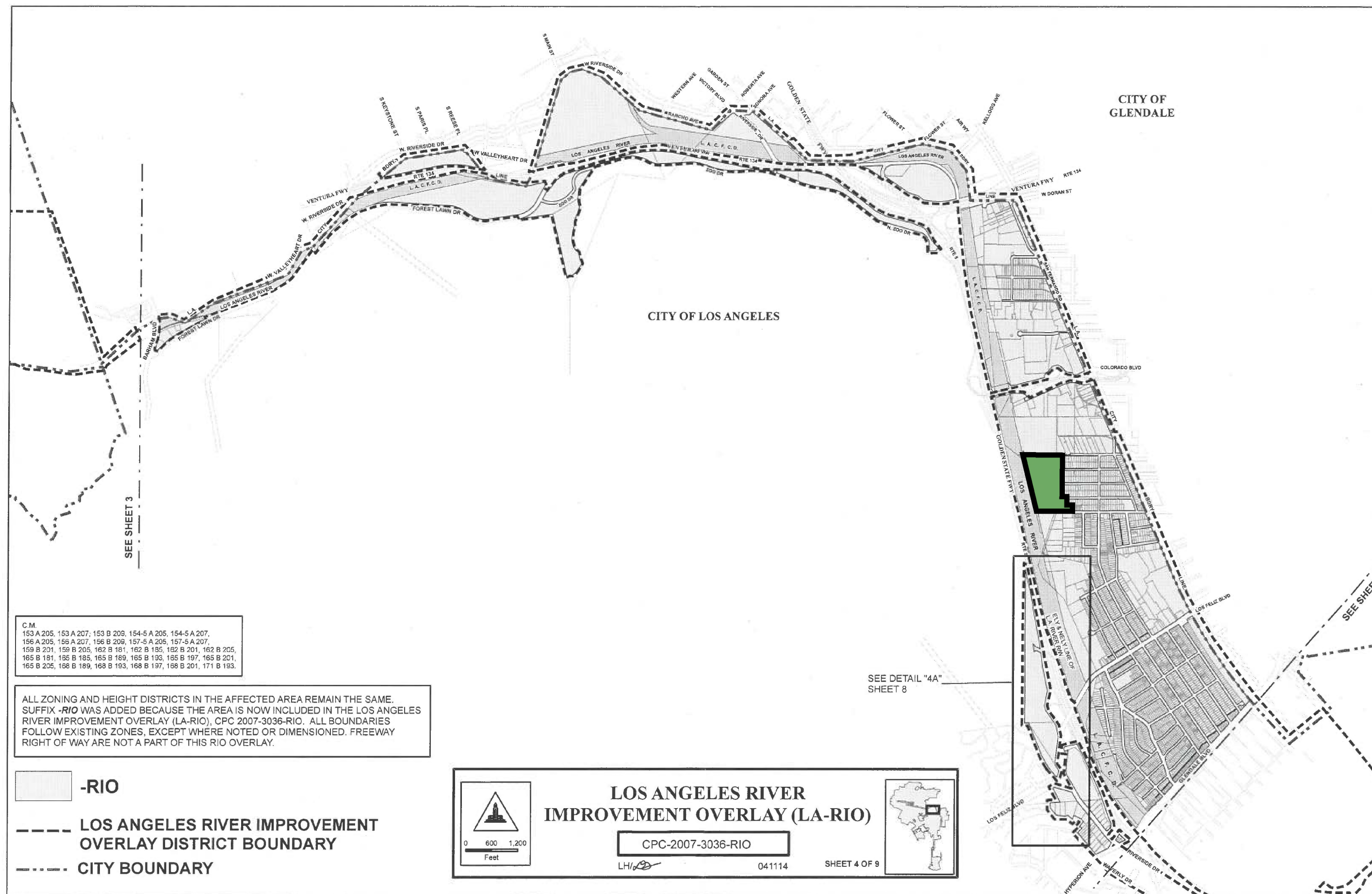
rooftops, and cisterns that store, detain, and/or reuse runoff are oftentimes chosen. The Master Plan improvements will require onsite management of approximately 9,400 cubic feet of runoff. BMPs may include a combination of measures that infiltrate, evapotranspire and/or reuse runoff from the developed areas. The Master Plan intends that the new public park space provides stormwater management function as a complementary project to its "sister" park next door.

100-YEAR FLOOD PLAIN

The CSY site is located within the 100 year flood plain. All planning and design will require approval from the Federal Emergency Management Agency as well as the City of Los Angeles Bureau of Engineering, Street Improvement and Stormwater Division.

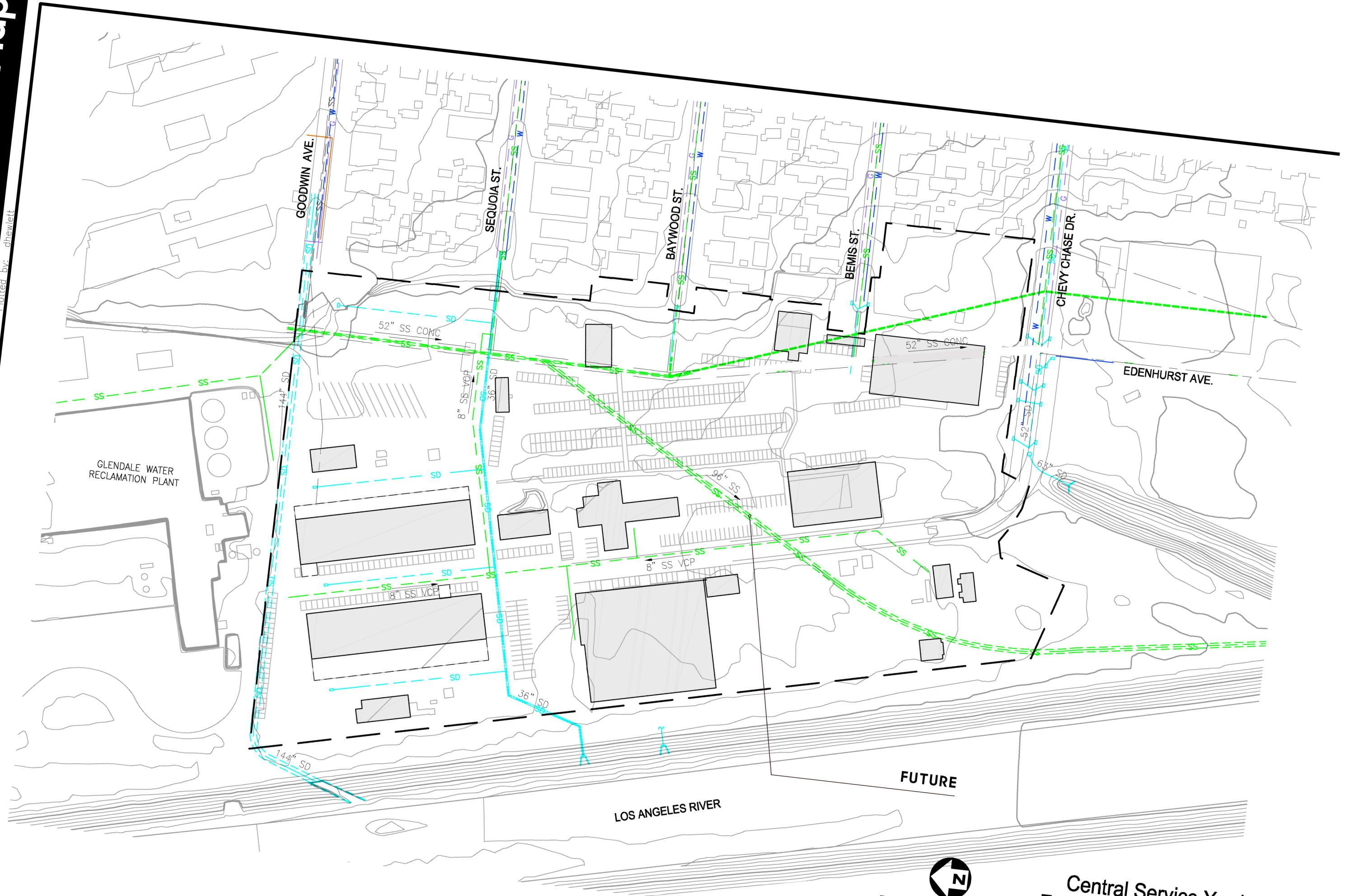
Any new structures and improvements as part of the implementation of the CSY Master Plan shall be in compliance with all applicable Federal, State and Local requirements, and follow the latest version of the City's Floodplain Management Plan (FMP). Approvals shall be required from the City's Department of Building & Safety. Approvals may also be required from the U.S. Army Corp of Engineers.



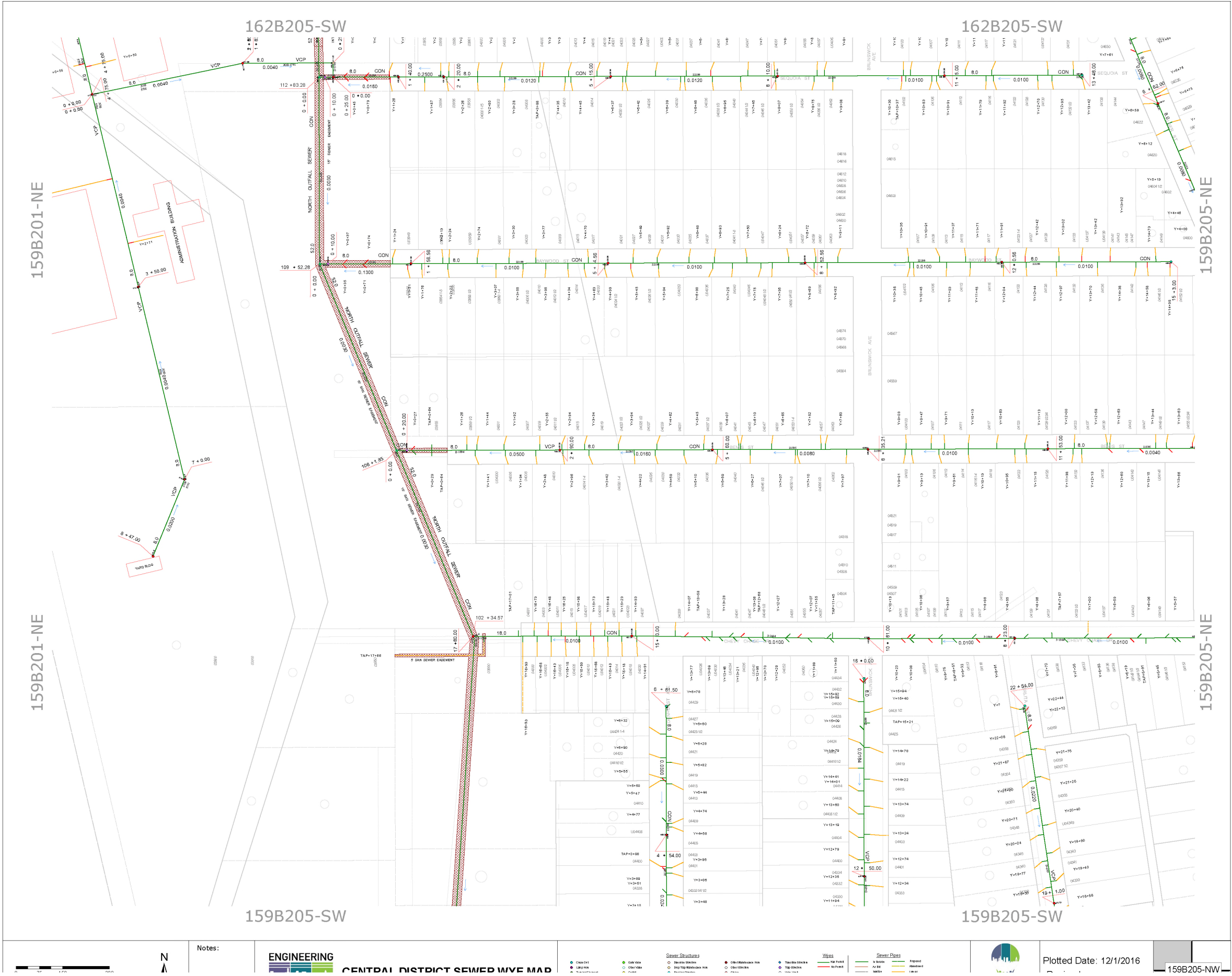


Site Analysis: Sewer Map

Projects\IRCH010200 - CSY\ENGR\EXHIB 01-CSY Existing Conditions.dwg Fri, 23 Jun 2017 - 12:19pm Plotted by: dhewlett



Central Service Yard
Existing Conditions Exhibit
VS₂ Consulting Inc
create • restore • thrive



Site Analysis: Existing Conditions

Existing Conditions: Wells

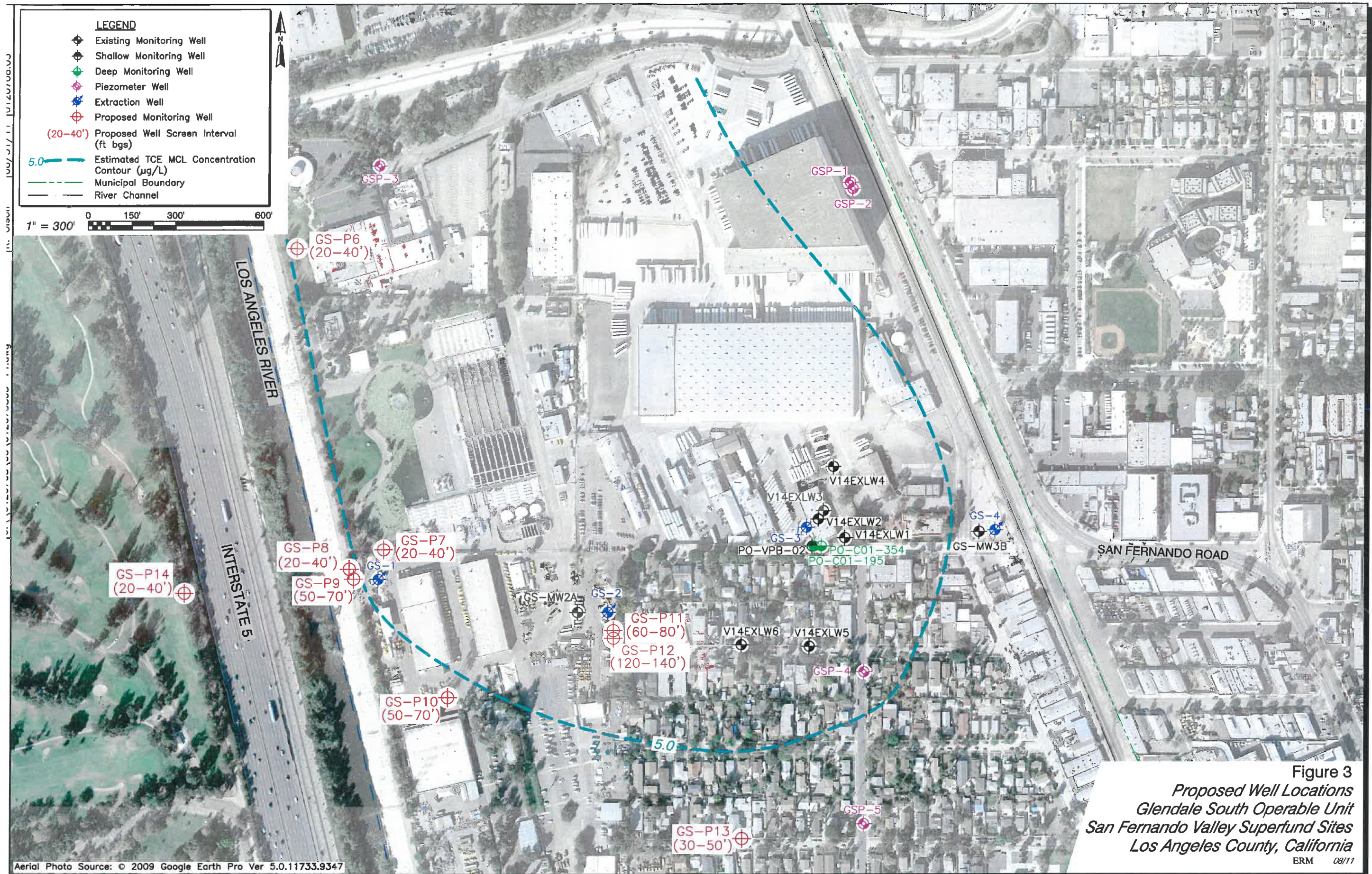
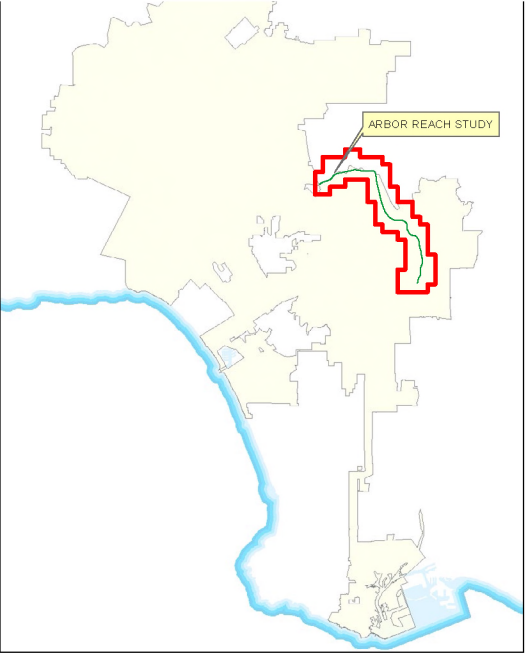
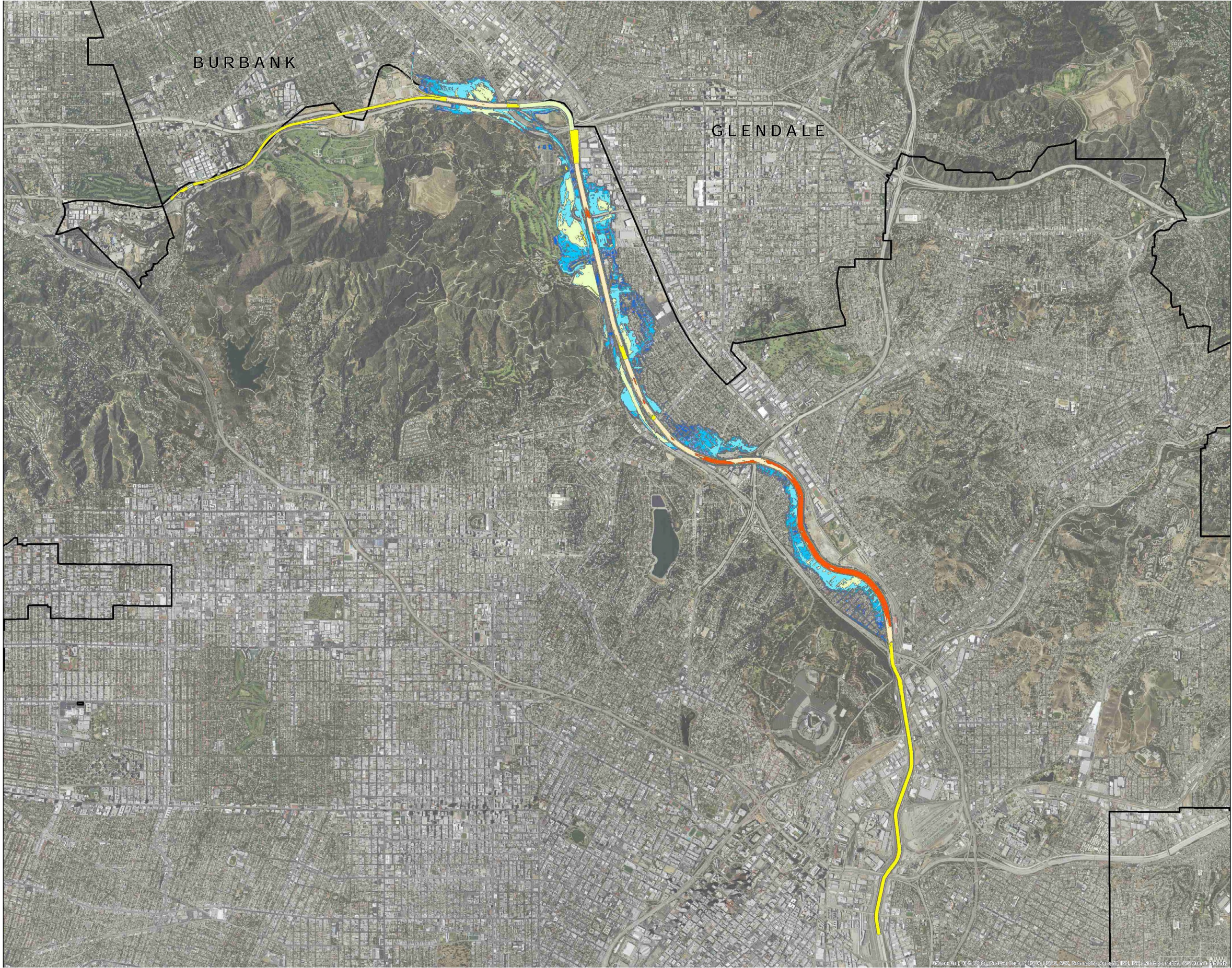


