

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

L.A. FOR KIDS STEERING COMMITTEE MEETING, JUNE 25, 2026
AGENDA ()
ALPINE RECREATION CENTER EXPANSION (ARCE) – LINKAGE PROJECT
APPROVAL TO AWARD THE CONSTRUCTION CONTRACT

Date: June 25, 2026

To: Proposition K – L.A. for Kids Steering Committee

From: Ohaji K. Abdallah, Interim Prop K - Program Manager
Proposition K – L. A. for Kids Program
Bureau of Engineering

Subject: ALPINE RECREATION CENTER EXPANSION – PHASE III LINKAGE PROJECT (COUNCIL DISTRICT 1, PROPOSITION K ID #S-1) – APPROVAL TO AWARD THE CONSTRUCTION CONTRACT

RECOMMENDATIONS:

The Bureau of Engineering (BOE) recommends the Proposition K (Prop. K) – L.A. for Kids Steering Committee (Steering Committee) to:

1. Award the Construction contract for the Alpine Recreation Center Expansion – Phase III Linkage Project to the Department of General Services, Construction Forces Division (GSD) in the amount of \$338,029, including contingency.

Discussion/Background:

The Alpine Recreation Center Expansion Project (Proposition K ID# S-1) (Project) is a specified project in the Proposition K Ballot Measure. The scope of the specified line item reads as follows: “Property Acquisition for Park Expansion.” The Alpine Recreation Center (817 N. Yale Street) and the Ord and Yale Park (524 Ord Street) are located in Council District 1 in Chinatown.

As detailed in LAFKSC Report dated January 30, 2020 (Attachment No 1), Phase III of the project will provide directional information to connect the recently completed Ord and Yale Park with the existing Alpine Recreation Center. Award of this project and completion of its construction will satisfy the Prop K Ballot Measure for the Alpine Recreation Center Expansion (ARCE) project.

As previously noted, the Project is being completed in phases, as follows:

1. Phase I: Property Acquisition [Completed] – The City acquired the property, located at the intersection of Ord and Yale Streets, in Council District 1 for the construction of a park. In addition, the City has entered a Memorandum of Understanding with the Library Department to allow the use of a portion of library property for the park.
2. Phase II: Ord and Yale Park Construction [Completed] – Construction of a new park, Ord and Yale Park, adjacent to the existing Los Angeles Public Library, Chinatown Branch, and is approximately two blocks from the existing Alpine Recreation Center. The Ord and Yale Park was funded in part by Prop K on the condition that a linkage be established between the new Ord and Yale Park and the existing Alpine Recreational Center, some 300 feet to the north. The Prop K scope of work cannot be considered completed and closed out until the linkage has been installed.
3. Phase III: Alpine Recreation Center Expansion Linkage [In Progress] – The scope of the ARCE Linkage Project consists of creating a pedestrian linkage between the new Ord and Yale Park and the existing Alpine Recreation Center. This phase will satisfy the Prop K ballot measure scope.

The previously approved scope of work included “wayfinding and signage along Yale Street, from the existing Alpine Recreation Center to the park, using directional signage with community-based graphics and pavement markings.” Upon further analysis with LADOT and community engagement with the Alpine Recreation Center Park Advisory Board (PAB), the scope was reduced to the design and construction of a static way-finding kiosk, which provides a map and directional information to the recently completed Ord and Yale Park.

Project Scope of Work

The Phase III scope of work is to construct two pedestrian-scale illuminated static wayfinding kiosks at the Alpine Recreation Center and install a pedestrian wayfinding map on the exterior fence at the Ord and Yale Park. The wayfinding map will identify the location of the two parks to increase awareness and utilization of both park facilities for patrons and community members. The maps will also include the nearby library and elementary school for contextual orientation, with text in English and Chinese. The project scope of work also includes electrical upgrades to provide internal illumination for the two static wayfinding kiosks as well as the associated trenching, tree protection, and landscape remediation required.

