

SUBJECT: 25TH ANNIVERSARY CAPITAL PROJECT: PLUMMER PARK
MASTER PLAN PHASE I IMPLEMENTATION PROJECT

INITIATED BY: CITY MANAGER'S DEPARTMENT
(Paul Arevalo, City Manager) *PA*
(Sam Baxter, Assistant City Manager) *SB*
(Jeff Huffer, Strategic Initiatives Manager) *JH*
(Lisa Marie Belsanti, Acting PIO Manager) *LMB*
(Francisco Contreras, Innovations Liaison) *FC*

HUMAN SERVICES & RENT STABILIZATION DEPARTMENT
(Elizabeth Savage, Director) *ES*

PUBLIC WORKS DEPARTMENT
(Oscar Delgado, Director) *OD*
(Steve Campbell, Facilities & Landscape Manager) *SC*
(Helen Collins, Senior Administrative Analyst) *HC*

FINANCE AND TECHNOLOGY SERVICES DEPARTMENT
(David Wilson, Director) *DW*
(John Leonard, Senior Management Analyst) *JL*

STATEMENT ON THE SUBJECT:

This report provides an implementation plan and necessary actions to move forward with several elements of the Plummer Park Master Plan as directed by the City Council at its meeting on December 2, 2013, which excludes the underground parking facility but includes: creation of the Great Lawn with removal of Great Hall/Long Hall; construction of new Preschool facility; moving forward with strategy to renovate as previously approved, the interior of Fiesta Hall and explore options to redesign the exterior shell; and creating a stakeholder plan to provide further community engagement.

RECOMMENDATIONS:

1. Direct staff to move forward with the Plummer Park Master Plan Phase I Implementation Project, excluding the underground parking facility but including the a) creation of the Great Lawn, b) demolition of Great Hall/Long Hall; c) construction of the previously approved Preschool facility as designed; d) renovation of the interior of Fiesta Hall as previously approved and exploring options to redesign the exterior shell; e) and proceed with the community

engagement plan for further stakeholder engagement and specific outreach efforts during the refinement of the site plan for the Plummer Park Master Plan Phase I Implementation Project; and approve a budget of \$28,855,000 for Project. (See Exhibit A - Budget for Plummer Park Master Plan Phase I Implementation Project.)

2. Accept bid dated January 9, 2014, in the amount of \$119,168 from Interior Demolition, Inc. for the demolition of Great Hall/Long Hall and reject all other bids; authorize an amendment to the contract dated June 6, 2011 with Mariposa Landscapes, Inc. for landscape related services for creation of the Great Lawn in the amount of \$70,000; and authorize the Facilities and Field Services Manager to manage change orders for work on both contracts in an additional amount not-to-exceed 15% of the total demolition contract and landscape contract amendment amounts (\$28,375 contingency).
3. Authorize a contract in the amount of \$2,200,000 with Brooks + Scarpa Architects to continue the design development of the Plummer Park Master Plan Phase I Implementation Project as approved by Council on May 17, 2010, including refinements to the Park site plan, refinements necessary due to the removal of the underground Parking facility, revisions to the new Preschool facility and Fiesta Hall remodel required due to changes in building codes and regulations, and additional grading, and engineering studies required to proceed with the Plummer Park Master Plan Phase I Implementation Project as directed by Council on December 2, 2013.
4. Authorize a contract in the amount of \$75,000 with PMC to provide further community engagement and specific outreach efforts during the refinement of the site plan for the Plummer Park Master Plan Phase I Implementation Project.
5. Authorize a contract in the amount of \$2,515,000 with Heery International Inc. to provide pre-construction and construction management services for the Plummer Park Master Plan Phase I Implementation Project.
6. Authorize the City Manager to execute all necessary documents related to the contracts and agreements approved by Council as part of this item and make any minor modifications.
7. Authorize the Director of Finance and Technology Services to allocate \$28,855,000 in the Debt Funded Capital Projects Fund for the Plummer Park Master Plan Phase I Implementation Project.
8. Approve an Agreement Regarding Expenditure of Excess Bond Proceeds between the Successor Agency to the West Hollywood Community Development Commission and the City of West Hollywood declaring the Successor Agency's

intention to transfer excess bond proceeds to the City for the Plummer Park Master Plan Phase I Implementation Project. (EXHIBIT B)

9. Approve Resolution # 2014-XXX, " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVING THE DESIGN AND PLANS FOR THE DEMOLITION OF GREAT HALL/LONG HALL IN PLUMMER PARK CIP NO. 55-13/14-04, PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT." (EXHIBIT C)

BACKGROUND AND ANALYSIS:

The City has twice evaluated enhancements and upgrades to the existing Plummer Park facility to better serve the recreational needs of the community. The City prepared a Plummer Park Master Plan, which was approved/adopted by the City Council in 1994.