Figure 3
Proposed Well Locations
Glendale South Operable Unit
San Fernando Valley Superfund Sites
Los Angeles County, California

ERM 08/11



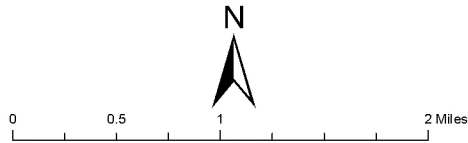
Site Analysis: 100 yr Floorplain



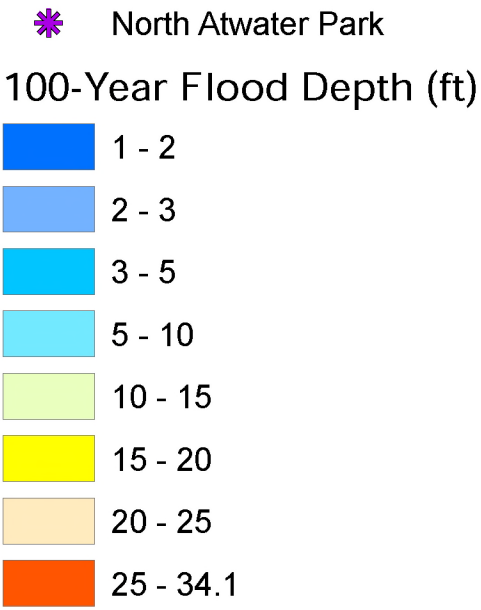
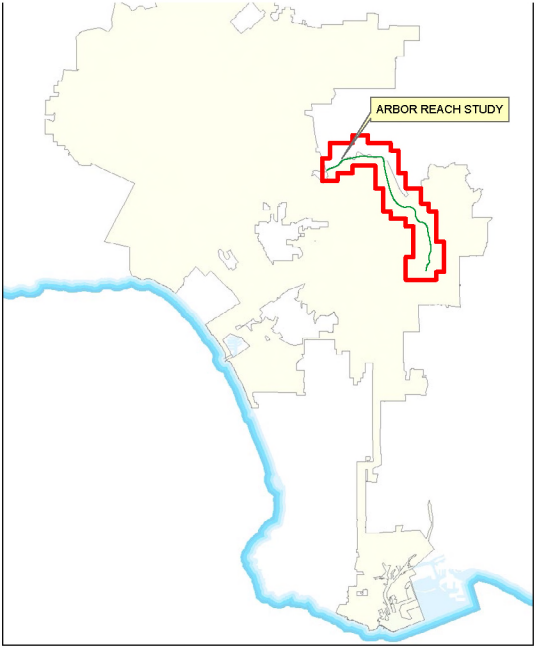
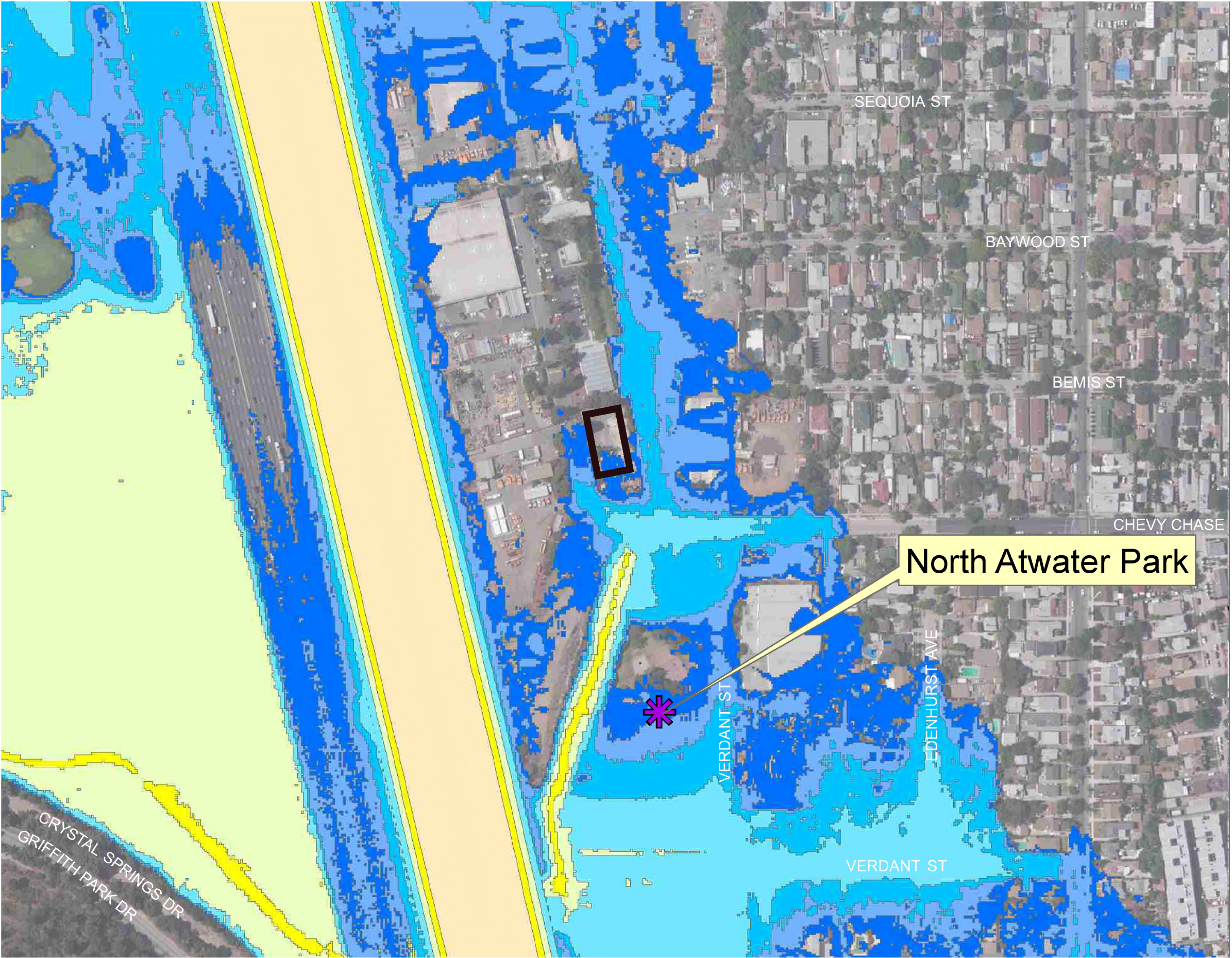
100-Year Flood Depth (ft)

- 1 - 2
- 2 - 3
- 3 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- 20 - 25
- 25 - 34.1

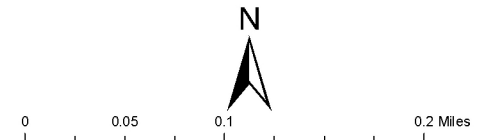
FLOODPLAIN MANAGEMENT SERVICES
SPECIAL STUDY LOS ANGELES RIVER
ARBOR REACH FLOODPLAIN ANALYSIS



Vertical Datum: NAVD88
Projection: State Plane Coordinate System
NAD83, CA Zone V, US Survey Feet (0405)



FLOODPLAIN MANAGEMENT SERVICES
SPECIAL STUDY LOS ANGELES RIVER
ARBOR REACH FLOODPLAIN ANALYSIS



Vertical Datum: NAVD88
Projection: State Plane Coordinate System
NAD83, CA Zone V, US Survey Feet (0405)

ENGINEERING
CITY OF LOS ANGELES

City of Los Angeles
Department of Public Works
Bureau of Engineering

program analysis

The area that encompasses the Central Service Yard is 24.6 acres and contains an asphalt ground surface with sections designated for different departments, in which each division has a main building and designated area for storing temporary structures, machinery, and vehicles. The main access into the yard is via Chevy Chase Drive, where the entrance into the Central Service Yard is through a security booth. The site's existing program is sprawling and inefficient. Recreation and Parks Divisions are segregated; storage is inadequate; parking blankets the site; circulation is chaotic.

USER GROUPS

The site is currently organized as a series of discrete RAP divisions scattered across the site, occasionally sharing workspaces and warehouses. The existing buildings are largely inadequate for both office space as well as storage. Most departments maintain some exterior, uncovered storage areas as the warehouses cannot accommodate all needs. The existing 1958 administration building is identified as a Contributing Element in the Griffith Park Historic-Cultural Monument (HCM) nomination. Approval from the City of Los Angeles Department of City Planning, Office of Historic Resources and the Cultural Heritage Commission are required prior to demolition.

PARKING

Currently, 30% of the existing site use is parking, contributing to the high percentage of impervious hardscape surfacing across the site. Heavy equipment parking is not consolidated but occurs throughout the site. Passenger vehicle parking occurs in multiple locations, requiring vehicular access throughout the site.

CIRCULATION

There is no hierarchy in circulation; guests, heavy equipment and employees are all free to move through the site. The site has multiple entrances that are open to all users and vehicles, contributing to the lack of structure in navigating the site.

SITE SECURITY

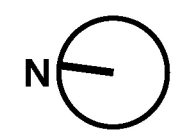
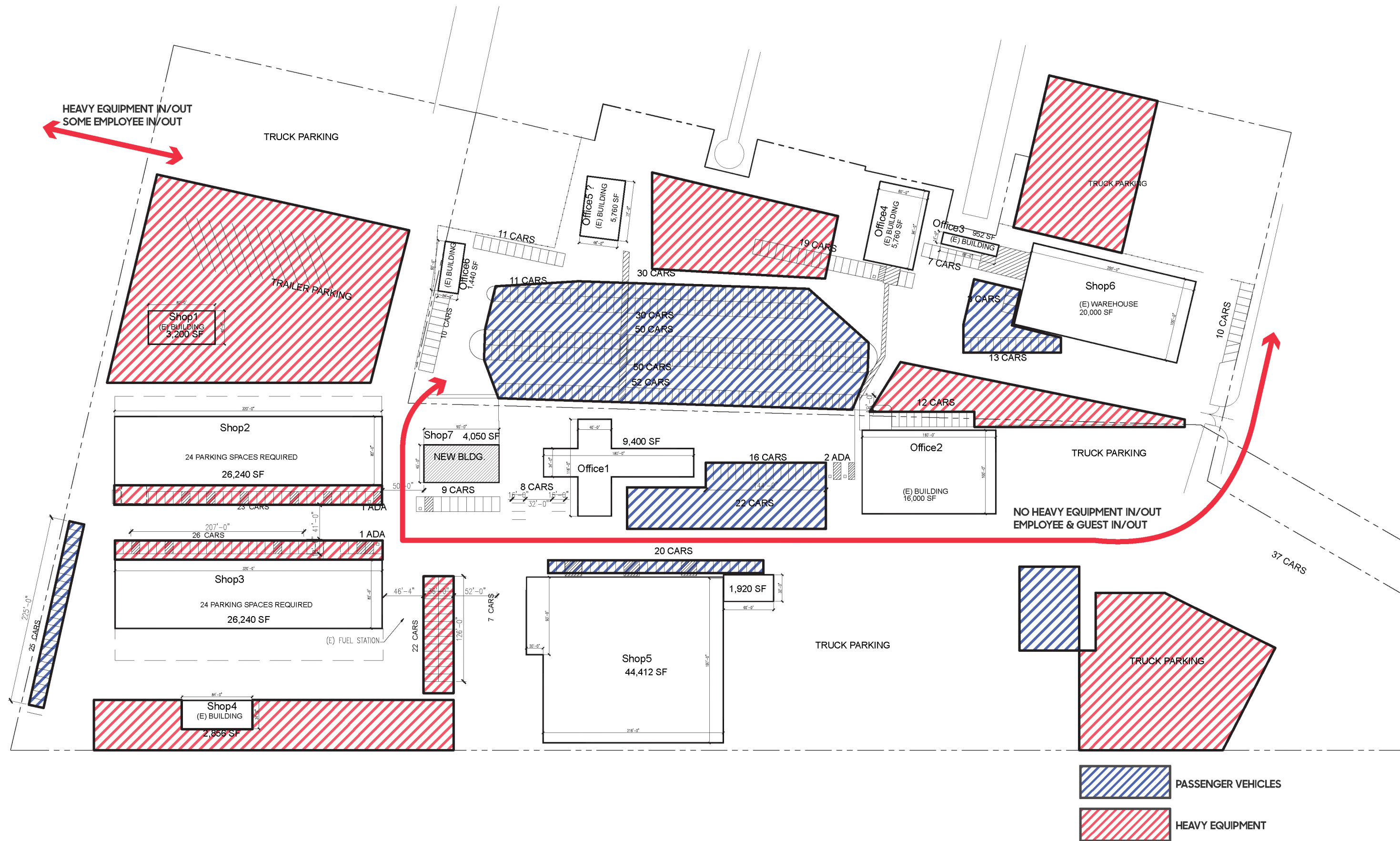
The entire site will be enclosed with security fencing and monitored with CCTV.

