

REPORT OF GENERAL MANAGER

APPROVED
SEP 03 2008

NO. 08-243

DATE September 3, 2008

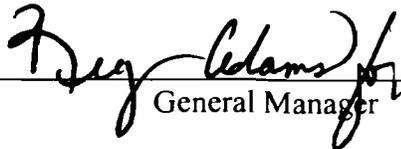
**BOARD OF RECREATION
and PARK COMMISSIONERS**

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RAMONA HALL COMMUNITY CENTER - ALLOCATION OF
SUBDIVISION/QUIMBY FEES AND OTHER FUNDS FOR BUILDING
IMPROVEMENT

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>Confirms</u>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account in Fund 302, Department 89, Account 460K-RM, Ramona Hall Community Center;
2. Authorize the Chief Accounting Employee to transfer \$24,792 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008 from Fund 302, Department 89, Account 460K-00 to the new Account 460K-RM Ramona Hall Community Center;
3. Approve the allocation of \$24,792 in Subdivision/Quimby Fees from Fund 302, Department 89, Account 460K-RM Ramona Hall Community Center for the building improvement described in the Summary of this report at the Ramona Hall Community Center;
4. Approve the allocation of \$25,000 from Fund No. 301 Department No. 88 Account No. 024M under Work Order MRPXX223 (Ramona Parlor At-Risk), Task 484, Sub-task REC for the building improvement described in Summary of this report at the Ramona Hall Community Center;
5. Approve the allocation of \$6,208 from Fund 302, Department 89, Account 813M under Work Order SP89813M (Metro Region Facility Rental) Task 000, Subtask 000 for the

REPORT OF GENERAL MANAGER

PG. 2

NO. 08-243

building improvement described in Summary of this report at the Ramona Hall Community Center; and,

6. Authorize the General Manager or his designee to make technical corrections as necessary to those transactions to implement the improvements describe in the Summary of this report.

SUMMARY:

Ramona Hall Community Center is a 1.25 acre facility located at 4580 N. Figueroa Street. This site contains a community hall which serves the community with dance, afterschool, and pre-school programs. This facility also features a ballroom and the hall can be rented for weddings and other special events. The facility is used year-round for a variety of community-based services, ranging from recreational programs to Neighborhood Council meetings and Special Events. Due to the facilities, features, programs and services it provides, Ramona Hall Community Center meets the standards for a Community park, as defined in the City's Public Recreation Plan.

The proposed park building improvement project entails the replacement of the Heating, Ventilation and Air-Conditioning (HVAC) unit at the Ramona Hall Community Center. This approximately 44-year old building's HVAC system is outdated, inefficient, beyond repair, and in need of replacement. However staff has determined that the existing air-conditioning duct system can remain in place and requires minimal retrofitting to accommodate a new HVAC unit. The total estimate for the replacement of the HVAC unit is \$56,000. The replacement of the HVAC unit is necessary to improve workplace productivity and safety for Department employees and park patrons. Replacement of the old HVAC unit will also have a direct positive impact on park patrons. These improvements will provide a more extensive use of the park and recreation space, as well as provide more comfortable facilities for current and future park patrons. Once completed, the proposed project will help the Department serve the surrounding community more effectively. A new HVAC system will allow the Department to designate Ramona Hall Community Center as a designated "Cooling Center" during unseasonably hot weather for patrons who do not have access to air conditioning.

This park building improvement project will be funded through multiple sources.

Upon approval of this report, a new Subdivision/Quimby Fees Account 460K-RM with Ramona Hall Community Center as the Account Name will be established and Subdivision/Quimby Fees in the amount of \$24,792, collected during Fiscal Year 2007-2008, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Ramona Hall Community Center Account 460K-RM. The total Subdivision/Quimby allocation for the building improvement at the Ramona Hall Community Center is \$24,792 from the Subdivision/Quimby Fees. These Subdivision/Quimby Fees were collected within two miles of Ramona Hall Community Center, which is the standard distance for the allocation of Subdivision/Quimby Fees for community parks. In addition to the Quimby

REPORT OF GENERAL MANAGER

PG. 3

NO. 08-243

funds, \$25,000 is available in Fund 301, Department 88, Account 024M and the remaining balance of \$6,208 is available in Fund 302 Department 89 Account 813M. Council District One and Metro Region staff support the recommendations set forth in this report.

Staff has determined that the subject project consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Therefore, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 (6) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

This expenditure will have no negative impact to the Department's General Fund. Replacement of the old HVAC unit will result in savings on repeated repairs, and the efficiency of the new HVAC system will provide the Department a utility savings.

This report was prepared by Debby Rolland, Superintendent, Metro Region and Planning and Development staff: Vivien Quintos, Management Analyst II, Melinda Gejer, City Planning Associate, and Camille Walls, City Planner.