In 2004, the City reevaluated the recreational needs of the community. The Plummer Park Master Plan Re-Visit reinforced elements in the 1994 Master Plan and identified additional opportunities provided by Plummer Park. This reevaluation determined that (1) the expansion of open space has become a priority of the community, and (2) open space opportunities existed within the Park. Additionally, the existing facilities within the Park could be improved and complemented with more amenities (e.g., a water feature and seating areas). The Master Plan Re-Visit was adopted by the City Council in 2004.

To date, the City Council has taken the following actions regarding the Project:

- September 17, 2007: As part of the City's 25th Anniversary Capital Campaign, Council authorized the issuance of a Request for Proposal for Design Services for the Phase I Plummer Park Master Plan Implementation Project.
- June 16, 2008: Council approved an Agreement with Pugh+Scarpa Architects, Inc. (now Brooks + Scarpa) and Olin Partnership (Design Team) for design-related architectural services for the Project.
- June 16, 2008: Council approved establishment of a 22-member Design Steering Committee to guide and provide comment and input on the Pre-Design / Site Planning / Programming Phase; Schematic Design Phase; and Design Development Phase of the Project.
- September 15, 2008: Council approved expanding the Design Steering Committee by adding one member from the City's Historic Preservation Commission, bringing the total membership to 23-members.

- May 17, 2010: Council approved the Project as described in the Plummer Park Capital Improvement Project Environmental Impact Report (“EIR”) by certifying the Final EIR, adopting the Mitigation Monitoring and Reporting Program (“MMRP”) and the Statement of Overriding Considerations, and making a determination that the Project is consistent with the General Plan.
- October 18, 2010: Council approved the Schematic Design Phase and authorized staff to proceed with the Design Development Phase of the Project.
- February 7, 2011: Council approved the Design Development Phase and authorized staff to proceed with the Construction Document Phase.
- May 21, 2012: Council tabled an item to consider the recommendations of the City Council Subcommittee (John D'Amico and Abbe Land) regarding the Phase I Plummer Park Master Plan Implementation Project. (See EXHIBIT D – Tabled Staff Report from May 21, 2012 Council Meeting.)
- April 1, 2013: Council reviewed the nomination of the Plummer Park Community Clubhouse/Great Hall also known as Great Hall/Long Hall to the National Register of Historic Places. The Council directed staff to forward to the State Office of Historic Preservation the Revised Plummer Park Plan, associated EIR analysis, and Statement of Overriding Considerations regarding the Plummer Park Community Clubhouse/Great Hall and oppose the nomination to the National Register. On June 3, 2013, the State Office of Historic Preservation voted to include the structure on the National Register. The structure was officially entered in the National Register on July 23, 2013.
- December 2, 2013: Council directed the City Manager to return to the City Council with an implementation plan and the necessary actions to: a) move forward with the creation of a great lawn at Plummer Park, which would include removal of Great Hall and Long Hall; b) move forward with strategy to renovate as previously approved, the interior of Fiesta Hall and explore options to redesign the exterior shell; c) move forward with the construction of the previously approved Preschool facility at Plummer Park; d) hire a contractor for the Project and return with budget and funding information as well as approval of plans for each phase of the Project (excluding the subterranean Parking component); and e) create a stakeholder plan to provide for further community engagement during the process.

Approved Plummer Park Master Plan Phase I Implementation Project

Major elements of the Plummer Park Project as approved by the City Council on May 17, 2010 (approval of Project/certification of EIR), October 18, 2010 (Schematic Design Phase approval) and February 7, 2011 (Design Development Phase approval) include:

- Creation of the Great Lawn including removal of Great Hall/Long Hall to create additional Park space, create a clear line of sight through the Park and address safety/security issues;
- Replace the southern surface Parking lot with a one level subterranean Parking structure entering from Santa Monica Boulevard onto Plummer Lane which would create additional Park spaces;
- Remodel and expand Fiesta Hall to provide an improved multipurpose performance venue;
- Construction of a new Preschool building;
- Installation of an Interactive Water Feature; and
- New on-site amenities including walking paths, a promenade area, landscaped garden areas, benches, tables, new playground area, new basketball court, security/accent lighting and signage.

