

**State of California — The Natural Resources Agency
BALDWIN HILLS & URBAN WATERSHEDS
CONSERVANCY**

APPLICATION FOR LOCAL ASSISTANCE GRANT

	\$ 1,000,000.00	
PROJECT NAME HOLLY PARK AND JIM THORPE PARK BATHROOM REMODEL	GRANT AMOUNT	
	\$ 1,000,000.00	
GRANTEE (Agency, address-incl. zip code and e-mail) CITY OF HAWTHORNE 4455 W 126TH ST HAWTHORNE, CA 90250 JIBARRA@CITYOFHAWTHORNE.ORG	COUNTY	NEAREST CITY
	LOS ANGELES	INGLEWOOD
	PROJECT ADDRESS	
	2058 W. 120th St./ 14100 Prairie Ave Hawth	
	NEAREST CROSS -STREET	
VAN NESS AVE/ 139TH ST		
SENATE DISTRICT NO.	ASSEMBLY DISTRICT NO.	
2S	55	

Grantee's Representative Authorized in Resolution:

JOSE IBARRA	PLAN COORDINATOR	(310)349-2980
<small>Name (type)</small>	<small>Title</small>	<small>Phone</small>

Person with day-day responsibility for project (if different from authorized representative):

AKBAR FAROKHI	DIRECTOR OF PUBLIC W (310)349-2980	
<small>Name (type)</small>	<small>Title</small>	<small>Phone</small>

Brief description of project: THE PARK REMODELING PROJECT FOCUSES ON ENHANCING ACCESSIBILITY SUSTAINABILITY AND MODERN AMENITIES. IN COMPLIANCE WITH ADA REQUIREMENTS THE REMODELED RESTROOMS WILL FEATURE WATER SAVING FAUCETS AND UP TO DATE EQUIPMENT

For Dev. projects Land Tenure – Project is: _____ acres:	For Acquisition projects-Projects will be _____ acres
_____ Acres owned in fee simple by Grant Applicant	_____ Acquired in fee simple by Grant Applicant
_____ Acres available under a _____ year lease	_____ Acquired in other than fee simple (explain)
_____ Acres other interest (explain)	_____

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

Signed _____ Date _____
Grantee's Authorized Representative as shown in Resolution Date

RESOLUTION NO. 8496
RESOLUTION OF THE CITY OF HAWTHORNE CITY COUNCIL APPROVING THE
APPLICATION FOR GRANT FUNDS FROM
THE BALDWIN HILLS & URBAN WATERSHEDS CONSERVANCY
FOR PROPOSITION 40 FUNDING FOR the HOLLY PARK/ JIM THORPE PARK
BATHROOM REMODELING

WHEREAS, the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40) in March 2002, which among other uses, provides funds to public agencies and nonprofit organizations in the for the acquisition, development, rehabilitation, restoration, interpretation and protection of land and creation of educational resources consistent with the statute creating the Baldwin Hills Conservancy, and

WHEREAS, the Conservancy has set forth the necessary procedures governing application for grant funds under the Proposition, and

WHEREAS, the Conservancy's procedures require CITY OF HAWTHORNE to certify, by resolution, the approval of the application before submission of said application(s) to the Conservancy; and

WHEREAS, said application contains assurances that CITY OF HAWTHORNE must comply with; and

WHEREAS, CITY OF HAWTHORNE will enter into an Agreement with the Conservancy to provide funds for acquisition and development projects.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF HAWTHORNE City Council HEREBY:

1. Approves the filing of an application with the Conservancy for Proposition 40 Funds for the above project; and
2. Certifies that CITY OF HAWTHORNE understands the assurances and certification in the application form; and
3. Certifies that CITY OF HAWTHORNE has, or will have, sufficient funds to operate and maintain the project in perpetuity; or has the right to assign maintenance to another agency; and
4. Appoints the CITY OF HAWTHORNE or designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned project.

Passed, approved and adopted this _____ day of _____ 2024.