Program Analysis: User Groups



- | | |
|----------------------------|--|
| <div></div> AQUATICS | <div></div> GSD FLEET / EQUIPMENT REPAIR |
| <div></div> RECREATION | <div></div> GOLF |
| <div></div> CONSTRUCTION | <div></div> BSS |
| <div></div> FORESTRY | <div></div> SYSTEMS |
| <div></div> GSD PURCHASING | <div></div> EMERGENCY |
| <div></div> RAP PURCHASING | <div></div> MAINTENANCE |

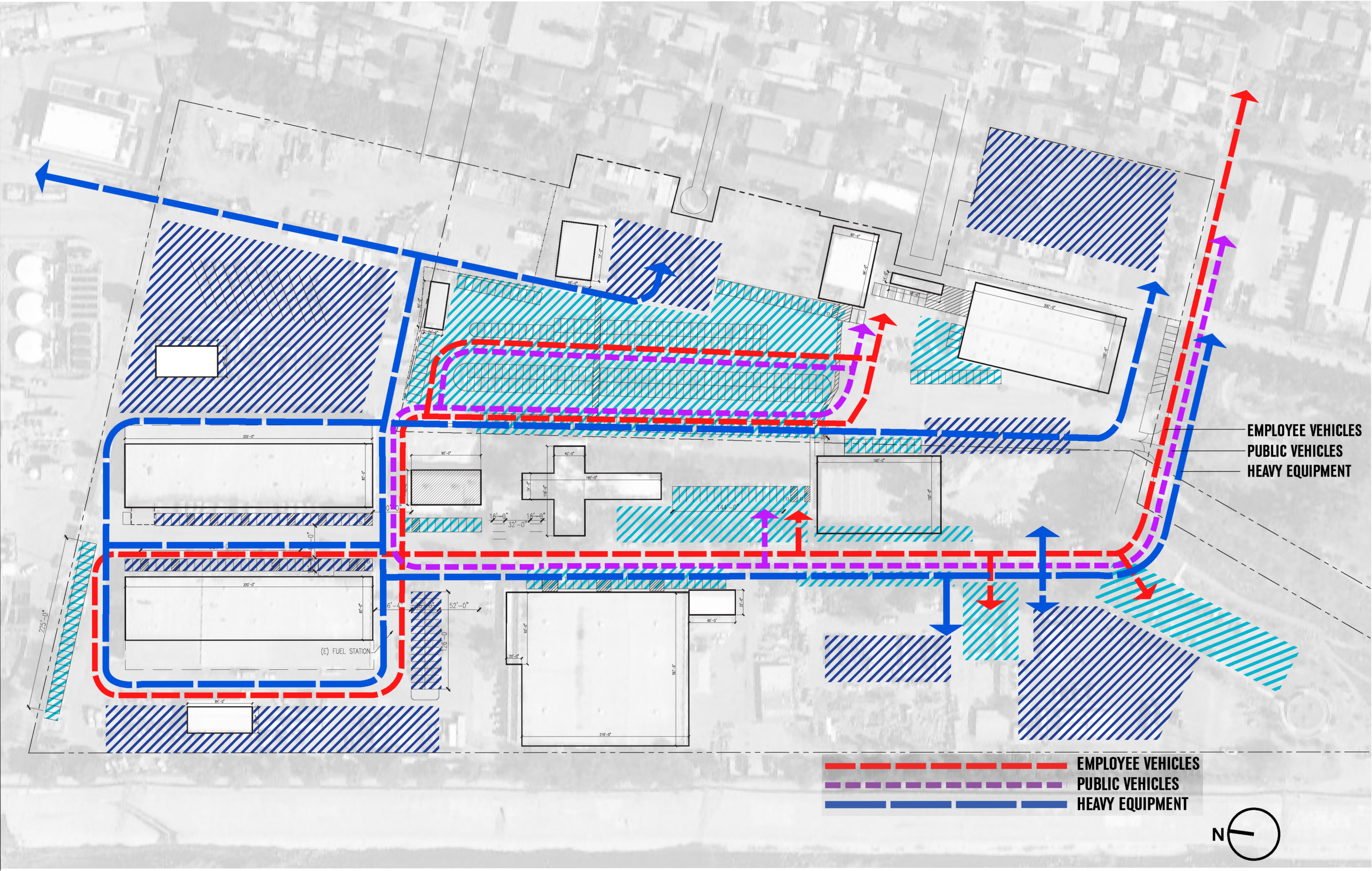




30% of existing site use is parking

Program Analysis: Vehicle Parking

Program Analysis: Site Circulation



	Division		
	Quantity		
Description	BSS	RAP	GSD
Pick Up	4	45	3
Truck Utility	3	68	
Sedan		15	
Truck All Purpose (SUV)		13	
Truck Dump	2	25	
Truck Heavy Dump	3	7	
Truck, Tractor	1	1	
Trailer	9	24	
Truck Scoop		2	
Truck Gas		1	
Van		41	
Truck Flatbed	6	17	
Sedan Wagon		6	3
Truck Box	2	2	
Truck Bucket		7	
Truck H2O		1	
Truck Water		1	
Van Box		4	
Truck Crane		3	
Truck Scoop	1		
TOTAL	31	283	6

division space needs

SUMMARY

There are currently 12 divisions within Recreation and Parks, with an additional 6 subdivisions. Most maintain a presence currently at the Central Service Yard while others are currently located off-site. More than half require storage space either in the warehouse or in the yard.

The 24.6 acre CSY site includes two large warehouses, two large construction shops, a historic administration building, and several permanent trailers for administrative division uses. Several large areas are designated for outdoor storage. The site also includes areas for surface parking for heavy equipment, city vehicles, employees and guests.

Nearly all RAP divisions lack the space needed for their current staff. Shared division facilities are especially inadequate; particularly, there are not enough conference rooms and training rooms and there are none with the necessary capacity. Many Recreation and Parks divisions expect to grow and need space to accommodate that growth.

Summary

	Organizations	Administration Building	Parking Structure		Warehouse Building	Independent Building	Page
		SF	# CARS	SF (375 per car)	SF	SF	#
1	Aquatics	3324	15	5625	6000		31
2	Construction	2520	100	37500			32
3	Emergency Management		6	2250		5016	33
4	Equipment Analysis & Purchasing		15	5625	6000		34
5	Forestry		20	7500		5112	35
6	General Services Department		10	3750	16000		36
7	Golf	3744	15	5625	4000		37
8	Griffith Observatory Satellite	4500	20	7500			38
9	Maintenanace - Griffith Region	1500	20	7500	16000		39
10	Maintenance - Metro Region	1548	11	4125	16000		40
11	Recreation - Metro Region	3708	24	9000	16000		41
11A	Camping	2070	8	3000			42
11B	CLASS Parks	4420	30	11250			43
11C	LA Kids	1308	8	3000			44
11D	Muni Sports	1836	10	3750			45
11E	Senior Section	2838	16	6000			46
11F	Summer Lunch	1620	5	1875			47
12	Systems	2952	20	7500			48
TOTAL		37888	353	132375	80000		
	Building Cores + Circulation (20%)	12578					
	Ground Level Lobby + Systems	25000					
	Shared Facilities						
	6 Conference Rooms at 200 sf ea	1200					
	3 Conference Rooms at 500 sf ea	1500					
	Restrooms at 250 sf ea	750					
	Kitchen/Breakroom at 300 sf ea	900					
	Systems IDF's at 100 sf ea	400					
	Training Room	800					
	Gym	500					
TOTAL		81516					

WORKSHEET FOR AQUATICS DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	8	1440						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	6	480						
6	Copy/Work Room			1	250						
7	Gold Room			1	100						
8	File Room			1	250						
9	Flex Room										
10	Storage			1	250		6000				5000
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							15	5625		
23	Large Vehicle Parking							10			
24	Large Equipment Parking										
Gross					2770	0	6000	25	5625	0	5000
	20% Circulation				554						
Net Total					3324						

WORKSHEET FOR CONSTRUCTION DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Shop		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250										
2	Large Office	Private Office	180	7	1260								
3	Standard Office	Private Office	120										
4	Large Cubicle	Cubicle (12x8)	96										
5	Standard Cubicle	Cubicle (8x8)	64	3	240								
6	Copy/Work Room			1	250								
7	Gold Room			1	100								
8	File Room												
9	Flex Room												
10	Storage			1	250								
11	Field Crew Dispatch Area												
12	Bathroom	Shared											
13	Kitchen	Shared											
14	Conference Room	Shared											
15	Printer Room	Shared											
16	Fitness Room	Shared											
17	Mail Room	Shared											
18	Wellness Room	Shared											
19	Locker Room	Shared											
20	Shower Room	Shared											
21	Live Scan Room	Shared											
22	Personal Vehicle Parking							100	37500				
23	Large Vehicle Parking												
24	Large Equipment Parking												
25	Assorted Trade Shops									2	52480		
Gross					2100	0	0	100	37500	2	52480	0	0
	20% Circulation				420								
Net Total					2520								

WORKSHEET FOR EMERGENCY DIVISION

Space				New Emergency Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	3	540						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	3	240						
6	Kitchen/Break Room/ Restroom/ Showers			1	400						
7	Dormatory			1	200						
8	Convertible Lobby			1	100						
9	Operations Center			1	2500						
10	Storage			1	200						
11	Staging Area for 600 People			1	YARD						
12	Personal Vehicle Parking							6	2250		
13	Large Vehicle Parking							3			
14	Large Equipment Parking										
Total					4180	0	0	9	2250	0	0
	20% Circulation				836						
Net Total					5016						

WORKSHEET FOR PURCHASING DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Admin		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250			1	250						
2	Large Office	Private Office	180										
3	Standard Office	Private Office	120			15	1800						
4	Large Cubicle	Cubicle (12x8)	96										
5	Standard Cubicle	Cubicle (8x8)	64										
6	Copy/Work Room												
7	Gold Room												
8	File Room												
9	Flex Room												
10	Storage						3950						8000
11	Field Crew Dispatch Area												
12	Bathroom	Shared											
13	Kitchen	Shared											
14	Conference Room	Shared											
15	Printer Room	Shared											
16	Fitness Room	Shared											
17	Mail Room	Shared											
18	Wellness Room	Shared											
19	Locker Room	Shared											
20	Shower Room	Shared											
21	Live Scan Room	Shared											
22	Personal Vehicle Parking							15	5625				
23	Large Vehicle Parking												
24	Large Equipment Parking												
Total					0	16	6000	15	5625	0	16000	0	8000

WORKSHEET FOR URBAN FORESTRY DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Admin		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250										
2	Large Office	Private Office	180	4	720								
3	Standard Office	Private Office	120										
4	Large Cubicle	Cubicle (12x8)	96										
5	Standard Cubicle	Cubicle (8x8)	64	8	640								
6	Copy/Work Room												
7	Training/Conference Room			1	600								
8	Conference / Break Room			1	150								
9	Lockers			35	100								
10	Storage			1	150		4000						
11	Shop			1	1500								
12	Bathroom	Shared		1	300								
13	Kitchen	Shared											
14	Conference Room	Shared											
15	Printer Room	Shared											
16	Fitness Room	Shared											
17	Mail Room	Shared											
18	Wellness Room	Shared											
19	Locker Room	Shared											
20	Shower Room	Shared		1	100								
21	Live Scan Room	Shared											
22	Personal Vehicle Parking							20	7500				
23	Large Vehicle Parking							30					
24	Large Equipment Parking												
Gross					4260	0	4000	50	7500	0	2500	0	0
	20% Circulation				852								
Net Total					5112								

WORKSHEET FOR GSD DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Admin		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250										
2	Large Office	Private Office	180										
3	Standard Office	Private Office	120			5	600						
4	Large Cubicle	Cubicle (12x8)	96										
5	Standard Cubicle	Cubicle (8x8)	64										
6	Copy/Work Room												
7	Gold Room												
8	File Room												
9	Flex Room												
10	Storage						15400						26000
11	Field Crew Dispatch Area												
12	Bathroom	Shared											
13	Kitchen	Shared											
14	Conference Room	Shared											
15	Printer Room	Shared											
16	Fitness Room	Shared											
17	Mail Room	Shared											
18	Wellness Room	Shared											
19	Locker Room	Shared											
20	Shower Room	Shared											
21	Live Scan Room	Shared											
22	Personal Vehicle Parking							10	3750				
23	Large Vehicle Parking												
24	Large Equipment Parking												
Total					0	5	16000	10	3750	0	16000	0	26000

WORKSHEET FOR GOLF DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Admin		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250										
2	Large Office	Private Office	180	7	1260								
3	Standard Office	Private Office	120	3	360								
4	Large Cubicle	Cubicle (12x8)	96	4	384								
5	Standard Cubicle	Cubicle (8x8)	64										
6	Copy/Work Room			1	250								
7	Gold Room			1	100								
8	File Room												
9	Flex Room												
10	Storage			1	250		4000						
11	Field Crew Dispatch Area												
12	Bathroom	Shared											
13	Kitchen	Shared											
14	Conference Room	Shared											
15	Printer Room	Shared											
16	Fitness Room	Shared											
17	Mail Room	Shared											
18	Wellness Room	Shared											
19	Locker Room	Shared											
20	Shower Room	Shared											
21	Live Scan Room	Shared											
22	Personal Vehicle Parking							15	5625				
23	Large Vehicle Parking							9					
24	Large Equipment Parking												
Gross					2604	0	4000	24	5625	0	16000	0	0
	20% Circulation				521								

WORKSHEET FOR OBSERVATORY DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	1	180						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64								
6	Open Office			1	3700						
7	Utility Room			1	140						
8	Server Room			1	140						
9	Archive Room			1	225						
10	Storage/Copy			1	120						
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							20	7500		
23	Large Vehicle Parking										
24	Large Equipment Parking										
Total					4505	0	0	20	7500	0	0

WORKSHEET FOR GRIFFITH MAINTENANCE DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	1	180						
3	Standard Office	Private Office	120	2	240						
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	6	480						
6	Copy/Work Room			1	250						
7	Gold Room			1	100						
8	File Room										
9	Flex Room										
10	Storage						16000				
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							20	7500		
23	Large Vehicle Parking							10			
24	Large Equipment Parking										
Gross					1250	0	16000	30	7500	0	0
	20% Circulation				250						
Net Total					1500						

WORKSHEET FOR METRO REGION MAINTENANCE DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	1	180						
3	Standard Office	Private Office	120	1	120						
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	8	640						
6	Copy/Work Room			1	250						
7	Gold Room			1	100						
8	File Room										
9	Flex Room										
10	Storage						16000				
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							11	4125		
23	Large Vehicle Parking							10			
24	Large Equipment Parking										
Gross					1290	0	16000	21	4125	0	
	20% Circulation				258						
Net Total					1548						

WORKSHEET FOR METRO REGION RECREATION HQ DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250	1	250						
2	Large Office	Private Office	180	6	1080						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	17	1360						
6	Copy/Work Room										
7	Gold Room			1	100						
8	File Room										
9	SMS Room			1	300						
10	Storage						16000				4500
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared		2	600						
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared		1	100						
22	Personal Vehicle Parking							24	9000		
23	Large Vehicle Parking										
24	Large Equipment Parking										
Gross					3090	0	16000	0	0	0	4500
	20% Circulation				618						
Net Total					3708						

WORKSHEET FOR CAMPING DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	3	540						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	3	240						
6	Copy/Work Room			1	250						
7	Gold Room			1	100						
8	File Room										
9	Flex Room										
10	Storage			1	250		16000				4500
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							8	3000		
23	Large Vehicle Parking							4			
24	Large Equipment Parking							2			
Gross					1380	0	16000	14	3000	0	4500
	20% Circulation				276						
	Future Growth: 30%				414						
Net					2070						

WORKSHEET FOR CLASS PARKS DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	4	720						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	16	1280						
6	Copy/Work Room			1	250						
7	Gold Room			1	100						
8	File Room										
9	Flex Room										
10	Storage			1	250		16000				4500
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							30	11250		
23	Large Vehicle Parking							17			
24	Large Equipment Parking							5			
TOTALS											
Gross					2600	0	16000	52	11250	0	4500
	20% Circulation				520						
	Future Growth: 50%				1300						
Net					4420						

WORKSHEET FOR LA KIDS DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	1	180						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	7	560						
6	Copy/Work Room										
7	Gold Room			1	100						
8	File Room										
9	Flex Room										
10	Storage			1	250		16000				4500
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							8	3000		
23	Large Vehicle Parking										
24	Large Equipment Parking										
Gross					1090	0	16000	8	3000	0	4500
	20% Circulation				218						
Net Total					1308						

WORKSHEET FOR MUNICIPAL SPORTS DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	3	540						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	8	640						
6	Copy/Work Room										
7	Gold Room			1	100						
8	File Room										
9	Flex Room										
10	Storage			1	250		16000				4500
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							10	3750		
23	Large Vehicle Parking							2			
24	Large Equipment Parking										
Gross					1530	0	16000	12	3750	0	4500
	20% Circulation				306						
Net Total					1836						

WORKSHEET FOR SENIORS DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	3	540						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	5	400						
6	Copy/Work Room										
7	Gold Room			1	100						
8	File Room										
9	Flex Room										
10	Storage			1	250		16000				4500
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							16	6000		
23	Large Vehicle Parking							2			
24	Large Equipment Parking										
Total					1290	0	16000	18	6000	0	4500
	20% Circulation				258						
	Future Growth: 100%				1290						
Net					2838						

WORKSHEET FOR SUMMER LUNCH DIVISION

Space				New Administration Building		New Warehouse Building		New Parking Structure		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250								
2	Large Office	Private Office	180	2	360						
3	Standard Office	Private Office	120								
4	Large Cubicle	Cubicle (12x8)	96								
5	Standard Cubicle	Cubicle (8x8)	64	3	240						
6	Copy/Work Room										
7	Gold Room			1	100						
8	File Room										
9	Flex Room			1	400						
10	Storage			1	250		16000				4500
11	Field Crew Dispatch Area										
12	Bathroom	Shared									
13	Kitchen	Shared									
14	Conference Room	Shared									
15	Printer Room	Shared									
16	Fitness Room	Shared									
17	Mail Room	Shared									
18	Wellness Room	Shared									
19	Locker Room	Shared									
20	Shower Room	Shared									
21	Live Scan Room	Shared									
22	Personal Vehicle Parking							5	1875		
23	Large Vehicle Parking										
24	Large Equipment Parking										
Gross					1350	0	16000	5	1875	0	4500
	20% Circulation				270						
Net Total					1620						

WORKSHEET FOR SYSTEMS DIVISION

Space				New Administration Building		Ground Floor Warehouse		New Parking Structure		Existing Admin		Existing Warehouse	
Index	Description	Type	SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF	Quantity	Total SF
1	Executive	Private office	250										
2	Large Office	Private Office	180										
3	Standard Office	Private Office	120	3	360								
4	Large Cubicle	Cubicle (12x8)	96	1	96								
5	Standard Cubicle	Cubicle (8x8)	64	20	1600	3	240						
6	Copy/Work Room			1	250	1	400						
7	Gold Room			1	100								
8	File Room												
9	Flex Room												
10	Storage					1	320						
11	Staging + Storage InventoryArea					1	2000						
12	Bathroom	Shared											
13	Kitchen	Shared											
14	Conference Room	Shared											
15	Printer Room	Shared											
16	Fitness Room	Shared											
17	Mail Room	Shared											
18	Wellness Room	Shared											
19	Locker Room	Shared											
20	Shower Room	Shared											
21	Training Room	Shared											
22	Live Scan Room	Shared											
23	Personal Vehicle Parking							20	7500				
24	Large Vehicle Parking							7					
25	Large Equipment Parking												
Gross					2406	6	2960	27	7500	0	16000	0	0
	20% Circulation				481								
Net Total					2887								

phasing

Phasing: Summary

SUMMARY

The 24.6 acre site is phased to be built over ten years with overlapping phases. A new administration building is the first work on-site, followed by the demolition of all current administration buildings. Following this demolition, the first piece of the new riverfront park can occur as well as the new parking garage as well as other small administration buildings around the site. Phase 4 consists of more demolition as well as consolidating the existing two warehouses into the larger riverfront warehouse; this demolition allows for the construction of the new 80,000 square foot warehouse, as well as the renovation of the trade shops. Following that construction, the other existing warehouse may be demolished and the remainder of the riverfront park can be completed.