Fiscal Impact

Funding in the amount of \$1,001,798.33, including contingency, is available for this project in Fund No. 209, Department No. 88, Appropriation Unit No. 88SMFV (Sites and Facilities Funds per C.F. 19-0926-S2 and S3). The funding is sufficient for the estimated construction cost of \$338,029, including contingency (Attachment No. 2).

Alpine Recreation Center Expansion Linkage Project Estimated Construction Costs	
Item	Estimated Cost
General Requirements	\$ 20,969.00
Site Preparation and Demolition	\$ 18,500.00
Earthwork	\$ 22,100.00
Utilities	\$ 63,000.00
Construction	\$ 100,800.00
Vendors	\$ 45,054.00
Subtotal Estimated Construction Costs	\$ 270,423.00
25% Contingency	\$ 67,606.00
Total Estimated Construction Costs	\$ 338,029.00

cc: Helene Rotolo, Council District 1
Katie Chan, Council District 1
Melinda Geiger, City Administrative Officer
Elis Lee, City Administrative Officer
Steven Fierce, Bureau of Engineering
Neil Drucker, Bureau of Engineering
Bernadette Hernandez, Bureau of Engineering
Jennifer McDowell, Bureau of Engineering
Darryl Ford, Department of Recreation and Parks
Gary Lam, Department of Recreation and Parks
Steven Hong, City Attorney
Daniel Rodriguez, General Services Department
Annabel Nuno, General Services Department


Attachment No. 1 – Alpine Recreation Center Expansion LAFKSC Report dated January 30, 2020
Attachment No. 2 – BOE Construction Estimate dated June 11, 2026

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

**L.A. FOR KIDS STEERING COMMITTEE MEETING, January 30, 2020
AGENDA ITEM (10)
RECOMMENDATION TO APPROVE A REVISED PROJECT BUDGET AND
ADDITIONAL FUNDING FOR THE ALPINE RECREATION CENTER EXPANSION
PROJECT (PROPOSITION K ID #S-1, CD1, AKA ORD AND YALE PARK PROJECT
AND ALPINE EXTENSION LINKAGE PROJECT)**

DATE: January 30, 2020

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

FROM: Neil Drucker, Assistant Division Manager 
Architectural Division
Program Manager/Proposition K – L.A. for Kids Program
Architectural Division
Bureau of Engineering

**SUBJECT: APPROVAL OF THE REVISED PROJECT BUDGET AND REQUEST
FOR ADDITIONAL FUNDING FOR THE ALPINE RECREATION CENTER
EXPANSION PROJECT (PROPOSITION K ID# S-1, AKA ORD AND YALE PARK
PROJECT AND ALPINE EXTENSION LINKAGE PROJECT)**

RECOMMENDATION:

The Bureau of Engineering (BOE) requests that the Proposition K - L.A. for Kids Steering Committee:

1. Recommends to the Los Angeles City Council that they approve an increase to the estimated project budget, from \$9,764,802 to \$11,308,802, for the Alpine Recreation Center Expansion Project (Proposition K ID# S-1, AKA: Ord and Yale Park Project (PARK Project) and Alpine Extension Linkage Project (LINKAGE Project); and,
2. Acknowledge that additional Sites and Facilities funds have been assigned to the Project, in the amount of \$872,000, with \$723,650 to be allocated to the LINKAGE Project, and \$148,350 to be allocated to the PARK Project. These funds have been recommended in the 2019-2020 Third CPR, which was approved on January 22, 2020 by the Information, Technology, and General Service Committee, on January 27, 2020 by the Budget and Finance Committee, and is awaiting approval from City Council, and that a further request for \$686,034 in CIEP funds has also been made; and,
3. Recommend to the Board of Public Works that they authorize the City Engineer to enter into an amended Task Order Solicitation (TOS) with the consultant firm, AHBE/MIG, Inc., in an amount not to exceed \$95,000, to prepare the design of the LINKAGE Project, inasmuch as AHBE/MIG, Inc. has designed the PARK Project, and as such, has the knowledge and experience necessary to complete the LINKAGE Project design.