ATTEST: _____

NARRATIVE / SCOPE / TIMELINE

Holly Park and Jim Thorpe Park

HOLLY PARK

The Holly Park bathroom remodeling project is designed to modernize the park's facilities, ensuring ADA compliance and incorporating state-of-the-art, water-saving technologies and earth-friendly fixtures. This initiative aligns with the city's sustainability goals and commitment to inclusivity, ensuring the bathrooms are accessible and environmentally responsible. The project will be phased over an 8-12 month period to minimize disruption to park visitors.

Scope of Work

1. ADA Compliance:

The remodeled restrooms will be designed to meet or exceed ADA standards, ensuring that all visitors, including those with disabilities, can easily access and use the facilities.

Features will include widened doorways, grab bars near toilets, and appropriately placed sinks and hand dryers to accommodate wheelchair users.

The floor plan will be redesigned for better maneuverability, with accessible pathways leading to the restrooms from all key areas of the park.

2. State-of-the-Art Water-Saving Equipment:

Low-flow faucets and toilets: Water-saving fixtures will be installed, reducing water usage by up to 30% compared to standard fixtures. These include low-flow toilets, which use less water per flush, and sensor-activated faucets that limit water flow.

Waterless urinals: Where applicable, waterless urinals will be considered to further decrease water consumption.

Touchless faucets and flush valves: Modern, touchless faucets and automatic flush valves will enhance hygiene and prevent water waste through smart technology.

3. Earth-Friendly Materials and Fixtures:

Environmentally friendly materials will be used throughout the remodel, including recycled materials for partitions and counters.

Energy-efficient hand dryers: To reduce the use of paper towels, energy-efficient hand dryers will be installed, contributing to waste reduction and a lower carbon footprint.

LED lighting: All lighting will be replaced with energy-efficient LED fixtures, reducing electricity use and providing better visibility for users.

HOLLY PARK TIMELINE

Phase 1: Planning and Design (Month 1-2)

The first two months will focus on planning and design. This will include finalizing architectural plans, selecting fixtures, and ensuring all designs meet ADA and environmental standards. Coordination with city officials and contractors will also take place during this phase.

Phase 2: Demolition and Site Preparation (Month 3-4)

The next two months will involve the demolition of the existing restrooms and site preparation for the installation of new fixtures and materials. ADA-compliant entrances and pathways will be laid out during this phase.

Phase 3: Construction and Installation (Month 5-8)

Construction will begin on the remodel, including structural changes to accommodate ADA requirements. New low-flow water fixtures, touchless faucets, and energy-efficient lighting will be installed. This phase will also include plumbing and electrical updates to support the new features.

Phase 4: Finishing Touches and Testing (Month 9-10)

Final finishes, including painting, flooring, and detailed work on the installation of accessories such as grab bars, hand dryers, and changing stations, will be completed. Thorough testing of all systems will ensure compliance with water-saving goals and ADA standards.

Phase 5: Inspection and Project Close-Out (Month 11-12)

The final two months will include inspections to confirm compliance with ADA and environmental standards. Any final adjustments will be made before the bathrooms are opened for public use.

Conclusion

The Holly Park bathroom remodel will provide the community with state-of-the-art, accessible, and eco-friendly facilities. Over the course of 8 to 12 months, these updates will significantly improve water efficiency, environmental impact, and inclusivity, ensuring that the restrooms meet modern standards and serve the needs of all park visitors for years to come.

JIM THORPE PARK

The City of Hawthorne is committed to enhancing public spaces by improving the quality and accessibility of facilities at Jim Thorpe Park. The restroom remodel aims to create a welcoming, inclusive environment for all visitors by adhering to ADA standards, reducing water consumption, and increasing energy efficiency. This project will not only modernize the restrooms but also promote sustainability and provide an enhanced user experience.

The remodel will include installing ADA-compliant fixtures to ensure accessibility for individuals with disabilities, water-saving faucets to promote responsible water use, and energy-efficient lighting to reduce the facility's environmental impact. The renovation will incorporate modern equipment and materials, ensuring durability and reducing long-term maintenance costs, all while providing a clean and functional space for the community.

Scope of Work for Jim Thorpe Park Restroom Remodel:

1. Demolition and Site Preparation:

Remove all existing restroom fixtures, partitions, flooring, and lighting.

Prepare the site for new installations, ensuring minimal disruption to park activities.