See approved site plan for Plummer Park Master Plan Phase I Implementation Project in EXHIBIT E.

City Council Direction from December 2, 2013

On December 2, 2013, City Council directed the City Manager to return to the City Council with an implementation plan and the necessary actions to:

- A. Move forward with the creation of a great lawn at Plummer Park, which would include removal of Great Hall/Long Hall;
- B. Move forward with the construction of the previously approved Preschool facility at Plummer Park;
- C. Move forward with strategy to renovate as previously approved, the interior of Fiesta Hall and explore options to redesign the exterior shell;
- D. Hire a contractor for the Project and return with budget and funding information as well as approval of plans for each phase of the Project (excluding the subterranean Parking component); and
- E. Create a stakeholder plan to provide for further community engagement during the process.

The information necessary to proceed with each of the components in Council's direction is described below:

A. Move forward with the creation of a great lawn at Plummer Park, which would include removal of Great Hall/Long Hall

The removal of Great Hall/Long Hall will create an additional 14,000 square feet of open/green space within the Park. Referred to as the "Great Lawn," this area will create a clear line of sight through the Park and help to alleviate safety/security issues.

The scope of work for this component of the Project includes: removal of Great Hall/Long Hall; removal of concrete surfaces north of Great Hall/Long Hall up to the existing paddle tennis court area; and installation of sod and irrigation throughout the newly created open space area. The existing Russian Veterans Memorial will be protected and remain in its current location. The Peace Tower Monument will be removed and relocated within the Park. The removal plans for Great Hall/Long Hall identifies the protection and retention in place of all existing trees within the demolition area.

EXHIBIT F includes an aerial view of the existing condition of the site area as well as a rendering of the Great Lawn after removal of Great Hall/Long Hall.

Bid specifications and plans for removal of Great Hall/Long Hall were prepared by the Project's architect (Brooks + Scarpa) in conjunction with City staff. The Notice Inviting Sealed Bids was posted in the newspaper on December 23, 2013 and December 26, 2013. The notice was also posted in other customary posting locations including the City's website, City Hall's interior and exterior bulletin boards, and plan rooms. A total of nine prospective bidders attended the mandatory pre-bid job walk on December 30, 2013.

Three sealed bids were received by the City Clerk's Office and were publicly opened on January 9, 2014 with the following results:

<u>Bidders</u>	<u>Bid Amount</u>
Interior Demolition, Inc.	\$119,168.00
Cinbad Industry, Inc.	\$119,820.00
A Bates G.C., Inc.	\$135,000.00

It is recommended that the City Council award an Agreement to Interior Demolition, Inc. as the lowest responsive and responsible bidder. Interior Demolition, Inc., is appropriately licensed for the scope of work and is in good standing with the California State Licensing Board. All reference checks were

positive and Interior Demolition, Inc. regularly does work of similar size and scope for other government agencies.

Impact to Park users to be kept to a minimum

Staff has taken several measures to ensure that impacts to Park users will be kept to a minimum during the demolition of Great Hall/Long Hall and the creation of the Great Lawn. For calendar year 2013, the only recurring uses at Great Hall/Long Hall were a Sephardic Choir, Spring Camp, and three recovery-related group meetings. For calendar year 2014, these uses have booked space at Fiesta Hall or the Plummer Park Community Center. Other uses of Great Hall/Long Hall have been one-time use or short-term use, such as a birthday party, talent show, performance, or training. The Russian Library was relocated to the City-owned property across the street from Plummer Park in January 2012.

Eight (8) tables and two (2) Park benches that are located in the immediate vicinity of Great Hall/Long Hall will be relocated nearby to other areas of the Park not directly affected by the construction. Furthermore, an additional 4 Park tables will be provided. Where possible, the relocated tables will be placed in shaded areas and staff will explore options for providing additional shade such as umbrellas, shade canopies and/or additional canopy trees to help shade the tables. Although it is located outside of the Project boundaries and not affected by the construction Project, the Russian Veterans Memorial will be protected in place during the demolition of Great Hall/Long Hall and the creation of the Great Lawn. The Peace Tower monument will be removed and relocated to another area of the Park not affected by construction.

The existing Preschool will remain in place during the construction activities and until the new facility is operational. Staff has ongoing communication with the Preschool staff and administrators. The goal is to minimize impacts during the demolition of Great Hall/Long Hall. Staff intends to either relocate the students and teachers during the demolition or make adjustments to the demolition schedule to accommodate any concerns.

