

MEMORANDUM



RANCHO PALOS VERDES

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: CORY LINDER, DIRECTOR, RECREATION AND PARKS 
DATE: SEPTEMBER 1, 2015
SUBJECT: LADERA LINDA PARK MASTER PLAN REQUEST FOR PROPOSAL AUTHORIZATION
REVIEWED: DOUG WILLMORE, CITY MANAGER 

Project Manager: Matt Waters, Senior Administrative Analyst 

RECOMMENDATION

Direct staff to proceed with the creation of a Request for Proposal (RFP) for the Ladera Linda Park Master Plan.

FISCAL IMPACT

The RFP will be created internally. No additional costs are anticipated for the creation and implementation of the RFP. Funds for the Ladera Linda Park Master Plan are currently allocated in Account # 330-3033-461-32-00 (Parks Trails & Open Space Improvements/Professional/Technical Services). The FY 15-16 continuing appropriations budget request is scheduled to be considered by the City Council at its September 15, 2015 meeting

BACKGROUND

The City of Rancho Palos Verdes 2013 Infrastructure Report Card prepared by SA Associates, an engineering firm hired to assess the current condition of existing public structures in the City gave the Ladera Linda Community Center an overall infrastructure score of "F" (FAIL). This rating is given to those building that are in very poor condition. The infrastructure report card utilizes grading criterion that the general public can relate to, similar to the grading used in education. It is the same criterion used by the American Society of Civil Engineers (ASCE) in infrastructure grading. The buildings were acquired by the City from the Palos Verdes Peninsula Unified School District, as part of the overall acquisition of Ladera Linda Park in 1981.

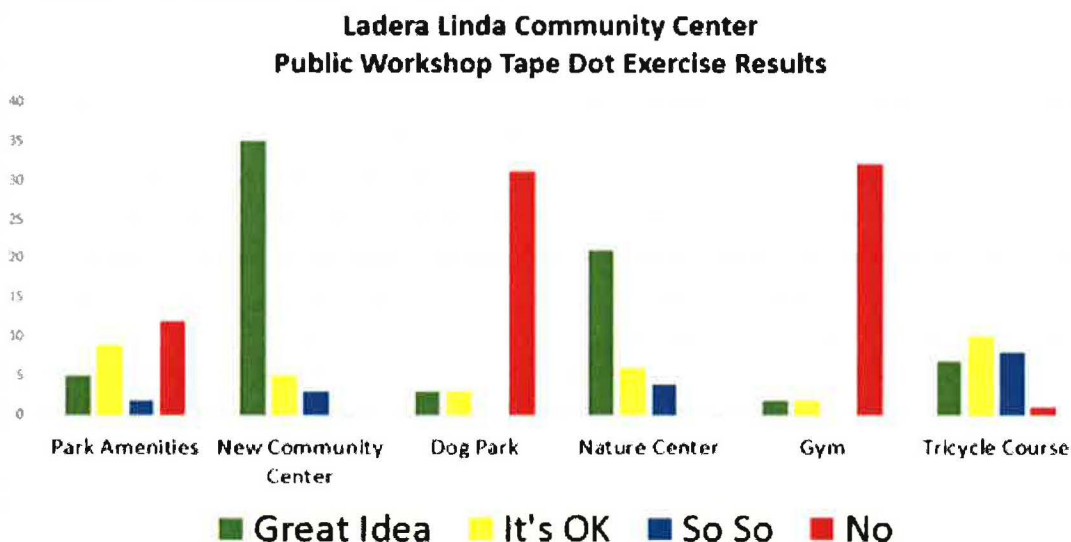
The Open Space Planning and Recreation and Parks Task Force in 2005

recommended either demolition or extensive remodeling of the buildings. The draft 2015 Parks Master Plan Update presented to City Council on June 30, 2015 (scheduled to be presented to the City Council again on October 6, 2015) contains the following recommendations for the site:

- Develop facilitated Master Plan and public outreach process for development of new Ladera Linda Park Community Center.
- Incorporate expanded Nature Center/Preserve Annex and Sheriff/Ranger drop-in office into Master Plan Process
- Upon completion of Master Plan Process, proceed with demolition of existing buildings and construction of new Community Center

The current FY 15-16 Capital Improvement Plan (CIP) notes that “the City Hall buildings and Ladera Linda Community Center buildings are the best examples of buildings that are in great need of renovation to meet organizational needs, comply with safety and code requirements, and comply with all Americans with Disabilities (ADA) guidelines.” The CIP has \$4,000,000 for the Ladera Linda Park and Community Center Buildings Replacement Project FY 18-19. The full-cost of the project was estimated in the FY 14-15 CIP at \$7,200,000.

The Parks Master Plan Update outreach effort included two Ladera Linda Park Public Workshops on November 12, 2014 and January 21, 2015. Most attendees were local residences. Support for the demolition and rebuilding of Ladera Linda Park was high at both workshops as demonstrated by the following chart:



There was strong opposition at both workshops to major active recreation elements, such as a gym or pool. An informal survey conducted by local Ladera Linda residents also showed support for a new community center. An online City-wide survey,

conducted as part of the Parks Master Plan Update, showed 38% of respondents in favor of a new community center, 27% opposed, and 35% with no opinion.

DISCUSSION

The initial stage of this project is to create a master plan for the site which will lay the groundwork for long-term re-development and phased implementation. The process will include extensive public outreach and community stakeholder involvement as well as cost benefit programming analysis.

The first step towards a creation of a Ladera Linda Park Master Plan is the creation of a Request for Proposal to be distributed to firms with experience in this field. The likely scope of services will include site analysis and assessment, community outreach and public input, park master plan schematics, project specific webpage support, and a fundraising plan. In addition, support is requested for design development, including phasing of the overall selected plan. There will be a particular emphasis on public outreach and involvement throughout the process.

Upon approval tonight, staff will prepare a draft RFP for approval at a subsequent City Council with the intention of sending it out to experienced firms by November, 2015.

CONCLUSION

The buildings at Ladera Linda Park are in poor condition. The current CIP calls for demolition and replacement of the buildings after a Master Plan process is completed for that site. Staff is requesting authorization to proceed with an RFP to locate an appropriate firm to facilitate a Master Plan.

ALTERNATIVES

- 1) Direct staff to not proceed with the creation of an RFP for Ladera Linda Park.