PHASE 1 : NEW ADMIN. BUILDING

4 levels, Type III
25,000 SF per floor
100,000 SF total

NEW ADMIN BUILDING

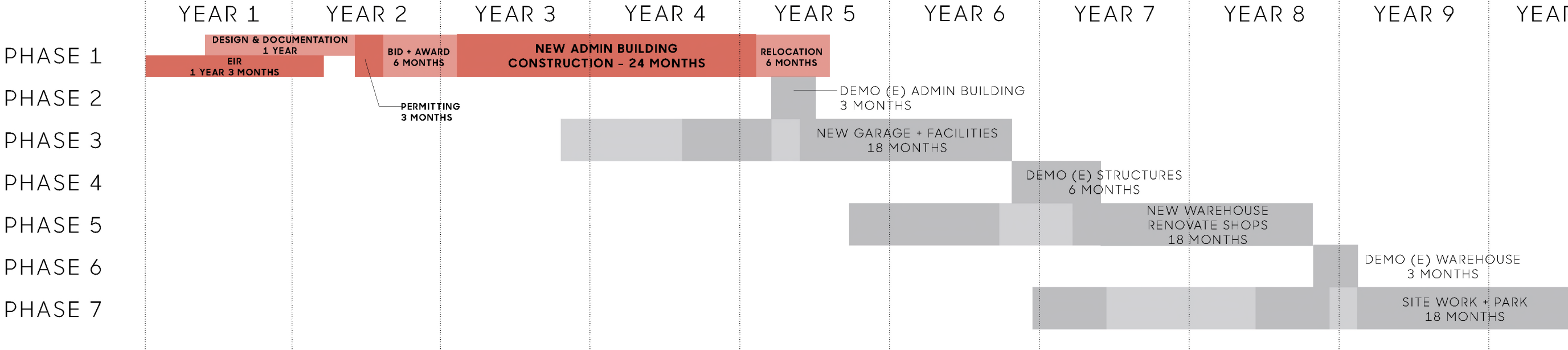
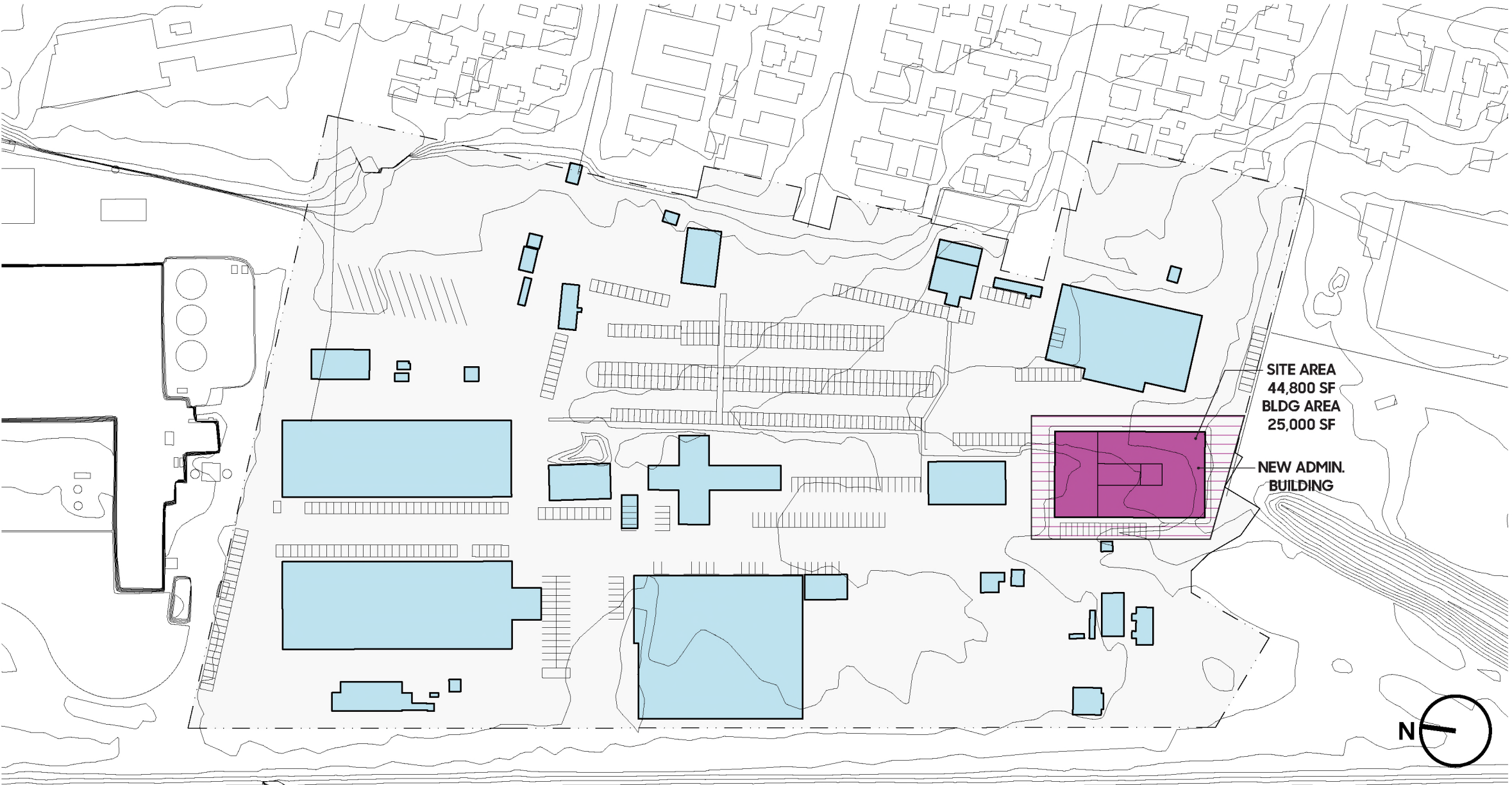
SITE AREA: 44,800 SF
OFFICES: 39,800 SF
GROUND FLOOR COUNTERS/STORAGE: 25,000 SF
CONFERENCE/BREAK ROOMS: 8,000 SF
CIRCULATION (20%): 8,000 SF
CORES: 8100 SF

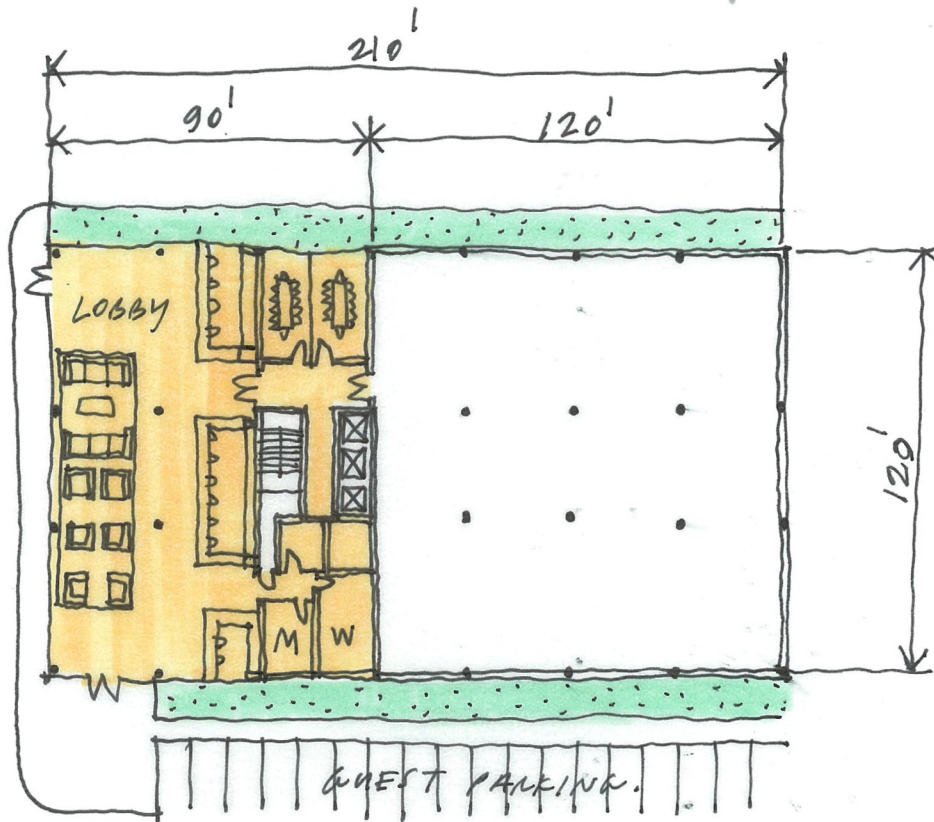
TOTAL PROGRAM IDENTIFIED: 88,900 SF
AREA AVAILABLE / GROWTH: 11,100 SF
TOTAL AREA: 100,000 SF

CONSTRUCTION

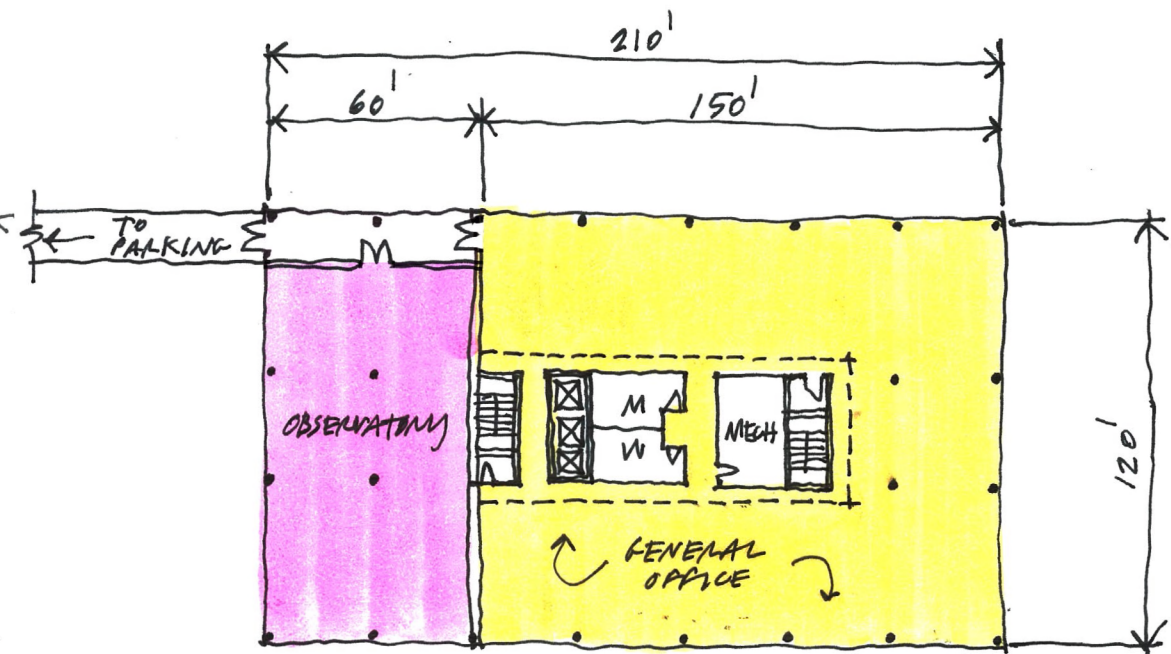
- Survey
- Cutback + Grading
- Excavation for future structure
- Below grade structure work
- On-grade slab or deck work
- Construction of building

