



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

June 19, 2012

Ms. Elizabeth A. Cheadle
Chairperson
Santa Monica Mountains Conservancy
5750 Ramirez Canyon
Malibu, California 90265

Request for Grant Augmentation - Proposition 84 Funds Pacoima Wash Greenway - Eighth Street Park

Dear Ms. Cheadle:

I am pleased to present the enclosed request for augmented grant funding for SMM-0836. for park improvements at the Pacoima Wash Greenway 8th Street Park. The MRCA requests an augmentation in the amount of \$700,000 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84). The proposed augmentation would fund the increased cost of the park improvements, including demolition and site cleanup, fencing, minor grading, irrigation, native landscaping, and site amenities.

The Conservancy granted funds to MRCA to construct this project in May 2008. Construction of the improvements began a few months later. However, in late December 2008 there was a statewide bond freeze and we suspended work. At that time construction was approximately half complete. Before the freeze was lifted, the construction contractor terminated the agreement.

At the time of the bond freeze suspension, the project was within budget with a small contingency, and the general contractor was obligated to finish the project for the bid amount. After the general contractor terminated the contract in 2009, it became unlikely that the project could be finished for the same amount of funding. Damage and deterioration to the site (caused by vandalism, erosion, and exposure to the elements), remobilization costs, inflation, escalating fuel costs, revisions to the engineering plans, and increased project management needs caused the cost of the project to exceed the original secured funding.

After careful study of the project's condition and uncompleted work, construction resumed in late September 2011. Due to the half-completed construction, almost three years of inactivity, and the unknown conditions, MRCA staff determined that it was in the best interest of the agency to complete the project construction using force account labor. Bidding out the remaining work to a general contractor, who would be required to take responsibility for the already-constructed elements for a fixed cost, was infeasible and the exact extent and scope of work could not be determined until construction was underway.

Ms. Elizabeth Cheadle
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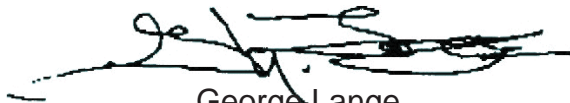
The use of force account allows MRCA to address unforeseen conditions and problems as they are discovered and still continue to make forward progress on construction.

As expected, numerous unforeseen conditions have been discovered that resulted in increased cost, design revisions, and/or extended schedules. A few elements, which had not been completed by the contractor (or signed off on by MRCA), were found to be inaccurate. Problems with utilities, including irrigation of over 4 acres, were unforeseeable because the pipes were already buried underground. Not until MRCA crews were able to uncover the pipes and test the irrigation did they realize the amount of work involved in repairing the system. More elements of the project than originally anticipated have been completed using subcontractors, including electrical, concrete paving, custom specialty concrete seating, decorative tile work, brick paving, large tree planting, and surveying. These subcontractors are specialty trades, equipment or licenses that MRCA does not have on force account.

For all of the described reasons, an augmentation to the existing grant is necessary to complete the project and open the site for public access. The requested augmentation will be used to complete the construction of all the park's features and amenities that are all part of the original scope of work for the park: placitas, streams, and detention basins to capture and treat rainfall from the adjacent 33-acre residential area at the end of Bromont Street and Eighth Street, installation of new fencing, arbors, bridges, restoration of native plant communities, installation of benches, picnic tables, and interpretive elements.

Please refer to the enclosed application and budget for more information. If you have any questions regarding this, please contact Ana Petric, at 323-221-9944, extension 107.

Sincerely,



George Lange
Chairperson

Attachments: Application

Grant Application

Print Form



The Natural Resources Agency

Project Title:	Pacoima Wash Greenway-8th Street Park	Date:	6/19/2012
Funds:	Proposition 84	Amount:	700,000
Applicant Name:	Mountains Rec. & Conservation Authority	Match amount:	1,087,000
Address:	570 West Avenue 26, Suite 100	Match source:	DWR, SMMC Prop 50
State/Province:	Los Angeles, CA	Total Project Cost:	2,987,000
Zip/Postal code:	90065	Brief Project Description: Planning, design & construction of park improvements including demolition, fencing, grading, irrigation, native landscaping, trails, arbors, BMPs, & amenities.	
Phone:	(323) 221-9944		
Fax:	(323) 221-9934		