2. ADA Compliance Upgrades:

Install ADA-compliant toilets, urinals, sinks, and grab bars.

Ensure pathways, stall dimensions, and door hardware are fully accessible according to ADA guidelines.

Modify entranceways and signage to meet accessibility standards.

3. Plumbing and Water Efficiency:

Install water-saving faucets and low-flow toilets/urinals to reduce water usage and comply with local water conservation codes.

Upgrade plumbing to accommodate modern fixtures and improve overall efficiency.

4. Energy-Efficient Lighting:

Replace outdated lighting with LED energy-efficient fixtures.

Install motion-sensor lighting to minimize energy consumption when restrooms are not in use.

5. Ventilation and Air Quality:

Upgrade or install new exhaust fans to improve air circulation and meet building codes.

6. Interior Finishes:

Install durable, easy-to-clean tile flooring and wall finishes resistant to wear and moisture.

Add stainless steel fixtures, including sinks, soap dispensers, and hand dryers, for durability and reduced maintenance.

7. Equipment and Amenities:

Install new baby changing stations and sanitary napkin dispensers.

Provide updated trash receptacles and recycling bins within the restroom area.

8. Electrical Upgrades:

Ensure the restroom's electrical system is updated to support modern lighting and fixtures, including outlets for future expansion or additional equipment.

9. Inspection and Testing:

Conduct final inspections to ensure all installations meet city building codes and ADA standards.

Test plumbing and electrical systems for efficiency and proper functionality.

This scope outlines the key areas of focus for the remodel and the improvements that will make the restrooms more functional, environmentally responsible, and accessible for all park visitors.

JIM THORPE PARK TIMELINE

Phase 1: Planning and Design (Month 1-2)

The first two months will focus on planning and design. This will include finalizing architectural plans, selecting fixtures, and ensuring all designs meet ADA and environmental standards. Coordination with city officials and contractors will also take place during this phase.

Phase 2: Demolition and Site Preparation (Month 3-4)

The next two months will involve the demolition of the existing restrooms and site preparation for the installation of new fixtures and materials. ADA-compliant entrances and pathways will be laid out during this phase.

Phase 3: Construction and Installation (Month 5-8)

Construction will begin on the remodel, including structural changes to accommodate ADA requirements. New low-flow water fixtures, touchless faucets, and energy-efficient lighting will be installed. This phase will also include plumbing and electrical updates to support the new features.

Phase 4: Finishing Touches and Testing (Month 9-10)

Final finishes, including painting, flooring, and detailed work on the installation of accessories such as grab bars, hand dryers, and changing stations, will be completed. Thorough testing of all systems will ensure compliance with water-saving goals and ADA standards.

Phase 5: Inspection and Project Close-Out (Month 11-12)

The final two months will include inspections to confirm compliance with ADA and environmental standards. Any final adjustments will be made before the bathrooms are opened for public use.

Conclusion:

The Jim Thorpe Park restroom remodeling project represents a significant step forward in the City of Hawthorne's efforts to provide modern, accessible, and sustainable public facilities. By incorporating ADA compliance, water-saving technology, energy-efficient lighting, and durable, up-to-date equipment, the project enhances the overall park experience for all visitors. These improvements reflect the city's commitment to environmental responsibility, inclusivity, and long-term community service. Once complete, the remodeled restrooms will serve as a model for future public space upgrades, promoting both functionality and sustainability for years to come.

PROJECT COSTS

Holly Park and Jim Thorpe Park Bathroom Remodel Project Cost Breakdown

The Holly Park and Jim Thorpe Park bathroom remodel is funded by a \$1,000,000.00 grant, with the City of Hawthorne providing a 25% match. Below is the estimated cost breakdown, incorporating the total project budget and key expenditures.

1. Total Project Budget: \$1,000,000

Holly Park: \$500,000 (50%)

Jim Thorpe Park: \$500,000 (50%)

2. Cost Breakdown by Category

1. Planning and Design (10%)

Covers architectural design, permits, and engineering consultations.

Holly Park: \$50,000

Jim Thorpe Park: \$50,000

Total: \$100,000

2. Demolition and Site Preparation (5%)

Covers the removal of old structures, site clearing, and grading.