Phase 1 Total Project Cost:
\$108,400,000

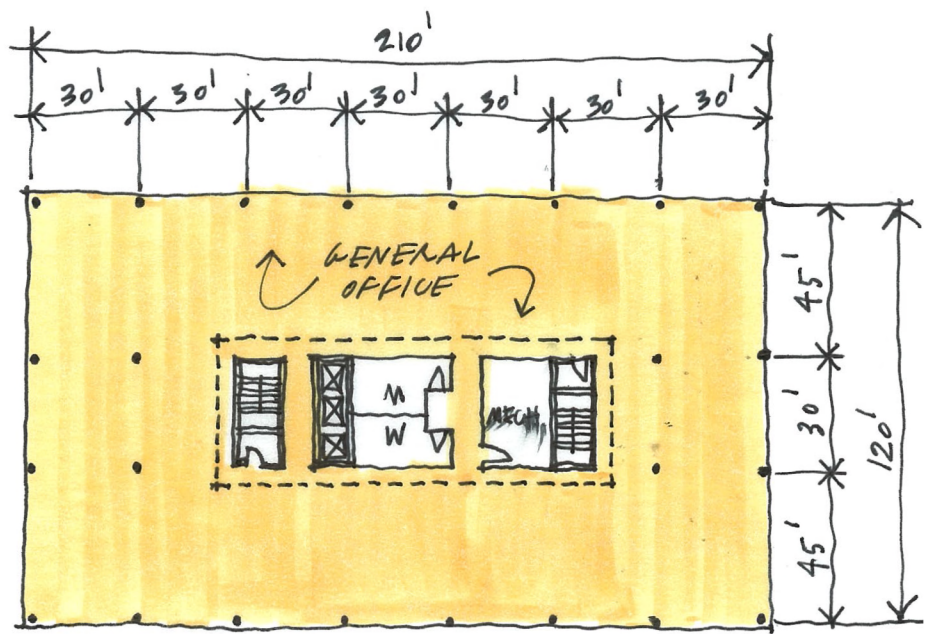




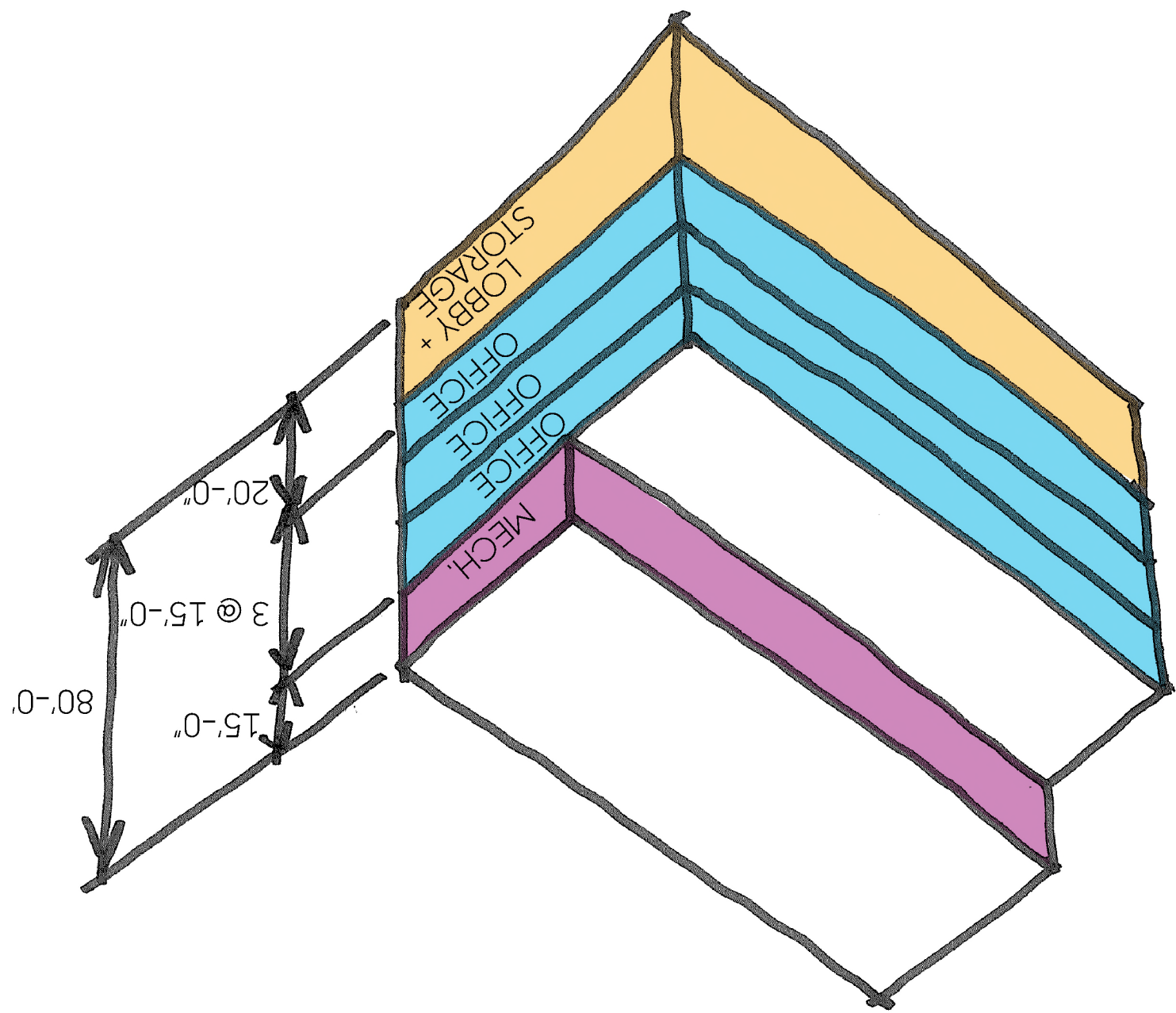
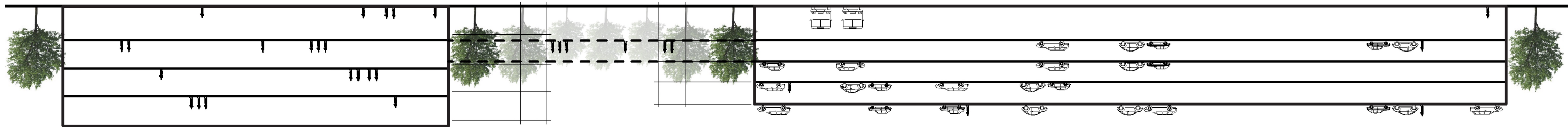
ADMIN BUILDING: GROUND LEVEL



ADMIN BUILDING: OBSERVATORY LEVEL



ADMIN BUILDING: TYPICAL LEVEL

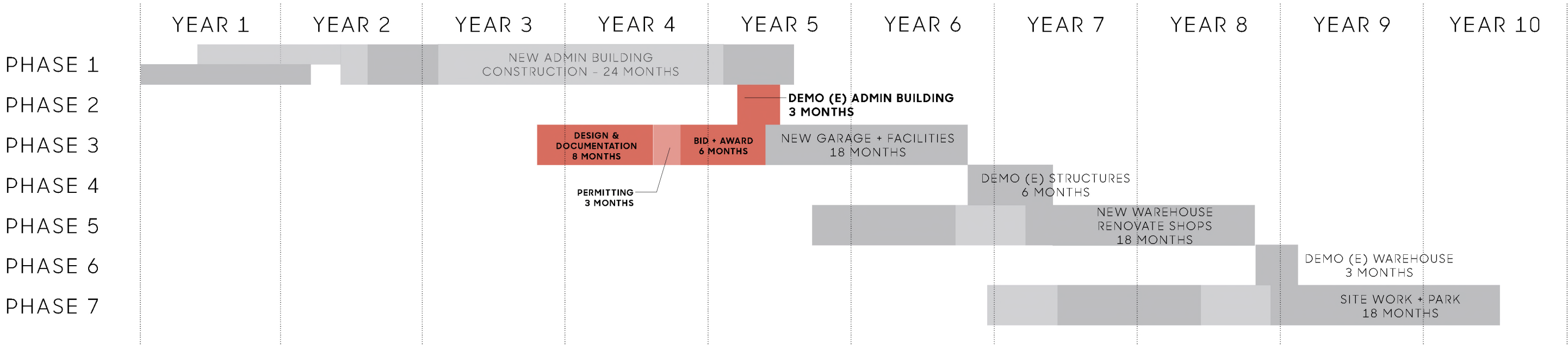


PHASE 2 : DEMO EXISTING

5 Trailers
(1) 2-level 10,000 SF building

CONSTRUCTION:
Removal of building finishes
Demo of building structure and systems
Safe off of utilities
Demo of below grade structure
Final grading

Phase 2 Total Project Cost:
\$1,400,000



PHASE 3 : NEW GARAGE,
EMERGENCY, VEHICLE SHOP,
PLAYGROUNDS OFFICES + PARK (A)

GARAGE:
4 levels, Type I
35,500 SF floor plates
142,000 SF total
100 spaces/level

PARK (PART A):
101,700 sf / 2.3 acres

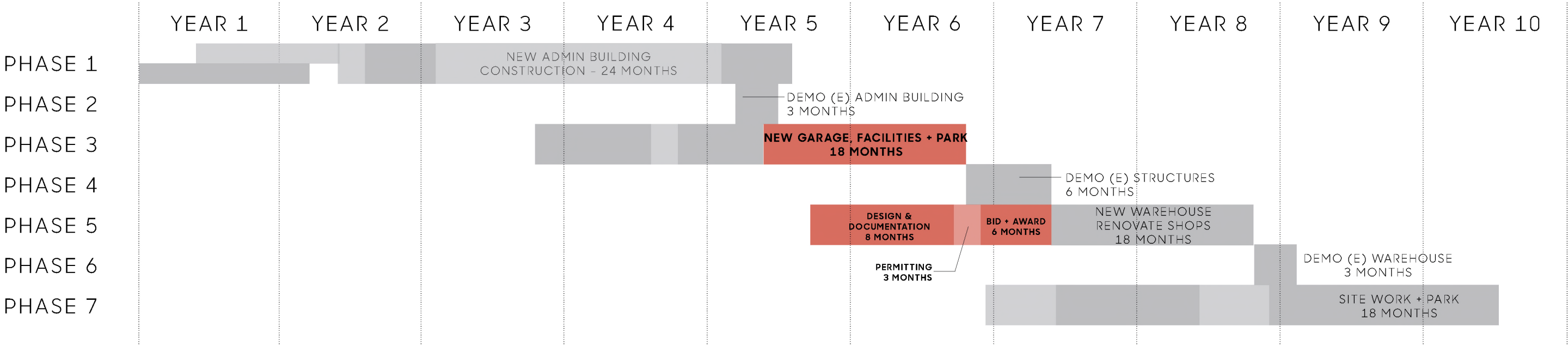
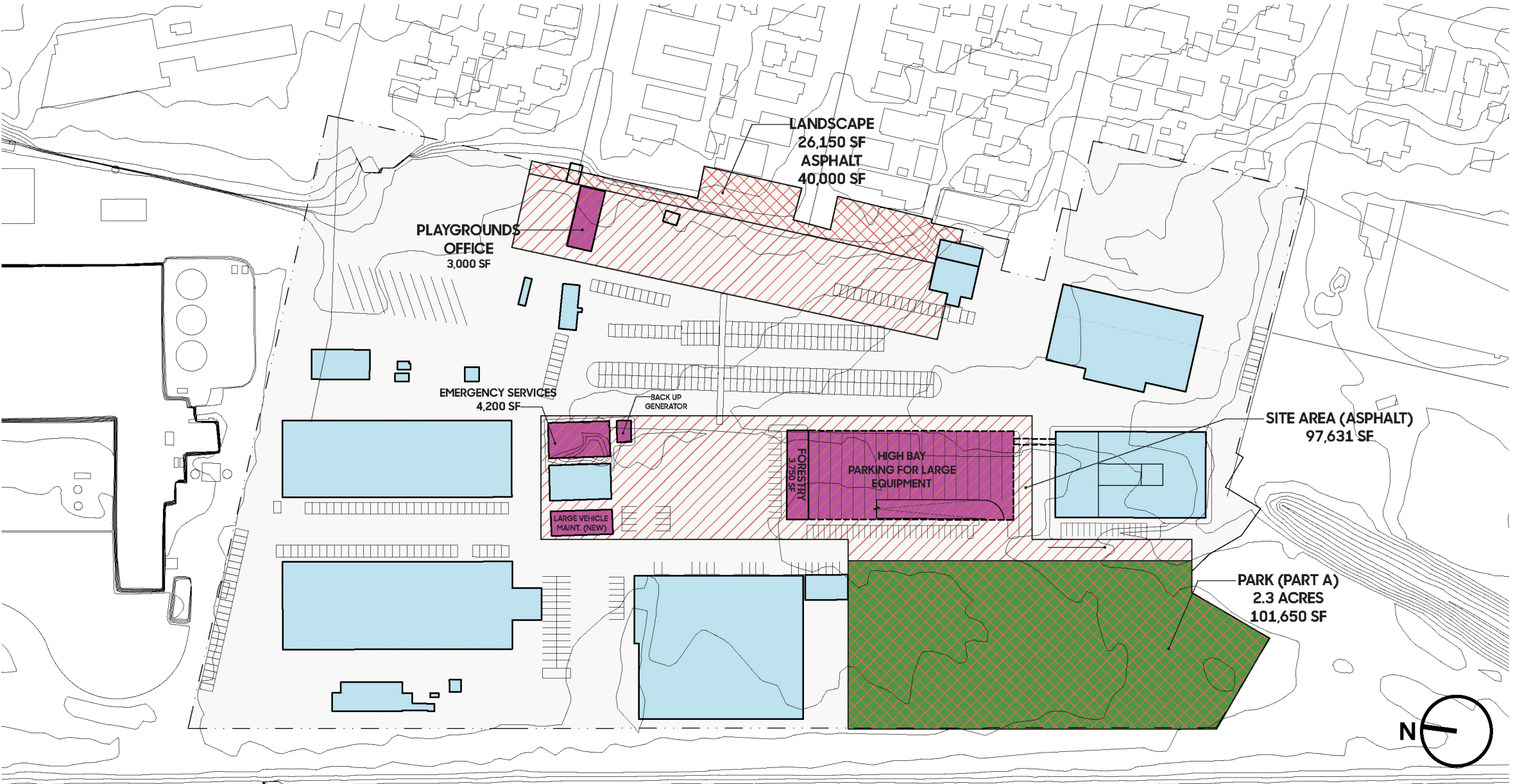
EMERGENCY HQ:
1 level, Type I
Include backup generator
4,200 SF

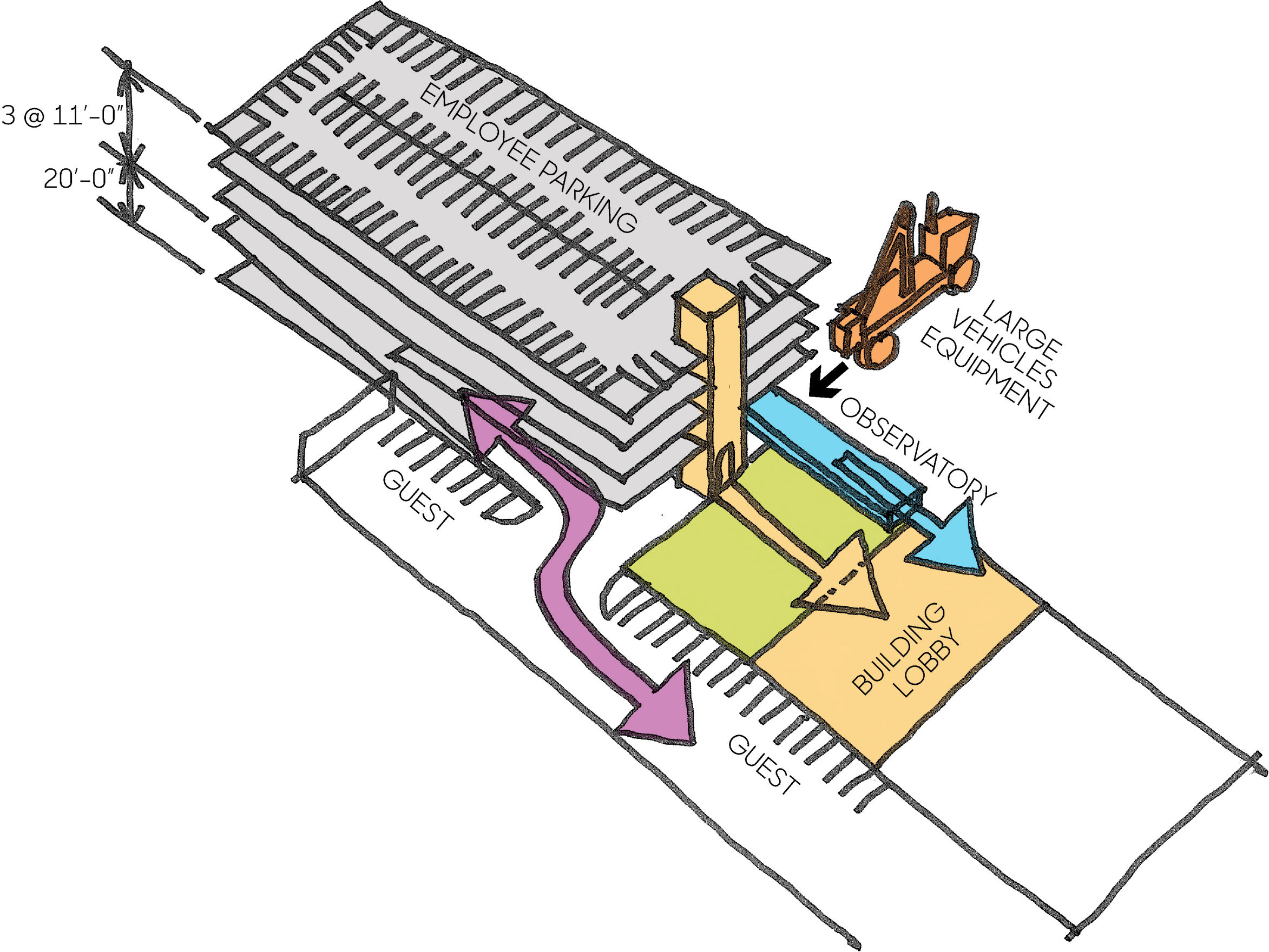
VEHICLE SHOP:
1 level, Type V
3,000 SF

PLAYGROUNDS OFFICE:
1 level, Type V
3,000 SF

CONSTRUCTION:
Survey
Cutback + Grading
Excavation for future structure
Below grade structure work
On-grade slab or deck work
Construction of building