Santa Monica Mountains Conservancy
 5750 Ramirez Canyon Road
 Malibu, California 90265
 Phone: 310-589-3200
 Fax: 310-589-3207
 www.smmc.ca.gov

Grantee's Authorized Representative: Cara Meyer, Contracts Officer (323) 221-9944, ext. 117 cara.meyer@mrca.ca.gov

Name and Title Phone Number Email

Person with day-to-day responsibility: Ana Petrlc, Project Manager (323) 221-9944, ext. 107 ana.petrlc@mrca.ca.gov

Name and Title Phone Number Email

Project Objective: Objectives of 8th Street Park are to improve the quality and reduce the amount of urban runoff entering Pacoima Wash, provide new recreational choices for an urban community, restore native habitat, and provide education about natural resources. Objectives will be achieved by a new 4.5-acre public park with walking trails, native plants, seating, fencing, interpretive elements and Best Management Practices (BMPs) for runoff. Runoff from 33 acres will be intercepted and pass through a treatment train and bioswale before entering a vegetated bio-infiltration basin. BMPs will manage and treat pollutants including trash, sediment, nutrients, bacteria, oil and grease. Park visitors have access to a half-mile walking trail, multiple shaded areas with views of Pacoima Wash and San Gabriel Mountains, and a picnic area with shade arbors.

Project Address: 801 8th Street, San Fernando, CA 91340

Latitude:	34°17'40 N	Acreage:	4.5	Trail Length:	0.5 miles
Longitude:	118°25'12 W	APN's:	2513-033-903, 904, 905	Stream Miles:	0.2 miles
Congressional District:	28	State Senate District:	20	Assembly District:	39

Tasks / Milestones:	Budget:	Completion Date:
1 Project Administration/Management (SMMC prop 84)	\$475,000	6/30/13
2 Project Administration/Management (DWR & SMMC Prop 50)	\$268,000	6/30/13
3 MRCA Field Labor	\$500,000	12/31/12
4 Construction/Improvements	\$1,744,000	12/31/12

*Attach additional pages as necessary

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

Cara Meyer *6/19/2012*
 Signature of Authorized Representative Date

**Budget for SMMC Grant No. SMM-0836 - Augmentation Request
Pacoima Wash - 8th Street Park**

Requested Augmentation: \$ 700,000.00

Required for All Bond Funded Grants			Required for Prop 84 Grants Only	
G/L Acctt.	G/L Name	Total Budget	LAR Watershed	SMB Watershed
(A) PAYROLL Related Expenses:				
Enter TOTAL Payroll Related Expenses Here →→→→ [Note: No need to fill out the individual payroll line items below]		\$ 200,000.00	\$ 200,000.00	\$ -
2001	Full Time Salaries	\$ 194,000.00	\$ 194,000.00	\$ -
2003	Overtime			
2004	Benefit			
2005	Payroll Taxes			
2006	Workers Compensation			
2007	Retirement Benefits			
2009	Leave			
9999	Overhead			
9998	Administrative Cost	\$ 6,000.00	\$ 6,000.00	\$ -
(B) NON-PAYROLL Expenses:				
2086	Prof./Specialist - Legal			
3155	Legal Notices/Ads			
3161	Postage & Delivery			
3165	Mileage			
3171	Interpretive Supplies/Expenses			
2051	Clerical/Technical [For INTERP PROGRAMS ONLY]			
4001	Grants-MRCA			
5001	Land Purchase - Land			
5002	Land Purchase - Appraisals/CEQA			
5003	Land Purchase - Escrow, Title & Closing Fees			
3014	Signs & Info. Fixtures	\$ 6,000.00	\$ 6,000.00	
5111	Land & Building Improvement - Roads			\$ -
5112	Land & Building Improvement - Materials	\$ 363,212.00	\$ 363,212.00	\$ -
5113	Land & Building Improvement - Equipment	\$ 5,000.00	\$ 5,000.00	\$ -
5114	Land & Building Improvement - Sub Contractors	\$ 93,488.00	\$ 93,488.00	\$ -
5115	Land & Building Improvement - Design/Pre-Construction	\$ 500.00	\$ 500.00	\$ -
5116	Land & Building Improvement - Other	\$ 2,000.00	\$ 2,000.00	\$ -
7777	Equipment Allocation	\$ 29,800.00	\$ 29,800.00	\$ -
Totals:		\$ 700,000.00	\$ 700,000.00	\$ -