BACKGROUND:

The Alpine Recreation Center Expansion Project (Proposition K ID# S-1) (Project) is a specified project in the Proposition K Ballot Measure. The scope of the specified line item reads as follows: “Property Acquisition for Park Expansion.”

The Project is being completed in phases, as follows:

1. Phase I: Property Acquisition – Completed. The City acquired the property, located at the intersection of Ord and Yale Streets, in Council District 1 for the construction of a park. In addition, the City has entered into a Memorandum of Understanding with the Library Department to allow the use of a portion of library property for the park.
2. Phase II: Ord and Yale Park (PARK Project) – Construction of a new park. The new Ord and Yale Park site is adjacent to the existing Los Angeles Public Library, Chinatown Branch, and is located approximately two blocks from the existing Alpine Recreation Center.

The PARK Project is currently in construction, and is approximately 53% complete. The PARK Project has been designed to have three different terraces, to accommodate the steep slope nature of the project site, which is located along the steep hillside that goes from the intersection of Ord and Yale Streets, and uphill, approximately 130 feet, to Hill Place. Each of the levels provides recreational, cultural and/or community gathering spaces, as requested by the community and Council office. In addition, the PARK Project includes a 130 foot long staircase from Ord and Yale Streets to Hill Place, and ramps from Ord and Yale Streets to the top of the park at Hill Place, which complies with the Americans with Disabilities Act.

Construction of the PARK Project was awarded to C.S. Legacy, Inc., on June 6, 2018, in the amount of \$5,979,966.00, and a contingency of \$597,996 as per the chart below, and attached RAP Board Report 18-108.

The PARK Project has experienced some unforeseen issues which have caused increased cost, and a resultant schedule impact.

The first issue is with regard to geotechnical concerns. Once the rough grading was completed, additional information with regard to the geotechnical stability of the site was identified, and it was determined that piles were necessary to support the 130 foot long staircase which connects the lower portion of the park to Hill Place, rather than the standard foundation initially designed. This required significant redesign. The cost estimate for this portion of the project is \$452,221.

The second major delay and cost impact to the project has been with regard to the providing of power service to the park by LADWP. The initial LADWP approved electrical design was ultimately not approved due to various code compliance reasons, including impacts to the aesthetics of the park, as well as a determination that a portion of the property necessary for realignment of a number of overhead power wires to the point of connection at the park were not all under City control. The cost estimate for this portion of the project is \$200,000.

This resulted in a number of months of meetings and negotiation between the various Departments and the consultant team to look at alternative ways of providing power to the site. This issue is not yet resolved and BOE staff is working with its Executive Management, as well as Council District 1 staff to expedite resolution of this issue.

3. Phase III: Alpine Extension Linkage Project (LINKAGE Project) – This is a future phase of the Project that is now in the pre-design phase. The scope of the LINKAGE Project consists of creating a pedestrian linkage between the new park and the existing Alpine Recreation Center, located a few blocks away, in the Los Angeles Chinatown area.

The scope of the LINKAGE Project includes wayfinding and signage along Yale Street, from the existing Alpine Recreation Center to the park, using directional signage with community-based graphics and pavement markings. Further, the LINKAGE Project will establish crosswalk markings, similar in style to existing crosswalk markings throughout the Chinatown community, at the intersections that pedestrians would travel between the existing Alpine Recreation Center and the new Ord and Yale Park. The crosswalks and other wayfinding and signage would also extend to the nearby schools and the Chinatown Branch Library. The LINKAGE Project is currently in the pre-design phase. This phase will also satisfy the Proposition K ballot measure scope.

DISCUSSION

AHBE/MIG, Inc. (formerly AHBE) is the design team for the PARK Project. They have conducted several Local Volunteer Neighborhood Oversight Committee (LVNOC) Meetings, presented to the Board of Commissioners of the Department of Cultural Affairs, and have met with all of the community stakeholders, City and Council Office staff, to develop the design theme to connect/link the new Ord and Yale Park to the existing Alpine Recreation Center, as well as the local community.