Air Quality Management District (“AQMD”) Notification

AQMD Rule 1403, adopted by the South Coast Air Quality Management District (“SCAQMD”) on October 6, 1989, establishes Survey Requirements, notification and work practice requirements to prevent asbestos emissions during building renovation and demolition activities. AQMD Notification of asbestos removal from Great Hall/Long Hall was posted at SCAQMD on January 6, 2014.

B. Move forward with the construction of the previously approved Preschool facility at Plummer Park:

As currently designed, the Preschool facility would be a 3,657-square-foot single story building with two classrooms and a roof-top playground increasing student capacity from 34 as exists today to 41 students (87% of current available space is reserved for low-income West Hollywood families).

Site development around the Preschool will include the area south of the Preschool and north of the existing Community Center to create a new seating area and basketball court. See EXHIBIT G for architectural renderings of the Preschool facility.

The Preschool structural foundation and components related to the deleted underground Parking structure will be re-designed to locate the Preschool at grade.

The overall Park site plan will be reviewed and modified as required to ensure infrastructure, such as utilities and drainage, is appropriate for the move-forward plan for the Park. Temporary conditions might be necessary to address work being completed in multiple phases.

The estimated schedule for the Preschool construction is 24 months:

- Confirm full scope of Preschool Project [2 months]
- Create Preschool technical documents [2 months]
- Preschool agency review and approval [3 months]
- Construction bid and award [3 months]
- Construction [14 months]

The budget requirement for implementation of the Preschool and site development between it and the existing Community Center is estimated at \$5,000,000 based on the following cost breakdown:

DESCRIPTION	VALUE
Preschool	\$2,400,000
Site Improvement	\$525,000
Escalation	\$290,000
Multi-Phasing	\$435,000
Post Bid Changes	\$200,000
Soft Costs	\$900,000
Furniture, Fixtures & Equipment	\$250,000
TOTAL	\$5,000,000

C. Move forward with strategy to renovate as previously approved, the interior of Fiesta Hall and explore options to redesign the exterior shell;

Fiesta Hall will be upgraded to become a multifunction event space with the flexibility to be used as 99-seat box theater, a 131-seat proscenium tiered theater, or 300-seat loose flat floor theater. The entire interior will be renovated, the building will be expanded to incorporate the existing enclosed patio north of Fiesta Hall, and a new structure will be added to create an exterior bandshell overlooking the Great Lawn to the north. In order not to trigger potential additional environmental analysis, a full remodel of the shell exterior is not proposed but changes to materials and colors shall be considered. See EXHIBIT H for architectural renderings of Fiesta Hall.

As presented, an estimated schedule for the completion of the Fiesta Hall renovations would be 36-40 months as indicated below. However, the start of construction could be impacted by final phasing/sequencing of other work in the Park which could make the Project 44 months long:

- Schematic Design and Public Outreach [4-6 months]
- Design Development and Public Outreach [3-4 months]
- Technical documents [3-4 months]
- Agency review and approval [3 months]
- Construction bid and award [3 months]
- Construction [20 months]

The budget requirements for implementation of the Fiesta Hall renovation is estimated at \$13,350,000 based on the following cost breakdown:

DESCRIPTION	VALUE
Fiesta Hall (including water feature)	\$8,150,000
Escalation	\$800,000
Multi-Phasing	\$1,200,000
Post Bid Changes	\$700,000
Soft Costs	\$2,000,000
Furniture, Fixtures & Equipment	\$500,000
TOTAL	\$13,350,000

D. Hire a contractor for the Project and return with budget and funding information as well as approval of plans for each phase of the Project (excluding the subterranean Parking component)

Staff recommends the establishment of an initial budget for the move-forward plan at Plummer Park in the amount of \$28,855,000. The basis for this recommendation is as follows:

1. The Heery International estimated Project budget dated 9/7/2011; which was based off of the 95% Construction Documents
 - a. The estimated budget was modified to reflect a new schedule for the Project.
 - b. The budget was adjusted to reflect multiple phases for the Project.
 - c. The estimated budget was modified to reflect the elimination of the underground Parking garage and retaining Plummer Lane and the existing surface Parking lot.
2. Heery International's Rough Order of Magnitude ("ROM") estimate dated 4/12/13 to demolish Great Hall/Long Hall and provide site improvements to the impacted areas.
3. City Council Meeting Minutes from December 2, 2013, defining a revised scope of work.
4. Design Team ROM estimate of the cost to incorporate the revised scope of work.

The budget included in this item includes the work for creation of the Great Lawn, construction of the new Preschool facility, and remodeling of Fiesta Hall. In addition, it includes a budget amount for all other Project programmatic elements and site development work.