Phase 3 Total Project Cost:
\$72,400,000



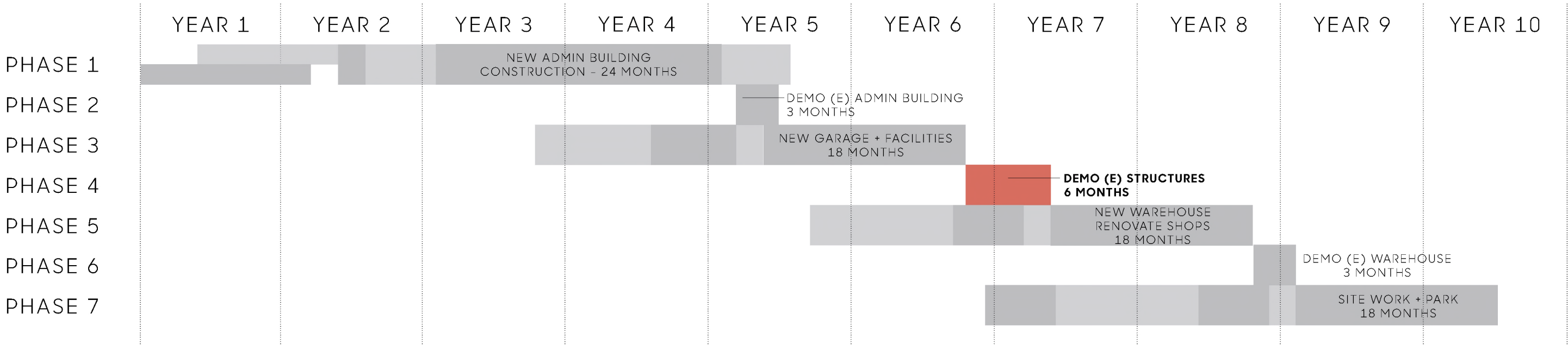
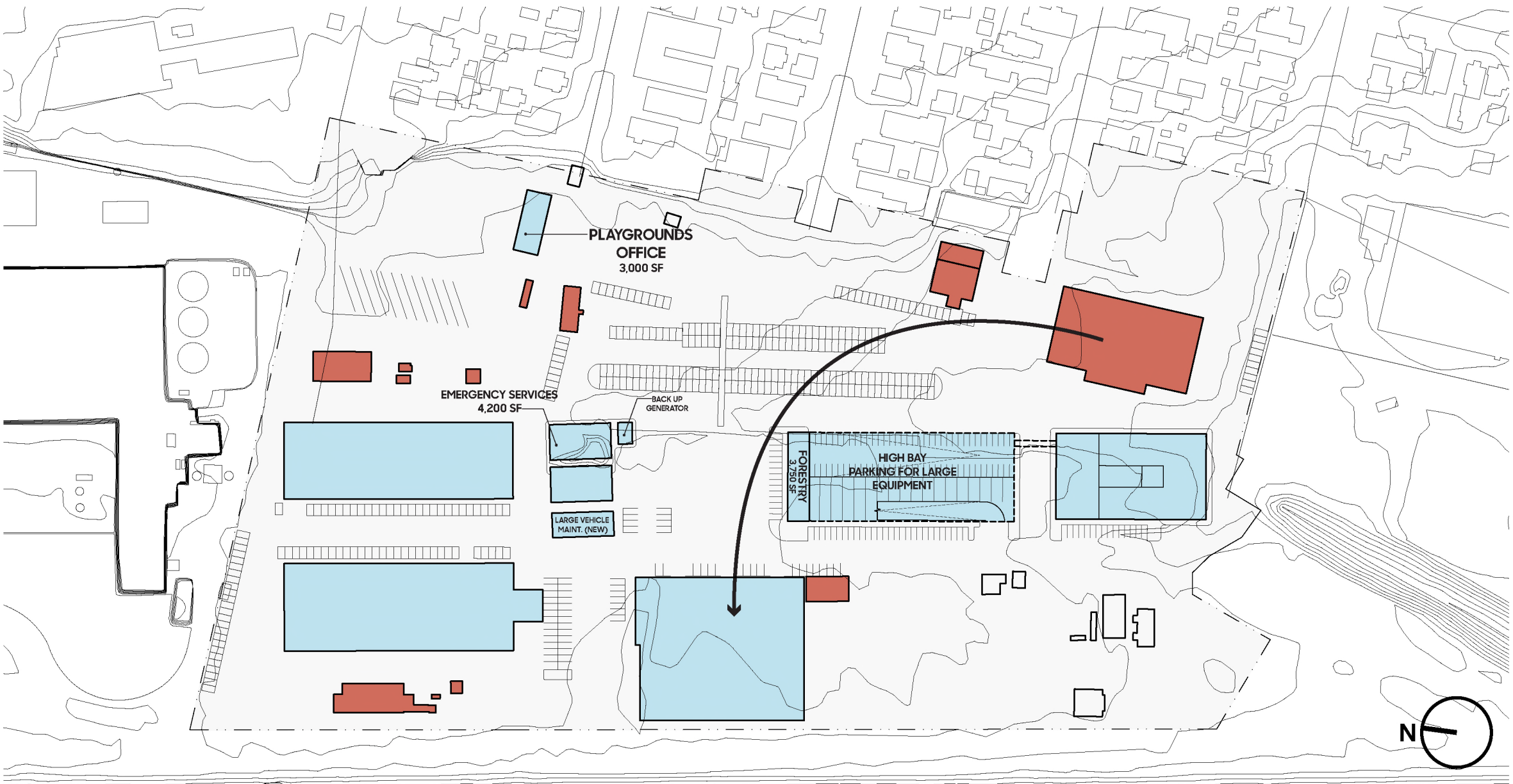


PHASE 4 : DEMO EXISTING STRUCTURES

TO DEMO:
(1) 1-level 20,000 SF warehouse, consolidate with larger warehouse
Large Vehicle Maintenance: 4,500 SF
Forestry: 4,000 SF
Other small structures

CONSTRUCTION:
Removal of building finishes
Demo of building structure and systems
Safe off of utilities
Demo of below grade structure
Final grading

Phase 4 Total Project Cost:
\$1,900,000



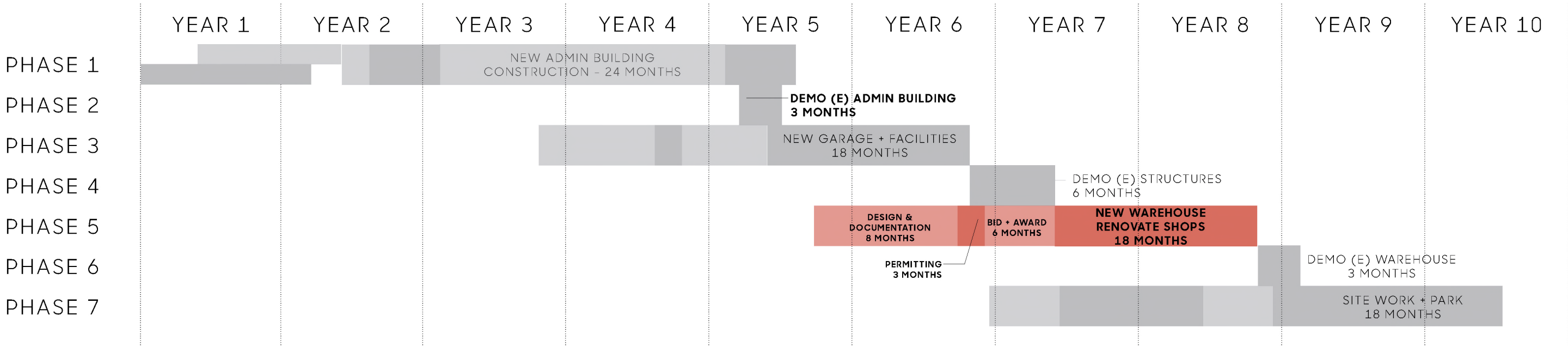
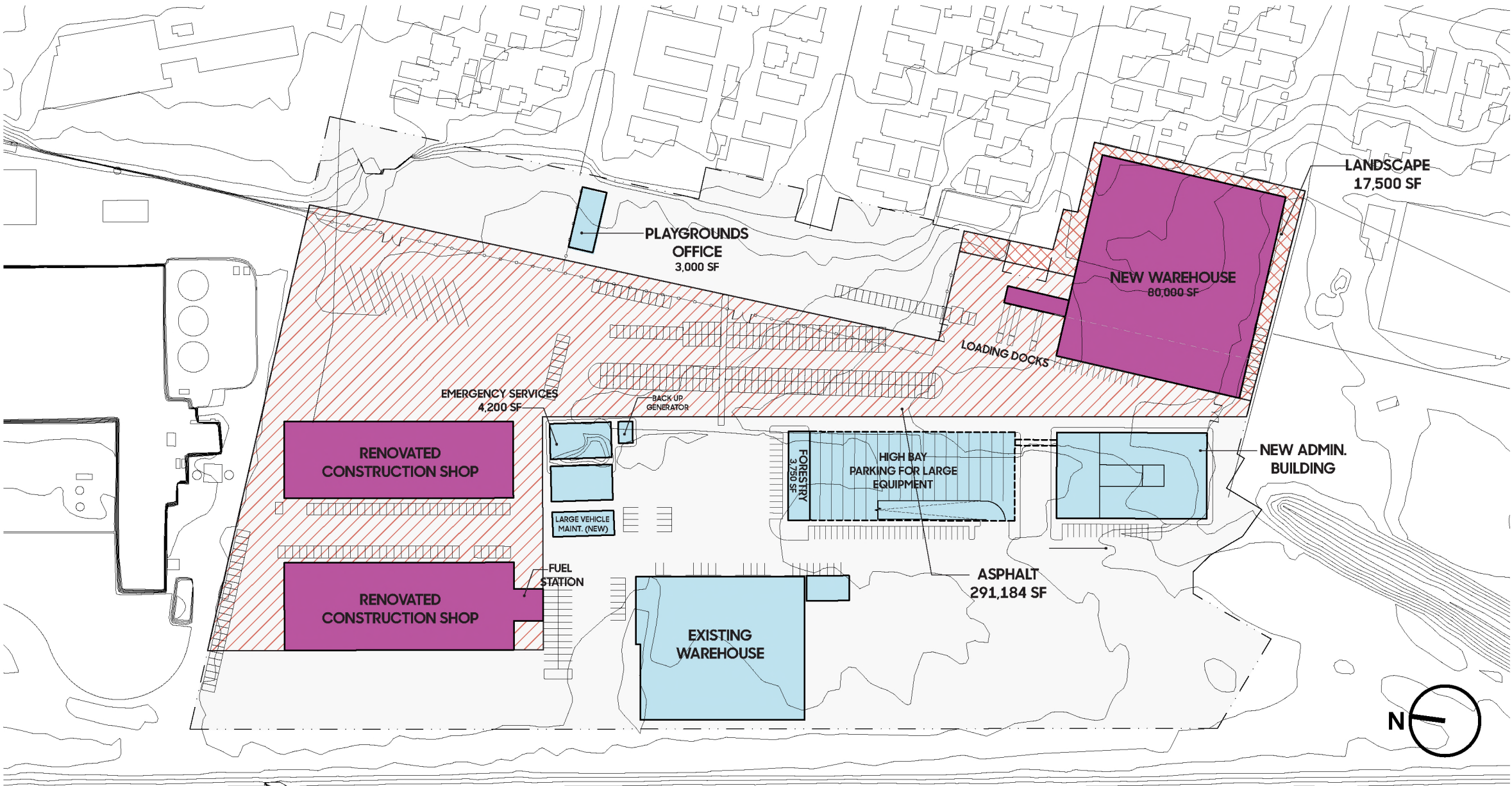
58 | CSY Vision Plan

**PHASE 5 : NEW WAREHOUSE
+ RENOVATE SHOPS**

- WAREHOUSE:**
2 levels
Type IV
80,000 SF
- CONSTRUCTION SHOPS:**
2 buildings
1 level each
35,000 SF each
70,000 SF total
- SITE WORK:**
291,800 sf of asphalt
17,500 sf of landscape buffer

- CONSTRUCTION:**
Survey
Cutback + Grading
Excavation for future structure
Below grade structure work
On-grade slab or deck work
Construction of building

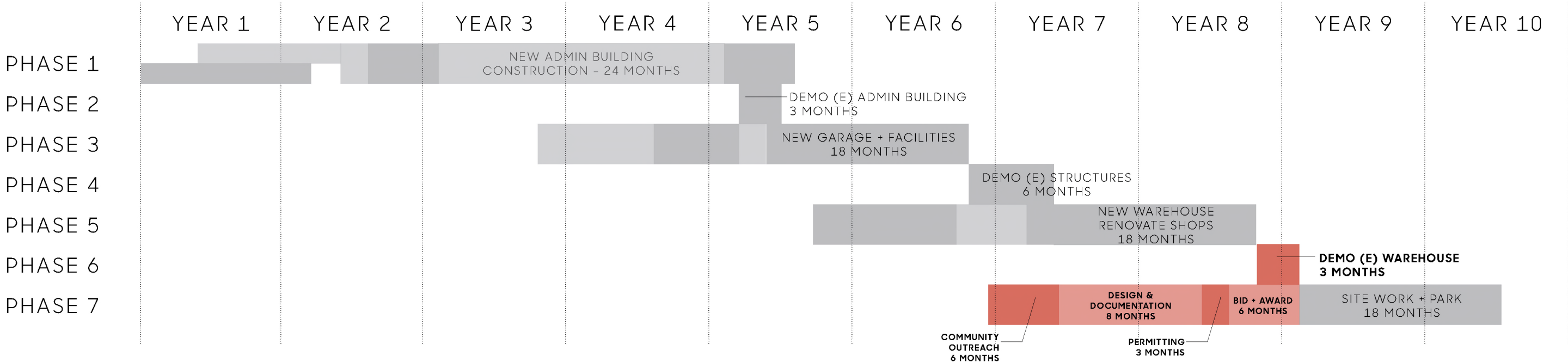
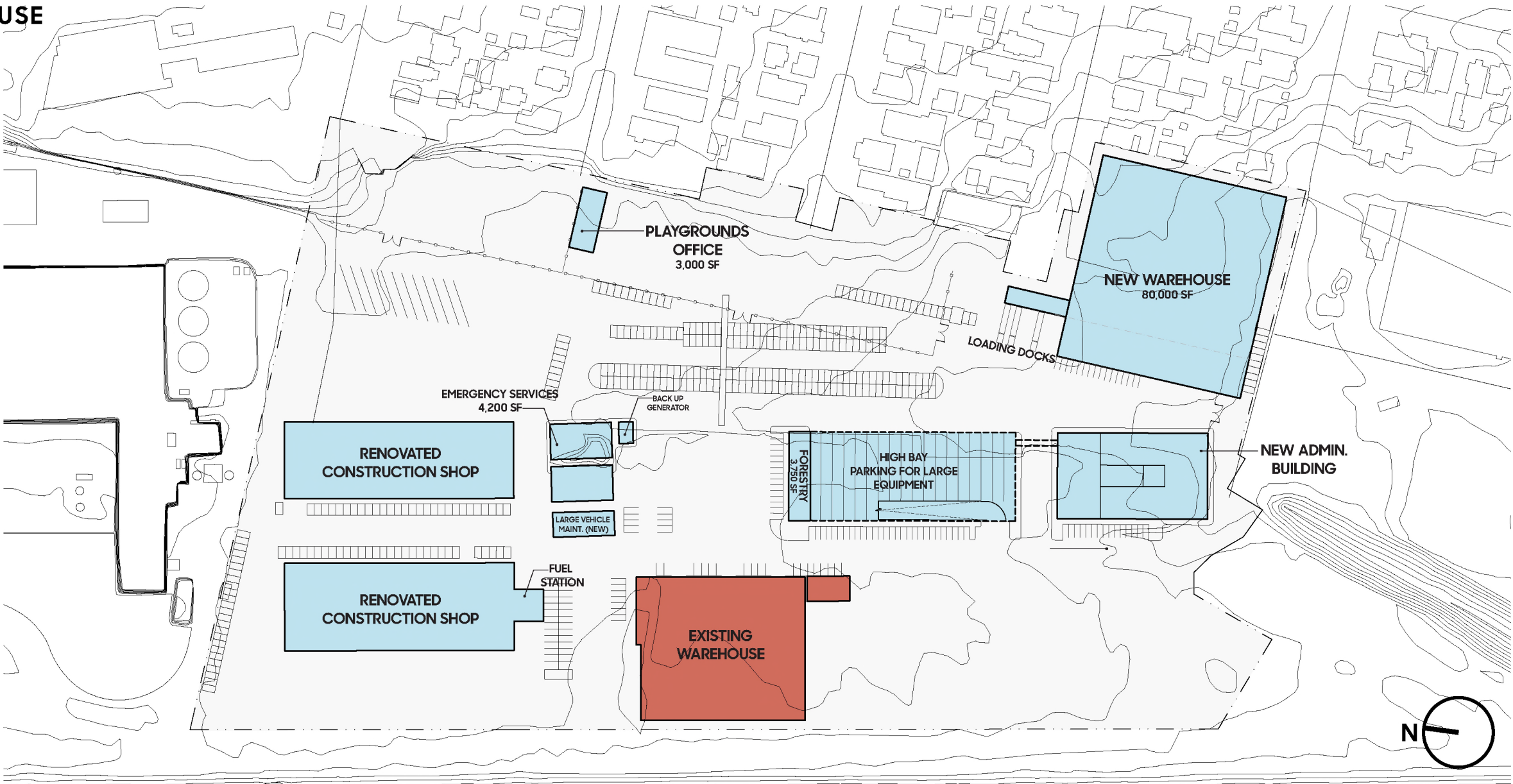
Phase 5 Total Project Cost:
\$84,000,000



PHASE 6 : DEMO EXISTING WAREHOUSE

- TO DEMO:**
(1) 1-story 44,000 sf warehouse
- CONSTRUCTION:**
Removal of building finishes
Demo of building structure and systems
Safe off of utilities
Demo of below grade structure
Final grading

