

Grant Application

Print Form



The Natural Resources Agency

Project Title: Capital Improvements to Wilacre Park

Date: 5/12/2017

Funds: Proposition 40

Amount: 350,000

Applicant Name: Mountains Recreation & Conservation Authority

Match amount: 0.00

Santa Monica Mountains Conservancy

Address: 570 West Avenue 26, Suite 100

Match source: n/a

5750 Ramirez Canyon Road

Malibu, California 90265

Phone: 310-589-3200

Fax: 310-589-3207

www.smmc.ca.gov

State/Province: Los Angeles, CA

Zip/Postal code: 90065

Total Project Cost: 750,000

Phone: 323-221-9944

Brief Project Description: Project planning, design, and implementation of new facilities at Wilacre Park.

Fax: 323-221-9934

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

Name and Title

Phone Number

Email

Person with day-to-day responsibility: Gabriella Garry, Project Manager 323-221-9944 ext. 200 gabriella.garry@mrca.ca.gov

Name and Title

Phone Number

Email

Project Objective: Additional funding is requested for a storage building, retaining wall, extended ADA improvements and path of travel, utility upgrades, and general construction cost increases. Please refer to attached narrative.

*Attach additional pages as necessary

Project Address: 3431 Fryman Rd. Studio City, CA

Latitude: 34.133227

Acreage: N/A

Trail Length: N/A

Longitude: -118.391813

APN's:

Stream Miles: N/A

Congressional District: 30

State Senate District: 18

Assembly District: 46

Tasks / Milestones: See attached budget.

Budget:

Completion Date:

All work is expected to be complete by June 30, 2018, notwithstanding weather or other delays outside of MRCA's control.

*Attach additional pages as necessary

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

Cara Meyer

5-16-17

Signature of Authorized Representative

Date

Wilacre Park Improvements Grant Augmentation Request

In April 2015 the Santa Monica Mountains Conservancy authorized a grant to MRCA to plan, design, permit, and implement improvements to Wilacre Park's parking lot, restrooms, signage, and other visitor amenities. Since then, MRCA staff and the project's consultants have completed the survey, geotechnical studies, preliminary engineering, specifications for the restroom building and other elements, utility calculations, and accessibility design, and the project now has construction documents at 90% complete. Based on these plans and an updated cost estimate, the original grant amount is insufficient to complete all of the desired improvements.

Since the grant application was made in 2015, the project specifics have changed in several ways:

- 1) The base cost of the restroom building has increased. The original budget cost is now sufficient for only a two-stall configuration vs. four. The vendor's cost for design services and plan production was not previously included.
- 2) A storage building for maintenance use was added to the project, similar to the building installed at Marsh Park. Secured storage is essential for efficient operations and to reduce vandalism and theft of equipment.
- 3) The geotechnical report recommended an increased depth (5') of excavation beneath the building foundations due to the soil profile.
- 4) ADA parking and access changes had a greater footprint than anticipated, therefore the parking lot requires more reconfiguration with a larger area of paving work and the addition of concrete curb, ramps, and sidewalk for the accessible path of travel. Concrete ramps are effectively specialty work, with low tolerances, and therefore have a higher unit cost than flat areas.
- 5) A low retaining wall is required to stabilize the slope behind the buildings and expanded parking area. A larger area of the parking lot requires resurfacing than had been anticipated.
- 6) General construction costs have increased since the original estimate, such as site clearing, salvaging materials, trenching, temporary fencing, SWPPP measures, and the coordination of subcontractors.
- 7) Difficulty encountered during the consultant selection process extended the project by several months, increasing costs generally. Geotechnical studies were not anticipated. A peer review of the project's building plans, engineering, and accessibility plans was added to confirm code compliance.

8) Construction projects at existing facilities require a large contingency for unexpected conditions. MRCA does not have original plans or as-built drawings for the existing conditions, including locations of underground utilities. The process of modifying these systems is difficult to fully characterize in advance.

9) Wilacre Park has very high visitation and the project will enjoy high visibility to the public. Responding to public inquiries and providing public information, such as banners and online updates, will require more work by the project managers than is typical.

The project would need to be substantially reduced if additional funding is not secured. It is likely that only a single-user restroom could be built, but ADA improvements cannot be reduced and some amount of retaining wall would still be required. There are other potential funding sources, such as Los Angeles County Measure A, but those funds may not be available for over a year.

Wilacre Park Improvements	
Grant Augmentation Request	
Building Design Fees	\$ 30,000
Storage Building	\$ 72,000
Restroom Increased Cost	\$ 36,800
Extended ADA Improvements	\$ 30,000
Retaining Wall	\$ 18,000
Additional Resurfacing Area	\$ 35,000
Geotechnical Report, Peer Review	\$ 13,000
Increased Over-Excavation	\$ 30,000
General Cost Increases	\$ 25,000
Project Management	\$ 10,200
Contingency	\$ 50,000
Total Request	\$ 350,000