Site Development Phase

Site development can be subdivided into multiple phases to minimize impact to existing Park operations. As presented in this item the phasing plan and schedule to complete the site development work would be as follows:

1. Community Center Porch Overlooking SMB [3 months]
2. Community Center Walk-Way West of Community Center [3 months]
3. Fuller Green Improvement [3 months]
4. Great Lawn North of Fiesta Hall [3 months]
5. South Park Entry, including Public Art Component (assumes moving forward with artist Ed Carpenter's approved design. [3 months]
6. Parking Lot Adjacent Community Center [3 months]
7. Plummer Lane [3 months]

The budget for Site development (excluding site development costs associated with the Preschool) can be summarized as follows:

Description	Value
Site Development	\$4,660,000
Escalation	\$460,000
Multi-Phasing	\$700,000
Post Bid Changes	\$735,000
Soft Costs	\$2,500,000
Furniture, Fixtures & Equipment	\$575,000
TOTAL	\$9,630,000

A phasing diagram and estimated Project timeline (Gantt Chart) for the entire Project is included in EXHIBIT I.

E. Create a stakeholder plan to provide for further community engagement during the process.

Staff recommends engaging PMC for communication engagement services during the design development process. PMC’s expertise lies in actively listening to the community and translating that information into clear actions. PMC designs unique, effective, and award-winning public participation programs that will engage the community in a meaningful, respectful dialogue about the future of Plummer Park. The ultimate goal will be to provide the City with community-supported design concepts for refinement to the Plummer Park site plan during the design development process, including exploration of possible new colors and materials for the Fiesta Hall shell exterior.

Working with staff, PMC will provide Project initiation services and develop a community outreach assessment. A Project website will be created with up-to-date information about the Plummer Park community engagement process.

Community visioning and preliminary design concepts

A community visioning workshop in collaboration with Brooks + Scarpa is also proposed that will include a variety of engaging exercises designed to gather public input on community values, design preferences, and circulation opportunities for the site.

Based on community input collected during the visioning workshop, PMC will work closely with Brooks + Scarpa to develop a series of up to three preliminary design concepts by merging key feedback from the workshop discussion with design preferences and other existing constraints and opportunities.

PMC will develop an online survey tool for the Project website to solicit input on the preliminary design alternatives. Online participants will review the preliminary design concepts and accompanying descriptions. They will have an opportunity to describe what they like and dislike about the concepts. Lastly, participants will vote for their preferred and least desired concept.

Final design concepts and unveiling event

PMC will work with Brooks + Scarpa to incorporate community comments on the preliminary design concepts and develop up to three final design concepts for Fiesta Hall's exterior bandshell design and refinement to the site plan.

PMC will facilitate a final design concept unveiling event to present the design concepts to the community, elicit feedback, and answer questions. PMC recommends hosting a springtime barbecue at Plummer Park in celebration of the site and the community.

Final report

PMC will compile the results of the community visioning workshop, online community survey, and unveiling event into one final report. This report will include: a) a description of the outreach process; b) illustrations and descriptions of the final design concepts; c) a summary of unveiling event community input; d) illustrations and descriptions of the preliminary design concepts; e) summarized online survey results and visioning workshop results; f) and transcripts of all data collected.

PMC's complete proposal is attached to this report as EXHIBIT J.

Recent Field Survey

As part of the process for the Project, staff conducted "on-the-spot" conversations with Park users, to let them know of the changes to the approved Project that the Council was considering pursuant to its December 2, 2013 meeting and to ask for their thoughts on the proposed changes.

Over four days, staff spoke with 186 Russian- and English-speaking Plummer Park users at picnic tables, tennis courts, basketball courts, and other areas of the Park. Seventy-three percent (73%) of the Park users surveyed had favorable opinions about the proposed changes. Sixteen percent (16%) of the Park users surveyed had neutral opinions about the proposed changes. Many favored the changes that included the preservation of existing Park trees and the exclusion of the underground Parking facility. Some Park users expressed a need for the City to provide picnic tables with umbrellas or in shaded areas; to maintain access to tennis and basketball courts; the importance of a new Preschool and removing Great Hall; and that it can be difficult to see change in the Park because it is regarded as their home. Eleven percent (11%) of the contacts had negative opinions toward the

proposed Park changes. These site surveys were conducted on December 28th 2013, and on January 2nd, 5th, and 8th 2014.