Phase 6 Total Project Cost:
\$2,300,000



60 | CSY Vision Plan

**PHASE 7 : SITE WORK +
NEW PARK (PART B)**

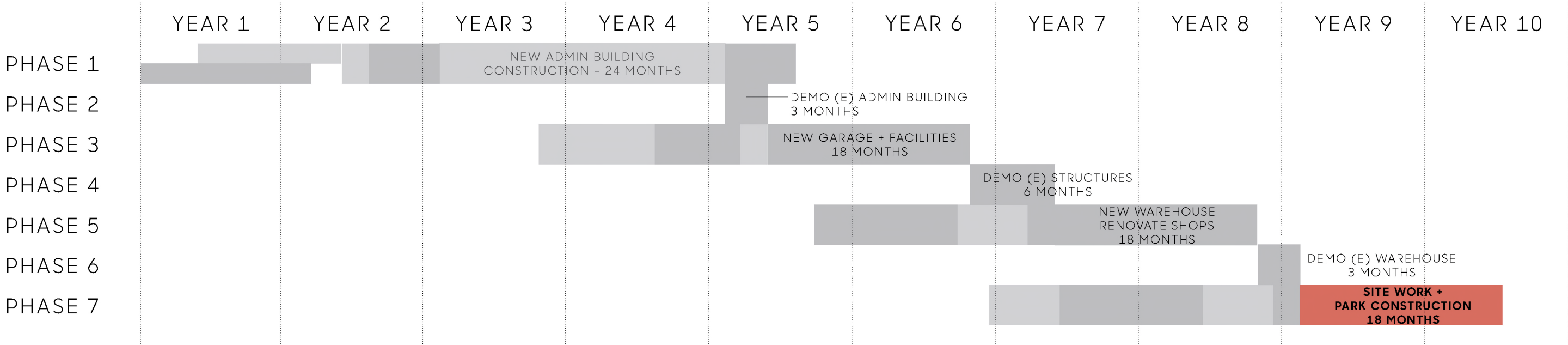
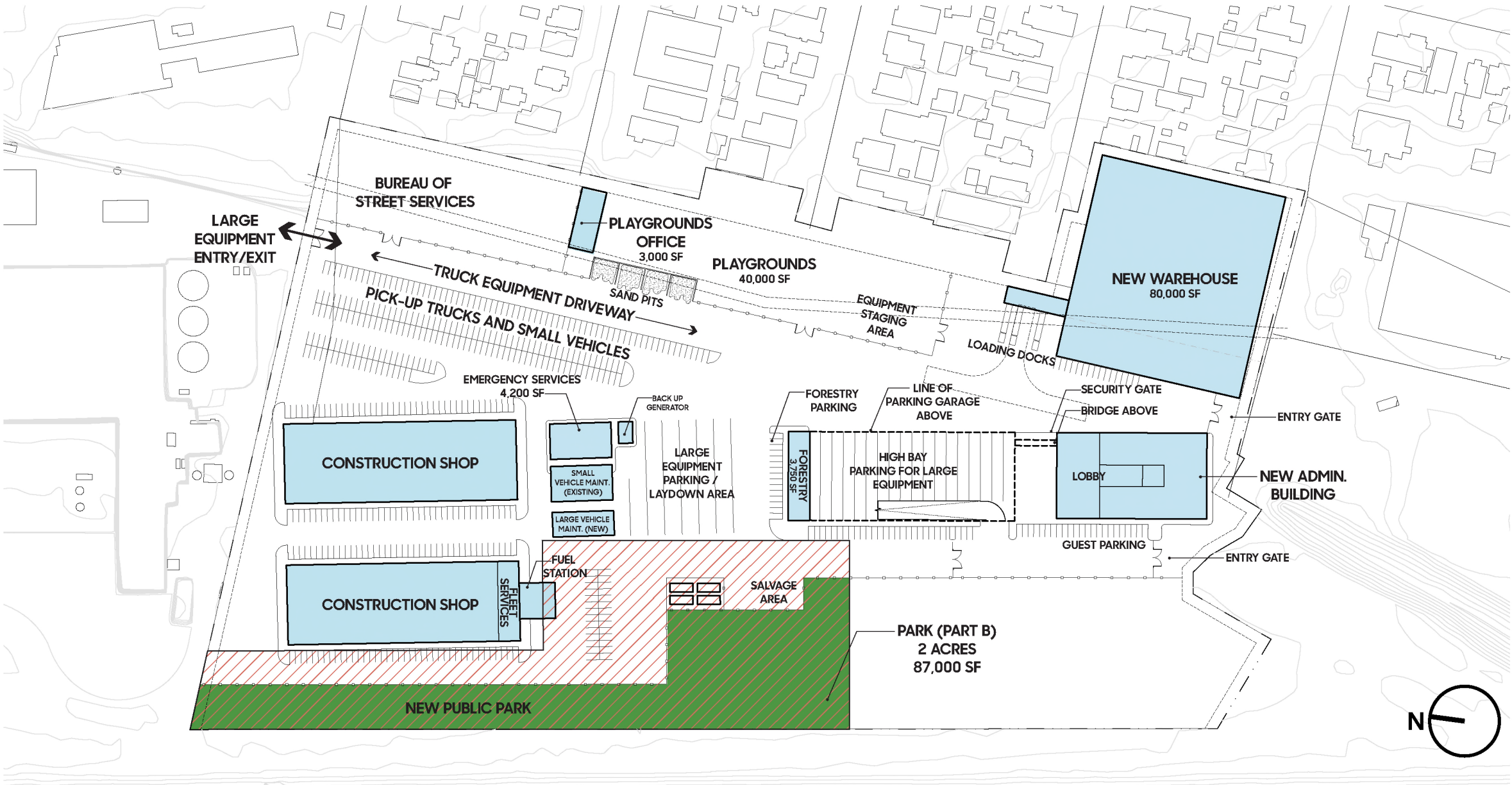
SITE WORK:
7 Vehicular Gates
2,500 linear feet of fencing (park and gates)
3,000 linear feet of perimeter fencing
180,000 sf of paving and striping
50,000 sf of new landscape buffer
(4) Sand Pits and salvage area, 19,000 sf total
88,900 sf of asphalt

NEW PARK - PART B:
131,200 sf / 3 acres

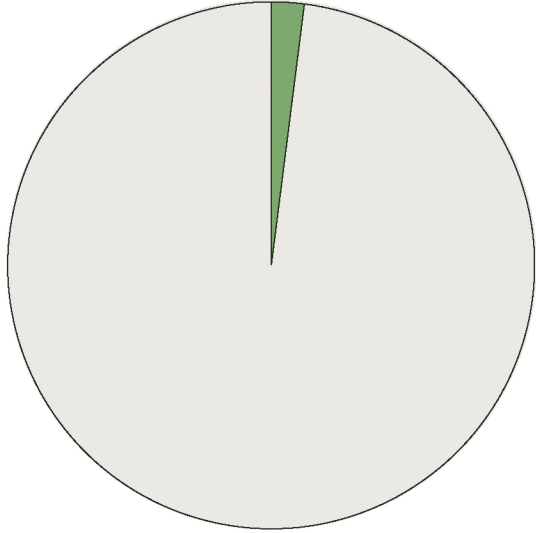
SITE WORK CONSTRUCTION:
Construction of site amenities (fences, gates, paving, striping and finishes for parking areas)
Prep of landscape buffers for irrigation and planting

PARK CONSTRUCTION:
Clear and grub
Prep of site for install of future park

Phase 7 Total Project Cost:
\$23,800,000

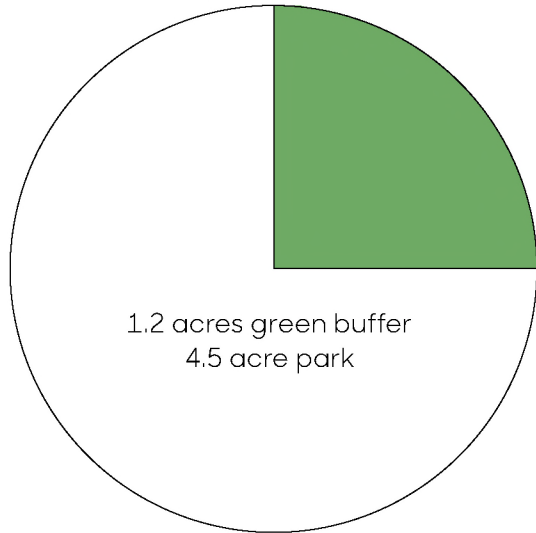


final plan



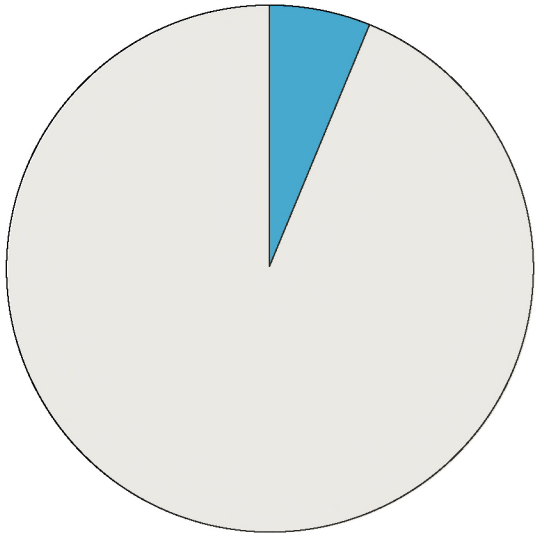
2%

Landscape
21,400 SF
.5 ACRES



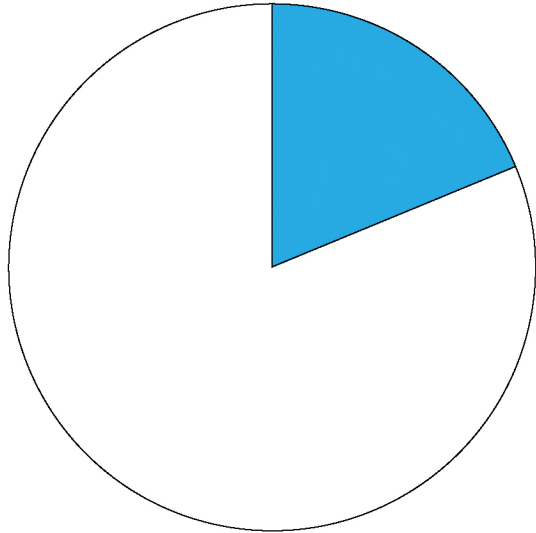
23%

Landscape
248,300 SF
5.7 ACRES



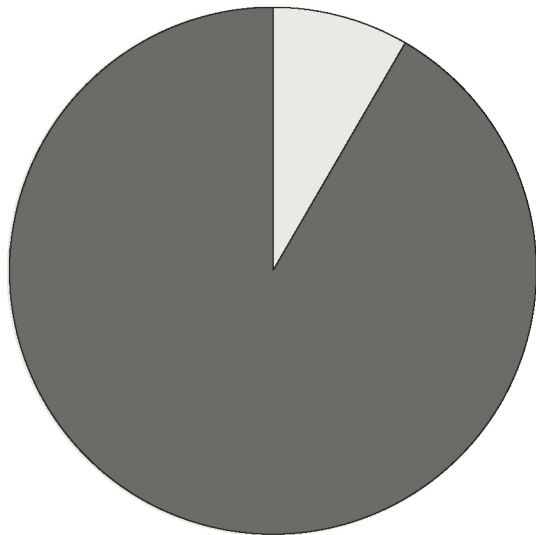
6%

Building Footprint
64,200 SF
1.5 ACRES



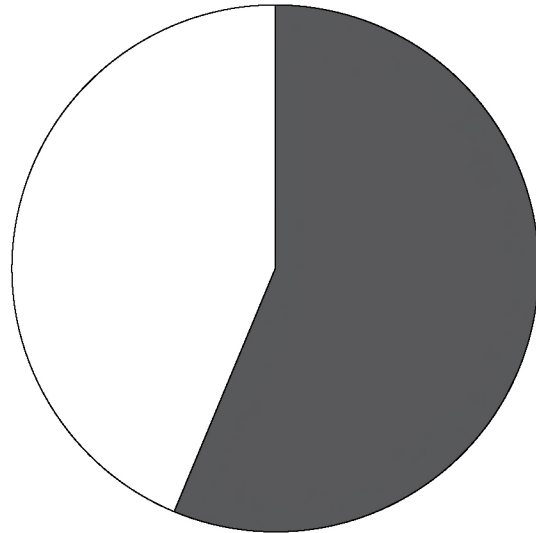
18%

Building Footprint
192,600 SF
4.4 ACRES



92%

Paving
984,200 SF
22.5 ACRES



59%

Paving
627,300 SF
14.4 ACRES

SITE MASSING

NEW ADMIN BUILDING

100,000 SF (25,000 SF FOOTPRINT)

NEW WAREHOUSE

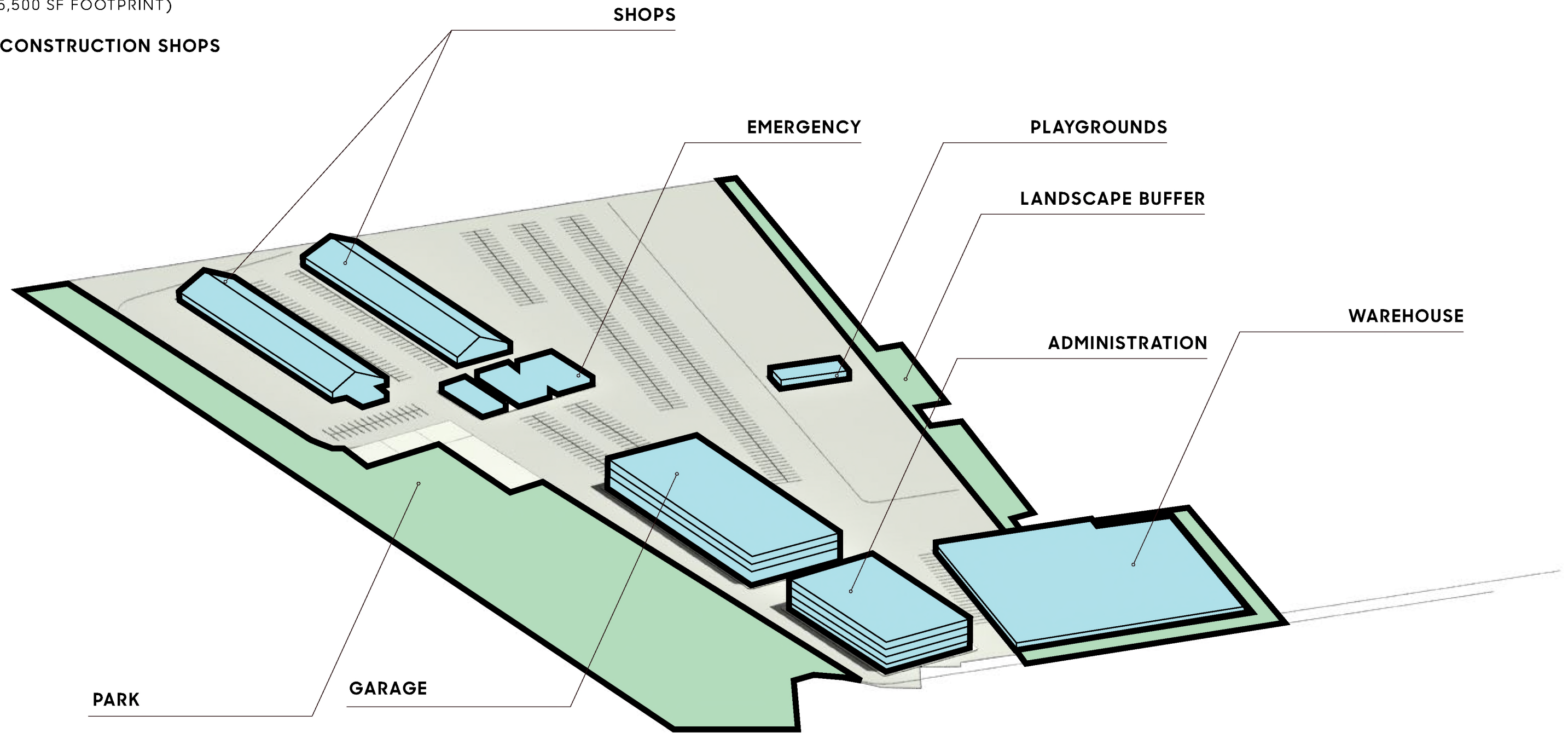
80,000 SF

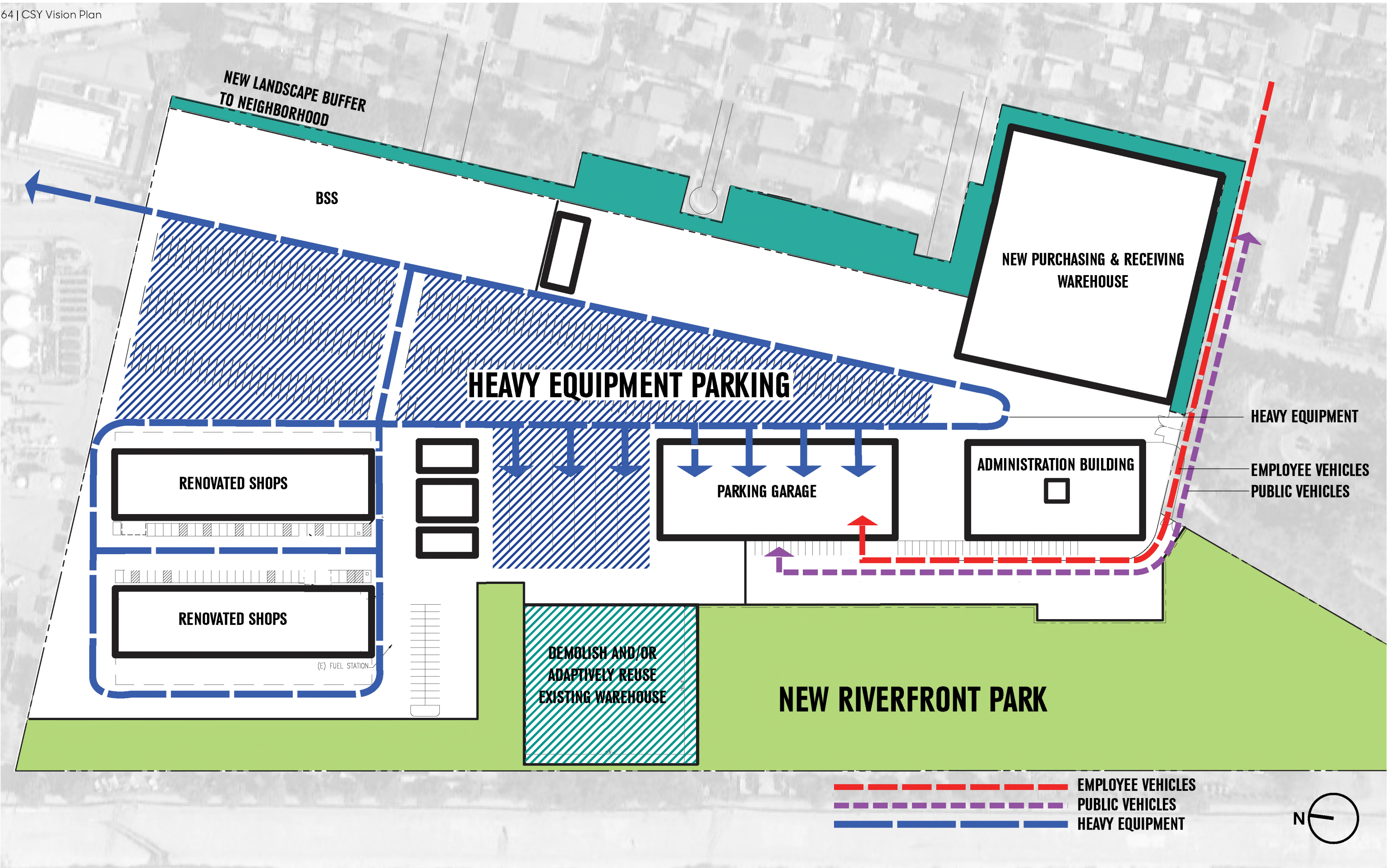
NEW PARKING STRUCTURE

142,000 SF (35,500 SF FOOTPRINT)