Holly Park: \$25,000

Jim Thorpe Park: \$25,000

Total: \$50,000

3. Construction and ADA Compliance (30%)

Includes the general construction work, structural improvements, and ADA-compliant adjustments (e.g., accessible stalls, ramps, handrails).

Holly Park: \$150,000

Jim Thorpe Park: \$150,000

Total: \$300,000

4. Installation of Water-Saving and Earth-Friendly Fixtures (10%)

Covers the cost of eco-friendly toilets, faucets, and water-saving fixtures.

Holly Park: \$50,000

Jim Thorpe Park: \$50,000

Total: \$100,000

5. Plumbing and Electrical Updates (15%)

Includes upgrading plumbing and electrical systems to meet modern standards.

Holly Park: \$75,000

Jim Thorpe Park: \$75,000

Total: \$150,000

6. Finishing Touches and ADA Accessories (15%)

Covers tiles, paint, flooring, lighting, mirrors, and ADA-specific accessories like grab bars, signage, and accessible sinks.

Holly Park: \$75,000

Jim Thorpe Park: \$75,000

Total: \$150,000

7. Inspection and Project Management (15%)

Includes the cost of inspections (e.g., city, safety, ADA) and fees for project management to ensure the project is on time and meets all regulations.

Holly Park: \$75,000

Jim Thorpe Park: \$75,000

Total: \$150,000

3. Final Summary

Planning and Design: \$100,000

Demolition and Site Preparation: \$50,000

Construction and ADA Compliance: \$300,000

Installation of Water-Saving and Earth-Friendly Fixtures: \$100,000

Plumbing and Electrical Updates: \$150,000

Finishing Touches and ADA Accessories: \$150,000

Inspection and Project Management: \$150,000

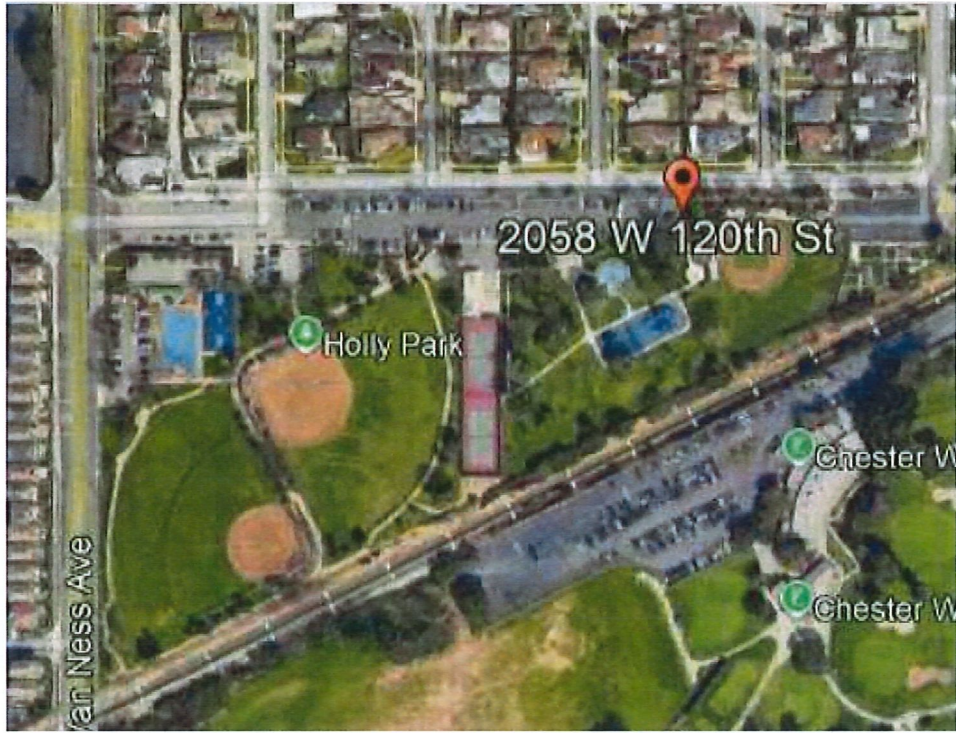
Total Project Budget: \$1,000,000

This cost estimate allows for a complete remodel that meets ADA standards, includes state-of-the-art water-saving technologies, and ensures a modern, eco-friendly restroom facility at Holly Park and Jim Thorpe Park. The project timeline of 12 to 18 months remains achievable within this budget.