Additional Outreach

In addition to the field survey, staff has also talked with Farmers Market vendors, and with the secretaries of AA meetings that use the Park to provide them with a Project update and to respond to any of their concerns. The City has also established a Project message line at (323) 848-3111, for community members to leave questions about the Project, which will be answered by staff.

Considerations of Project as Proposed by Council on December 2, 2013

The exclusion of the underground Parking facility from the Project addresses concerns from residents regarding the impact that this facility would have on Park patrons and the surrounding neighborhood. Also, the proposed multiphase strategy is intended to minimize the closure of larger swaths of the Project area during construction, a concern that was expressed by many residents. The phased approach will also allow for more specific outreach and engagement to specific groups that will be impacted by each of the phased elements. Additionally, the multi-phased approach would provide staff with more time to relocate those user groups that are currently using Fiesta Hall for meeting and event space. Lastly, the City and Successor Agency's ability to utilize the former Community Development Commission's Series 2011A Bond proceeds for the Project is still not clear. Increased phasing of the Project, and extending the ultimate Project timeline, would also extend the timing of the contract approvals the Council must make for the Project. This would increase the possibility there will be a resolution to the 2011 Bond Proceeds dispute with the State before the Council will need to approve further contracts for the Project, and funds for those contracts, thus allowing the Council to weigh the ultimate decision regarding the Series 2011A Bond proceeds in their future financial decisions regarding the Project.

Yet, this approach extends the construction schedule considerably, from approximately 34 months for the single-phase as-is approach (with no additional community process time allotted) to 50 months for the multi-phased approach. Also, this multiphase approach is more expensive overall due to the length of time to complete the Project and the multiple starts and stops to accommodate the proposed phases. A more aggressive construction schedule with a single phase would speed up construction of the Project and reduce the overall Project cost by an estimated \$ 2.34 million.

Also, the upgrades to the interior of Fiesta Hall cannot be accommodated until the exterior façade design of Fiesta Hall has been finalized. A revision to the exterior façade of Fiesta Hall may require considerable modifications to design of the interior lobby areas, the interior circulation, and other unforeseen design impacts. The bandshell element of the Fiesta Hall façade is an architectural feature that is

integrated into the overall composition of the building. It cannot be simply removed or replaced as it is not an appendage to the building – it is wholly integrated into the overall composition, both structurally and architecturally.

In addition, a major redesign of the Fiesta Hall building could require additional environmental analysis due to changes in square footages and other unforeseen environmental impacts that were not evaluated in the previously certified Environmental Impact Report. Additional environmental review in the form of a Supplemental EIR or similar environmental document could require approximately 8 to 12 months of additional processing time for the Project.

Council Subcommittee

A Council Subcommittee consisting of Mayor Abbe Land and Mayor Pro-Tempore John D'Amico was formed to examine the Plummer Park Project and the issues surrounding the Project's design, construction and implementation expressed by various members of the public. At its most recent January 8, 2014 meeting, the Subcommittee recommended the following items:

- Discussion should be given to an alternative that proceeds with the Project in a single phase excluding the underground Parking facility. This alternative would condense the phasing of the Project in order to expedite the construction time table in order to complete the Project in a more expeditious manner.

By excluding the underground Parking facility and maintaining the surface Parking lot, some of the programmatic elements of the Project would no longer be feasible including the Xeriscape Rain Garden, Community Multipurpose Patios, and the Community Center Drop Off.

All the other major Project elements would remain the same:

- 1) New on-site amenities including walking paths, a promenade area, landscaped garden areas, benches, tables, new playground, new basketball court, public art component, and architectural signage;
- 2) Creation of the Great Lawn, including removal of Great Hall/Long Hall
- 3) Installation of an Interactive Water Feature;
- 4) Remodel and expand Fiesta Hall to provide an improved multipurpose performance venue; and,
- 5) New Preschool Center Building.

Due to the exclusion of the underground Parking, several trees that were slated for removal could remain in place. Also, grading and civil updates to the plan would be required. So while the overall master site plan and the major programmatic elements would remain the same, the site plan would require refinements to accommodate the trees that are staying in place and

the new site conditions. A cost breakdown and estimated Project timeline (Gantt Chart) for this expedited Project delivery alternative is included in this staff report as EXHIBIT K.

- Consider discussion to move forward with the Parking garage facility and other Park-related elements identified in Phase II of the Plummer Park Master Plan that is located on Fountain Avenue (see EXHIBIT L). Consider new technology that may increase the Parking that can be accommodated in this structure within the same footprint. Consider relocating two basketball courts to the roof of this new Parking structure in order to open more green space on the site, similar to the pool relocation as part of the West Hollywood Park Phase 2 Project.