RENOVATED CONSTRUCTION SHOPS

53,000 SF

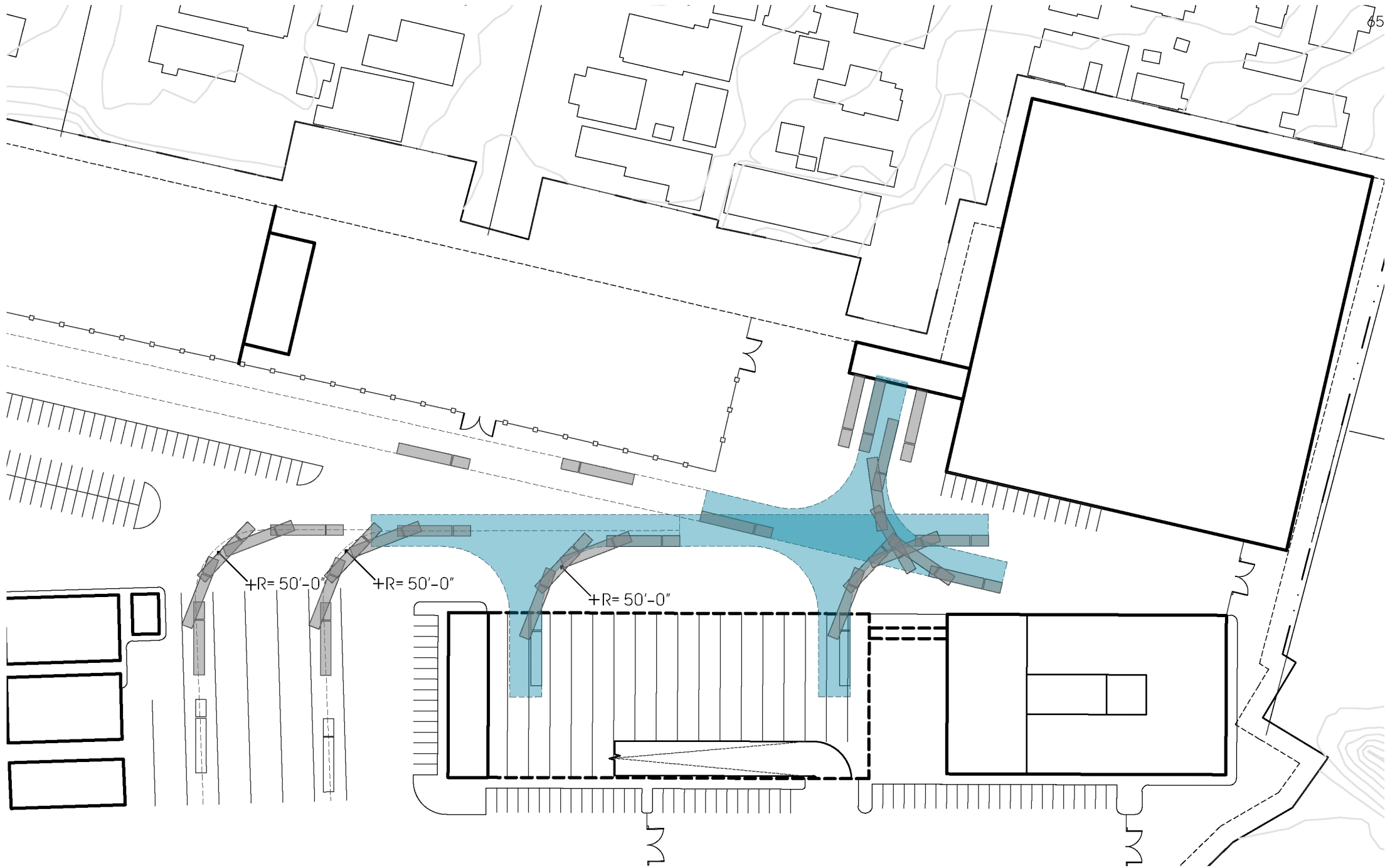
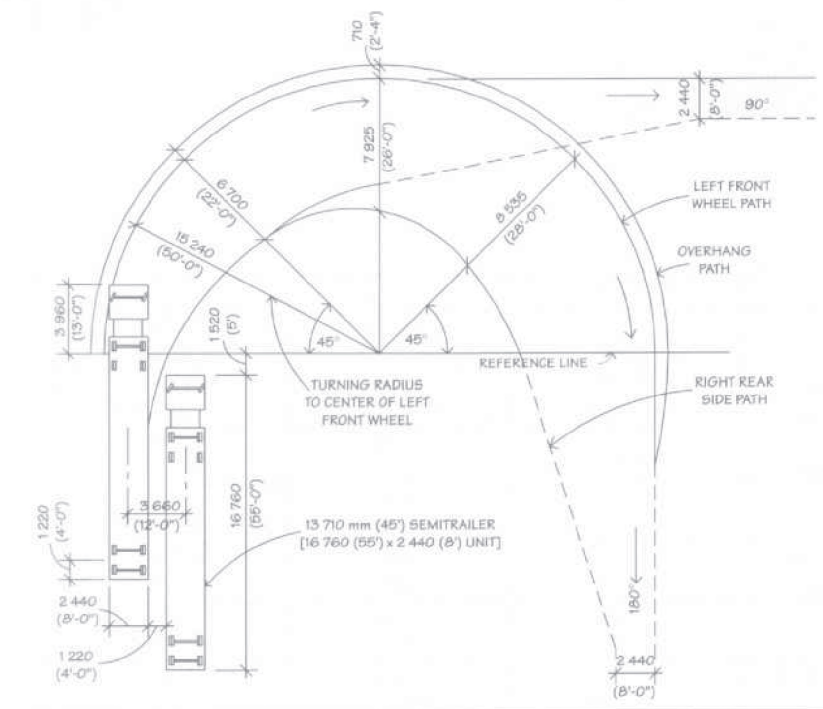




TRUCK TURNING RADIUS

Site accomodates:
50'-0" turning radius to outside of front
wheel for 55' semitrailer

Maximum Turning Radii:
Collection Truck - 34'-0"
Bulk Collection Truck - 34'-0"
Detachable Container
and Hauling Unit - 29'-10"
Concrete Mixer - 34'-0"



SOLAR ENERGY CAPTURE

Commercial-sized solar panel array
78" x 39" panels

NEW ADMIN BUILDING

25,000 sf available
South-oriented PV panels

NEW WAREHOUSE

47,700 sf available
South-oriented PV panels

NEW PARKING STRUCTURE

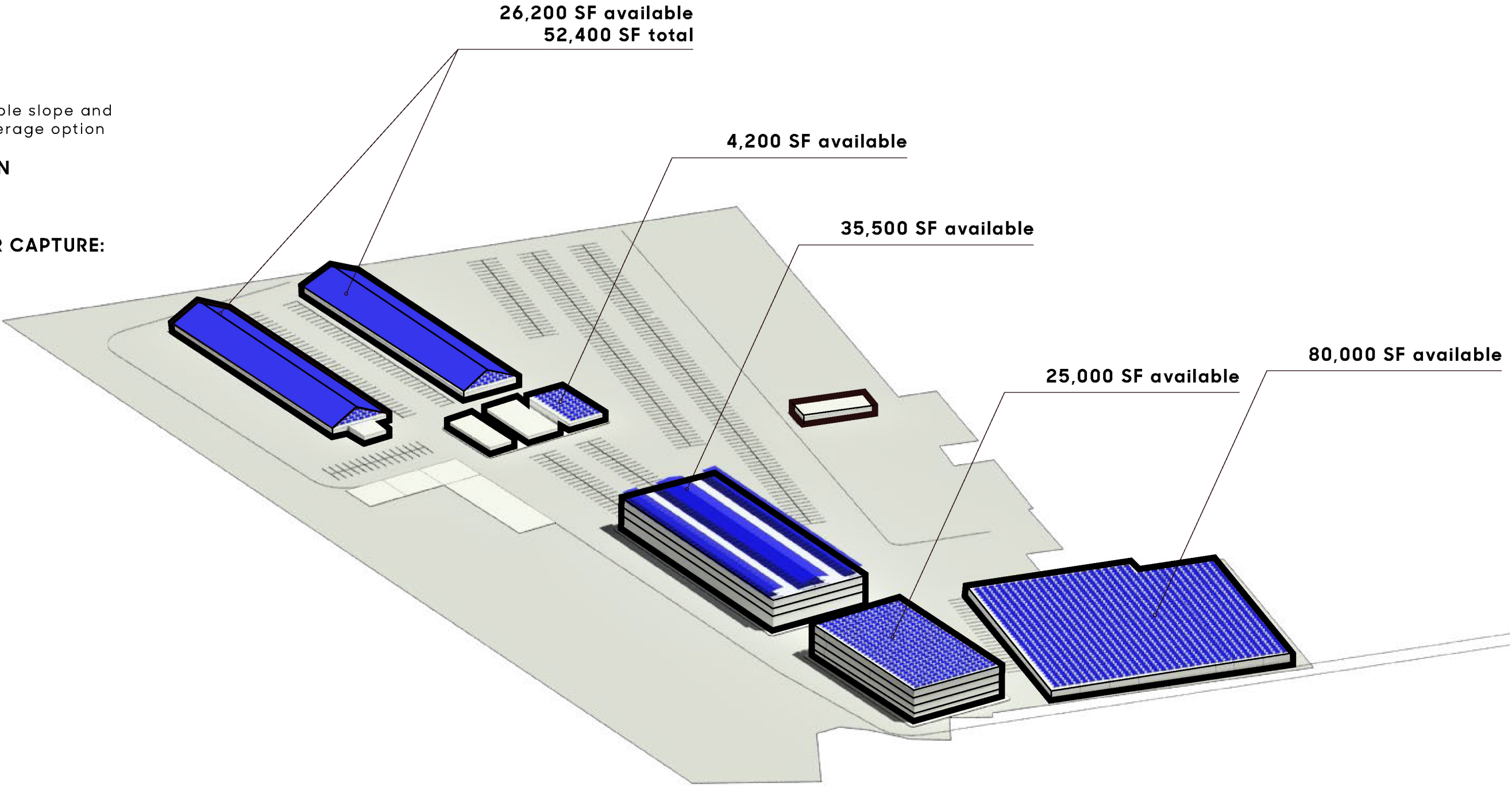
35,500 sf available
West oriented PV panels for double slope and
single slope canopies or full coverage option

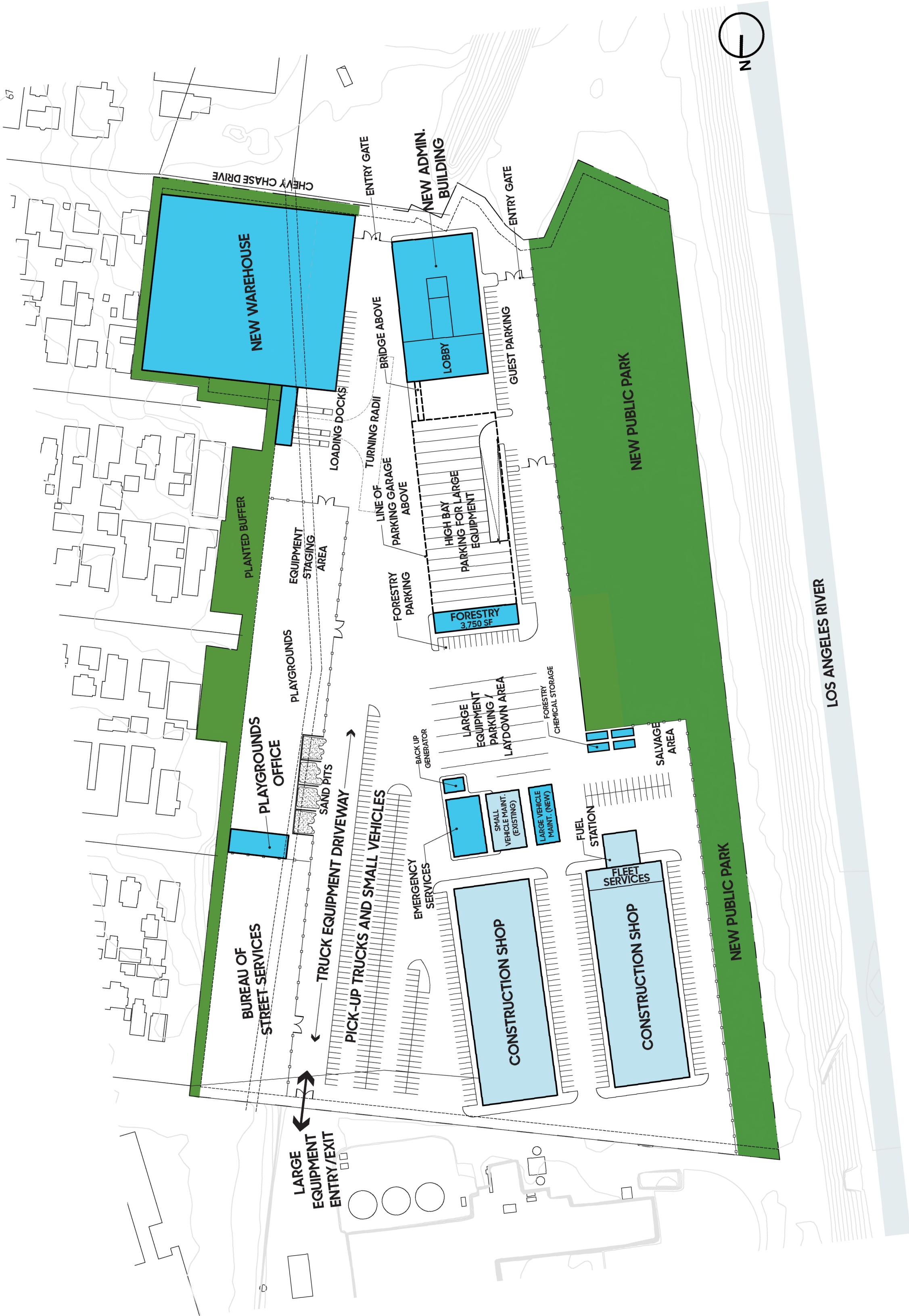
EXISTING SHOPS RENOVATION

26,200 sf available per building
South-oriented PV panels

TOTAL AVAILABLE FOR SOLAR CAPTURE:

184,600 square feet
12,900 kilowatts





PROJECT COST ESTIMATES - ROUGH ORDER OF MAGNITUDE

Department of Recreation and Parks - Central Services Yard (CSY) Master Plan
3900 W. Chevy Chase Drive, Los Angeles, CA 90039

Rev
March 2018

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
DESCRIPTION	BASE CONSTRUCTION COST	DESIGN CONTINGENCY (B) x 15%	CONSTRUCTION COST ESCALATION* 5% PER YR	COSNTRUCTION COST SUBTOTAL (B) + (C) + (D)	CONSTRUCTION CONTINGENCY (E) x 15%	SOFT COSTS** (B) x 20%	TOTAL PROJECT COST (E) + (F) + (G)
Phase 1	\$ 65,000,000	\$ 9,750,000	\$ 13,000,000	\$ 87,750,000	\$ 13,163,000	\$ 13,000,000	\$ 113,900,000
Phase 2	\$ 2,000,000	\$ 300,000	\$ 500,000	\$ 2,800,000	\$ 420,000	\$ 400,000	\$ 3,600,000
Phase 3	\$ 40,000,000	\$ 6,000,000	\$ 12,000,000	\$ 58,000,000	\$ 8,700,000	\$ 8,000,000	\$ 74,700,000
Phase 4	\$ 1,200,000	\$ 180,000	\$ 420,000	\$ 1,800,000	\$ 270,000	\$ 240,000	\$ 2,300,000
Phase 5	\$ 45,000,000	\$ 6,750,000	\$ 18,000,000	\$ 69,750,000	\$ 10,463,000	\$ 9,000,000	\$ 89,200,000
Phase 6	\$ 1,500,000	\$ 225,000	\$ 675,000	\$ 2,400,000	\$ 360,000	\$ 300,000	\$ 3,100,000
Phase 7	\$ 12,000,000	\$ 1,800,000	\$ 6,000,000	\$ 19,800,000	\$ 2,970,000	\$ 2,400,000	\$ 25,200,000
TOTAL PROJECT COST	\$ 166,700,000	\$ 25,005,000	\$ 50,595,000	\$ 242,300,000	\$ 36,346,000	\$ 33,340,000	\$ 312,000,000

3900 Chevy Chase Drive
Los Angeles, California
90039