CATAGORY	PERCENT OF TOTAL BUDGET	ESTIMATED COST
PLANNING AND DESIGN	10%	\$ 100,000.00
DEMO AND SITE PREPARATION	5%	\$ 50,000.00
CONSTRUCTION AND ADA COMPLIANCE WORK	30%	\$ 300,000.00
INSTALLATION OF WATER SAVING FIXTURES	10%	\$ 100,000.00
PLUMBING AND ELECTRICAL	15%	\$ 150,000.00
ADA ACCESSORIES	15%	\$ 150,000.00
INSPECTION AND PROJECT MANAGEMENT	15%	\$ 150,000.00

PROJECT LOCATION (MAP / DESIGN / DRAWING)

HOLLY PARK 2058 W 120TH ST. HAWTHORNE CA, 90250



JIM THORPE PARK 14100 PRAIRIE AVE. HAWTHORNE CA, 90250



CITY OF HAWTHORNE WATERSHEAD MAP

Let's get started!

90250, Hawthorne, CA, USA Go OR Use My Location

County of Los Angeles, California State Parks, Esri, TomTom, Garmin, SafeDrizzle, GeoTechnologies, Inc, MET/USA, USGS, Bureau of Land Management, EPA, AP3, USDA, USFWS

Powered by Esri

90250, Hawthorne, California
WATERSHEAD: Upper Dominguez Channel (180701060101)
SIZE: 16,838 acres / 68.14 km²

Overview Show Text

Your Waters: What We Know

Waters in your community are connected within a local watershed. The **dashed outline on the map shows your watershed.**

Water quality is monitored for physical, chemical and biological factors. The monitoring results are assessed against EPA approved water quality standards or thresholds. Water can be impaired, meaning it is not able to be used for certain purposes... [show more](#)

DISCLAIMER

1	25	58
Waterbodies	Water Monitoring Locations	Permitted Dischargers

Waterbodies	Water Monitoring Locations	Permitted Dischargers
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Waterbody Conditions:

● Good
 ● Impaired
 ▲ Condition Unknown

Overall condition of **1** waterbody in the Upper Dominguez Channel watershed. Expand All

● **Dominguez Channel (lined portion above Vermont Ave)**

State Waterbody ID: CAR405120005990918161027

APPLICANT BACKGROUND / RELATED EXPERIENCE

City of Hawthorne Applicant Background for Holly Park and Jim Thorpe Park Bathroom Remodeling Project

Incorporated in 1922, the City of Hawthorne currently has a population of nearly 87,000 within a six square mile area. Ideally located near the Los Angeles International Airport, connected by rail to the Port of Los Angeles and downtown Los Angeles, and surrounded by the San Diego (I-405), Harbor (I-110), and Glenn M. Anderson (I-105) Freeways, the City of Hawthorne could easily be termed the "Hub of the South Bay." By virtue of its location, Hawthorne affords easy, quick access to all that Southern California offers; culture, sports, entertainment, mountains, and beaches. Temperatures in the area are always among the most pleasant in the Los Angeles basin.

The City of Hawthorne possesses a shared vision towards the future to create a great city and build an economy which supports the community's desire for a high quality of life.

Holly Park and Jim Thorpe Park are located within the city, serves as an important recreational and gathering space for Hawthorne residents. The need for bathroom remodeling at Holly Park and Jim Thorpe Park is critical to improving the park's infrastructure, ensuring accessibility, hygiene, and safety for the community. This project aligns with the city's commitment to providing high-quality public facilities and services that meet the needs of its diverse population.

The City of Hawthorne is actively involved in various development projects aimed at enhancing quality of life, promoting sustainability, and supporting community engagement. The Holly Park and Jim Thorpe Park Bathroom Remodeling Project is another step in the city's ongoing efforts to invest in its public spaces, ensuring they remain welcoming and functional for all residents and visitors.

This project will not only improve park amenities but also contribute to the city's overall goal of fostering a more sustainable and inclusive environment for future generations.