Contract with Heery International

The Council has had previous discussions regarding re-bidding the construction management services contract currently awarded to Heery International for the remainder of the Capital Improvement Projects. In order to advance the Project on the timetable that has been provided to Council, staff recommends continuing to contract with Heery International for construction management services for the remainder of the Plummer Park Master Plan Phase I Implementation Project. Developing an RFP and undergoing the bidding process for this Project could require an approximately additional 6 months of processing time which would delay implementation of the Project.

Next Steps

Staff and the Project's outreach consultants will conduct workshops/open houses with facilitated, interest-based group discussions. Additionally, staff will re-engage the Public Facilities Commission and the East Side Working Group and hold subgroup discussions (Preschool parent/teacher groups, Russian-speaking community, performing arts groups, Park users).

Staff will return to City Council for approval of costs associated with the design refinements approved by this item. Based on Council's direction it may be necessary to bring forward contract amendments with the Project's consultants (architects, construction management, outreach, art consultant, artist) and other related costs associated with the refinements to the site plan and Fiesta Hall's exterior shell.

The existing arborist report will be updated to investigate the health and age of existing trees on the site.

Upon Council's direction to move forward with the Project, the design team will revise and update the construction documents for this phase of the Project. This will include preparation of detailed plans and specifications, which describe in sufficient detail the means and methods required to construct the Project. Once construction

documents have been completed, staff will return to Council for authorization to solicit bids to construct the Project. Additional cost estimates will be completed during the Construction Document Phase (CD's), one at 50% of completion of CD's and one at 100% of completion of CD's. In addition, a constructability review by Heery International is also completed at the 100% completion of CD's.

It is estimated that staff will return to City Council in April or May 2014 for authorization to solicit bids to construct the Preschool Project. Staff would expect to return to Council for an award of the Project 4-5 months after that time.

Correspondence from the Public

Correspondence from the public regarding this Project received by the City since the December 2, 2013 Council meeting is included in this staff report as EXHIBIT M.

OFFICES OF PRIMARY RESPONSIBILITY:

City Manager's Department (Strategic Initiatives Division) and Public Works Department (Facilities & Field Services Division).

CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:

This item is consistent with the *Primary Strategic Goal and/or Ongoing Strategic Program* to **Upgrade Existing Buildings & Infrastructure.**

This item is also consistent with *the following Goal(s) of the West Hollywood General Plan*: **IRC-11: Provide high quality, safe, well-maintained and sustainable facilities for City operations;** and **PR-3: Provide high quality, functional, safe and well-maintained Parks, open space and recreational facilities.**

EVALUATION:

The Project's design is required to obtain all relevant permits and schedule mandated construction inspections with the City of West Hollywood, Building and Safety Division. In addition, staff and Heery International will monitor and manage all aspects of the Project to ensure adherence to plans, specifications and the intent of the scope of work.

ENVIRONMENTAL SUSTAINABILITY AND HEALTH:

The Project is consistent with the certified Environmental Impact Report ("EIR"), and the adopted Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program that were reviewed and approved by the City Council per Resolution No. 10-4021 on May 17, 2010. Alternative 4 in the Environmental Impact Report, the "No Underground Parking Structure Project Alternative" consisted of the proposed Project without constructing and operating the underground Parking

structure and included creation of the Great Lawn, demolition of the Great Hall/Long Hall, along with the remodel of Fiesta Hall. The No Underground Parking Structure Project Alternative has similar environmental impacts as the originally-approved Project but has slightly less impacts resulting from construction vehicle trips and air pollutant emissions since the subterranean Parking garage would not be constructed. However, the tradeoffs associated with lessening air pollutant emissions and vehicle trips during construction do not avoid or lessen any of the identified significant impacts. Therefore, the mitigation measures required for the originally-approved Project are also required for the No Underground Parking Structure Project Alternative. It is important to note that no impacts were associated for Transportation and Circulation under the No Underground Parking Structure Project Alternative.

Furthermore, the goal for this Project is a minimum Silver LEED Certification with efforts toward Gold Certification. LEED certification is the recognized standard for measuring building sustainability. The LEED rating system offers four certification levels for new construction -- Certified, Silver, Gold and Platinum -- that correspond to the number of credits accrued in five green design categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality. In addition, the contractor is required to dispose of all removed materials in accordance with the City's Green Building Code. Additionally, staff will work with the Contractor to ensure that inconvenience to Park users is kept to a minimum.