BOE requests that the L.A. For Kids Steering Committee recommend to the Board of Public Works that they authorize the City Engineer to add design of the LINKAGE Project to AHBE/MIG, Inc. current design services contract for the PARK Project, as an

amended Task Order Statement due to their significant specialized knowledge and experience with the Project and familiarity with the site and community.

STATUS OF FUNDING

ALPINE RECREATION CENTER (Prop K ID No. S1)		
FUNDING SOURCES	FUND/DEPT/ACCT.NO.	AMOUNT
Proposition K Funds (For acquisition only - includes \$500,000 of Prop K Inflation funds)	43K/10/10J892 43K/10/10K302 43K/10/10K892 43K/10/10L892	\$1,151,000
Proposition 84	205/89/89KOA6	\$4,999,705
Sites and Facilities (C.F. 17-0924-S3) Sites and Facilities (C.F. 19-0926-S2) Sites and Facilities (C.F. 11-1487)	209/88/88RACW Pending * 209/88/88H203	\$1,000,000 \$872,000* \$30,000
Proposition A	205/89/89LHB4	\$950,966
Developer Contribution (Placed in a CIEP account)	100/54/00K054	\$800,000
	Cumulative Funding Total	\$9,803,671
	BOE Staff Costs Absorbed	\$819,097
	Pending 2020-21 CIEP Request	\$686,034
	Total Funding	\$11,308,802
	TOTAL ESTIMATED PROJECT BUDGET	\$11,308,802
	Funding Shortfall	(\$0)

*Pending City Council approval of 2019-20 Third CPR, of the \$872,000, \$723,650 is allocated to LINKAGE Project and \$148,350 to PARK Project.

On July 25, 2019, the Los Angeles City Council approved the Proposition K Program Status Update and Cost-To-Complete Report (C.F. 19-0842). The Council report identified the Alpine Recreation Center Project as a Tier 2 project with a budget shortfall recommended for funding. In addition, it acknowledged a \$652,619 shortfall.

The approved funding is currently \$9,803,671 assuming City Council approval of the 2019-20 Third CPR. Additionally, a request for \$686,034 has been made through the Annual CIEP funding request process, to cover a portion of the project shortfall. If the current CIEP request is approved the total available funding for the Project would be \$10,489,705. There will be no remaining shortfall for the Project if BOE absorbs \$819,097 of staff costs.

Over the past few fiscal years, BOE staff has been working with Council District 1, the City Administrative Officer, and the Department of Recreation and Parks to identify

additional funding for the Project, due to various unforeseen circumstances described above.

The PARK Project needs funding immediately in order to avoid any additional delays and complete construction of the park by August 31, 2020.

Attachment:

- 1) RAP Board Report 18-108.

APPROVED
AUG 07 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 19-159

DATE August 7, 2019

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALPINE RECREATION CENTER EXPANSION (AKA ORD & YALE STREET PARK) (W.O. #E170225F) (PRJ20591) PROJECT – REQUEST AUTHORITY TO NEGOTIATE AND ISSUE CHANGE ORDER FOR CONTRACT 3641

AP Diaz _____
H. Fujita _____
V. Israel _____

S. Piña-Cortez _____
C. Santo Domingo DP
N. Williams _____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATION

Authorize the City Engineer to negotiate and issue a Lump Sum Change Order in an amount not to exceed \$400,000.00 for Contract No. 3641 regarding the construction of the Alpine Recreation Center Expansion (aka Ord & Yale Street Park) (W.O. #E170225F) (PRJ20591) project (Project), which will result in a cumulative total dollar amount of change orders not to exceed Four Hundred Seventy-Three Thousand and Eight Hundred Fifty-Four Dollars (\$473,854) or 7.9% of the original contract award amount, in accordance with the details set forth in this Report.