FISCAL IMPACT:

This item would set a total budget of \$28,855,000 for the Plummer Park Master Plan Phase I Implementation Project and would authorize the Director of Finance and Technology Services to allocate the same amount in the Debt Funded Capital Projects Fund for the Project. The item would also approve \$5,007,543 in contracts and contingency budgets for those contracts for the Project. These contracts are included in the \$28,855,000 budget amount.

In March 2011, the former West Hollywood Community Development Commission ("former CDC") issued tax-exempt tax allocation bonds, 2011 Series A (the "Series 2011A Bonds"), in the total principal amount of \$30,560,000, of which \$27,202,243 was deposited into a redevelopment fund (the "Bond Proceeds"), to be used to finance the Plummer Park Master Plan Phase I Implementation Project.

Subsequently, the former CDC was eliminated, along with all other redevelopment agencies in the State. To wind down the operations of each redevelopment agency the dissolution legislation created successor agencies that were charged with, among other tasks, paying enforceable obligations (any contractually required payments of each redevelopment agency) and reporting those actions to the State.

For the period from February 1, 2012 through December 31, 2012, the State Department of Finance (“DOF”) approved the use of Bond Proceeds for the Project. However, DOF subsequently denied the use of the Bond Proceeds for the Project starting on January 1, 2013. Since that date, DOF has continued to deny the Successor Agency’s claim that the bond covenants should be considered an enforceable obligation, and that Bond Proceeds can be used for the Project.

The City and Successor Agency are currently supporting legislative efforts that would allow the Successor Agency to utilize the Bond Proceeds for their intended purpose, the Plummer Park Master Plan Phase I Implementation Project. The Successor Agency also continues to reserve the right to file legal actions challenging DOF’s interpretation of the dissolution legislation.

As part of this item, staff is recommending that the City Council approve an Agreement Regarding Expenditure of Excess Bond Proceeds (Exhibit B) with the Successor Agency. This Agreement would memorialize the Successor Agency’s intention to transfer the Bond Proceeds to the City for the Project, in an amount not-to-exceed \$26,408,166; the current amount of Bond Proceeds related to the Project that the Successor Agency holds.

Pursuant to the Agreement, if at a later date the Successor Agency is granted the ability to utilize the Bond Proceeds, they would be transferred to the City to pay for costs related to the Project; the City would be able to use the funds for expenditures related to the Project.

However, the Successor Agency’s ability to utilize the Bond Proceeds in the future still remains uncertain, and it should be assumed that all costs incurred for the Project may need to be paid by the City of West Hollywood using General Fund reserves and/or funds from potential future debt issuances.

As previously noted, this item approves contracts for the Project in the amount of \$5,007,543 for demolition/removal of Great Hall/Long Hall, creation of a great lawn, design related services, community engagement services, and Project management services. These items would need to be paid for using City funds, if the Successor Agency is not able to utilize the Bond Proceeds in the future.

While this item approves a \$28,855,000 budget for the Project it does not approve the actual expenditure of that amount, instead the item approves expenditure of the funds related to the contracts included in this item. Future Council items related to the Project will be brought forward for all contracts over \$75,000 (in accordance with the policy adopted by the Council on April 21, 2008 for the 25th Anniversary Capital Projects), including construction of the Preschool building, renovations to Fiesta Hall, and any other improvements associated with the Project.

When the original Project was approved on May 17, 2010, it was anticipated that any gap between the amount of bond proceeds issued to finance the Project, and the actual cost of the Project, would be funded with redevelopment tax increment funds.

EXHIBITS

- A) Budget for Plummer Park Master Plan Phase I Implementation Project
- B) Agreement Regarding Expenditure of Excess Bond Proceeds
- C) Resolution # 2014-____
- D) Tabled Staff Report from May 21, 2012 Council Meeting
- E) Approved Plummer Park Master Plan Phase I Implementation Project Site Plan
- F) Aerial photograph of existing site conditions and rendering of Great Lawn after removal of Great Hall/Long Hall
- G) Architectural Renderings of new Preschool
- H) Architectural Renderings of Fiesta Hall
- I) Phasing Diagram and Estimated Project Timeline (Gantt Chart) for Project as Proposed by Council on December 2, 2013
- J) PMC Community Outreach Proposal
- K) Cost Breakdown and Estimated Project Timeline (Gantt Chart) for Expedited Project Delivery
- L) Plummer Park Master Plan Phase II Implementation Project - Parking Diagram from PP Master Plan Revisit 2004
- M) Correspondence from the public received by the City since December 2, 2013