SUMMARY

On June 6, 2018, the Board of Recreation and Park Commissioners (Board) awarded Contract No. 3641 to C.S. Legacy, Inc. (Board Report No. 18-106), in the amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00) for the construction of the Alpine Recreation Center Expansion project (Project).

The Project is located at 524 Ord Street, Los Angeles, in Council District No. 1 (CD1). The scope of work consists of developing a new park on a vacant blighted hillside, behind the Chinatown Branch Library, as an expansion of the Alpine Recreation Center. The park will connect the community's multi-family residences with its commercial and institutional corridors. Park amenities will include benches, trees, park lighting, a raised platform, a shade structure, ramps, walkways, viewing terraces, a restroom facility, drinking fountains, fitness equipment, play structures, cultural artwork, and related irrigation and landscaping. The planting of new plants and trees will complement the park's cultural theme. Interpretive graphics and signage

BOARD REPORT

PG. 2

NO. 19-159

will be installed as required to meet the RAP's Park Standards as well as required by the Council Office 1. In addition, there will be a pedestrian concrete stairway to allow park access from Hill Place and connect Hill Place to Ord Street and Yale Street due to the substantial grade difference.

The Project is currently at 25% completion in construction. During grading for the proposed pedestrian stairway, the existing condition, due to soil erosion over the years, was found to be different than the depicted contour which was prepared in 2014. The site has a steeper descending slope with an average gradient of 1:1 slope. The current hillside condition does not allow the area for staging of the equipment and trenching as the steep slope would be susceptible to sloughing. In addition, the previously proposed cheek walls footings to support the slab-on-grade stairway may also be susceptible to undermining during its service life. Thus, the Structural Engineer and Geotechnical Engineer of Record recommend the stairway to be on structural slab supported by pile foundations, instead of slab-on-grade and cheek walls.

The scope of work for this change order includes equipment, labor and material required to provide ten (10) 24-inch diameter piles on the north side of the stairs running downhill from west to east, grade beams, structural slab, and retaining walls.

Funds are currently available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT. NO.</u>	<u>AMOUNT</u>
Sites and Facilities	209/88/88RACW	\$600,000
Private Developer	100/54/00K054	\$86,451

TREES AND SHADE

This change order request has no impact on the trees or shade.

ENVIRONMENTAL IMPACT

This Project was previously evaluated for environmental impacts in accordance with the California Environmental Quality Act (CEQA), and was determined to be categorically exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3 (6), Class 4 (2), and Class 4 (3) of the City of Los Angeles CEQA Guidelines and Chapter XIX, Sections 15303, 15304, and 15304(2) of the California CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on May 4, 2017, and the Los Angeles City Clerk on May 5, 2017. The proposed Change Order has not resulted in a substantial change to the project scope or environmental conditions since the filing of the NOE. Therefore, no further CEQA documentation is required.

BOARD REPORT

PG. 3

NO. 19-159

FISCAL IMPACT STATEMENT

The requested change order is funded by the aforementioned funding sources. There is no fiscal impact to Department of Recreation and Parks' General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks
Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood.
Key Metric: Percentage of Angelenos with park access within a ½ mile of their home.
Target: 60% by 2022

This Report was prepared by Chelsea Li, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Interim Division Head, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Construction, and Maintenance Branch.

LIST OF ATTACHMENT

1. Change Order No. 4 - Foundation Plan and Details

GENERAL ESTIMATE

City of Los Angeles - Department of Public Works - Bureau of Engineering - Architectural Division



6/11/2026

ALPINE EXPANSION LINKAGE

BID ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	ITEM TOTAL	TOTAL
GENERAL REQUIREMENTS						
	Project coordination	LS	1	\$ 2,674.00	\$ 2,674.00	
	Estimating	LS	1	\$ 6,084.00	\$ 6,084.00	
	Permitting	LS	1	\$ 776.00	\$ 776.00	
	Scheduling	LS	1	\$ 949.00	\$ 949.00	
	Meetings	LS	1	\$ 1,045.00	\$ 1,045.00	
	Submittals	LS	1	\$ 1,139.00	\$ 1,139.00	
	Temporary Facilities & Waste Management	LS	1	\$ 2,419.00	\$ 2,419.00	
	Construction & Maintenance Supervision	LS	1	\$ 4,934.00	\$ 4,934.00	
	GSD Job Completion Package	LS	1	\$ 949.00	\$ 949.00	
	Subtotal				\$ 20,969.00	\$ 20,969.00
SITE PREPARATION & DEMOLITION						
	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00	
	Clear/Grub	SF	50	\$ 10.00	\$ 500.00	
	Tree Protection / Construction Fence	LS	1	\$ 8,000.00	\$ 8,000.00	
	Subtotal				\$ 18,500.00	\$ 18,500.00
EARTHWORK						
	Soil Excavation (for Pylon piles), including hauling off-site and proper disposal (Alpine)	LF	10	\$ 850.00	\$ 8,500.00	
	Soil Excavation (for Pylon piles), including hauling off-site and proper disposal (Cleveland)	LF	16	\$ 850.00	\$ 13,600.00	
	Subtotal				\$ 22,100.00	\$ 22,100.00
UTILITIES						
	Trenching for Electrical (in TPZ and including trenchless-boring under paving)	LF	175	\$ 200.00	\$ 35,000.00	
	Electrical Conduit (1" C) and Sweeps	LF	200	\$ 15.00	\$ 3,000.00	
	Electrical Pull Box (Concrete box with metal lid)	EA	4	\$ 2,500.00	\$ 10,000.00	
	Electrical Wiring & Cable Pulling	LF	200	\$ 50.00	\$ 10,000.00	
	LED Light Fixures for Signs and Installation	EA	2	\$ 1,000.00	\$ 2,000.00	
	Final Wiring Connections at Signs	EA	2	\$ 1,500.00	\$ 3,000.00	
	Subtotal				\$ 63,000.00	\$ 63,000.00
CONSTRUCTION						
	Pylon Concrete Footing, including rebar cage	EA	2	\$ 7,000.00	\$ 14,000.00	
	Pylon Fabrication	EA	2	\$ 20,000.00	\$ 40,000.00	
	Pylon Installation	EA	2	\$ 10,000.00	\$ 20,000.00	
	Aluminum Sign Fabrication & Installation (For Pylon)	EA	2	\$ 4,000.00	\$ 8,000.00	
	Aluminum Sign Fabrication & Installation (For Fence)	EA	1	\$ 2,500.00	\$ 2,500.00	
	Turf Installation (Repair - sod only), including 60-day fertilizing	SF	350	\$ 18.00	\$ 6,300.00	
	Turf maintenance period (90 day)	LS	1	\$ 10,000.00	\$ 10,000.00	
	Subtotal				\$ 100,800.00	\$ 100,800.00
VENDORS						
	Mini Excavator and walk-behind trencher rental	LS	1	\$ 5,230.00	\$ 5,230.00	
	Temporary Fencing	LS	1	\$ 8,000.00	\$ 8,000.00	
	Scanning for Horizontal Directional Boring	LS	1	\$ 2,500.00	\$ 2,500.00	
	Roll-off Containers	LS	1	\$ 10,000.00	\$ 10,000.00	
	Concrete: Slurry for 10 cu. yds.	LS	1	\$ 1,500.00	\$ 1,500.00	
	Concrete Pump	LS	1	\$ 3,000.00	\$ 3,000.00	
	Trenchless Directional Boring	LS	1	\$ 8,824.00	\$ 8,824.00	
	Monitoring Arborist	LS	1	\$ 6,000.00	\$ 6,000.00	
	Subtotal				\$ 45,054.00	\$ 45,054.00
	CONSTRUCTION SUBTOTAL					\$ 270,423
	Construction Contingency	LS	25%			\$ 67,606
TOTAL						\$ 338,029