

REPORT OF GENERAL MANAGER

**APPROVED**  
MAY 06 2015

NO. 15-90

DATE May 6, 2015

BOARD OF RECREATION  
& PARK COMMISSIONERS

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SYLMAR PARK - OUTDOOR PARK IMPROVEMENTS (PRJ20870)  
PROJECT - ALLOCATION OF QIMBY FEES- CHANGE IN PROJECT  
SCOPE

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>CSDF</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

*M. Allen*  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following action regarding Sylmar Park - Swimming Pool and Bathhouse Improvements (PRJ1507P) project:
  - A. Rescind approval of Recommendation No. 1 of Report No. 08-117, approved on May 7, 2008, which authorized the Department's Chief Accounting Employee to transfer \$211,203.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from Quimby Account No. 89460K-00 to Sylmar Park Account No. 89460K-SY;
  - B. Rescind approval of Recommendation No. 2 of Report No. 08-117, approved on May 7, 2008, which authorized the Department's Chief Accounting Employee to transfer \$352,570.52 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from Quimby Account No. 89460K-00 to Sylmar Park Account No. 89460K-SY;
  - C. Rescind approval of Recommendation No. 3 of Report No. 08-117, approved on May 7, 2008, which approved the allocation of \$841,656.65 in Quimby fees from the Sylmar Park Account No. 89460K-SY for the Sylmar Park - Swimming Pool and Bathhouse Improvements (PRJ1507P) project;

REPORT OF GENERAL MANAGER

PG. 2                      NO. 15-90

- D. Rescind approval of Recommendation No. 4 of Report No. 08-117, approved on May 7, 2008, which approved the allocation of \$158,343.35 in Zone Change Fees from the Sylmar Park Account No. 89440K-SY for the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project;
  - E. Authorize the Department’s Chief Accounting Employee to transfer \$453,559.52 in Quimby Fees from Quimby Fee Account No. 89460K-00 to the Sylmar Park Account No. 89460K-SY
  - F. Authorize the Department’s Chief Accounting Employee to transfer \$110,214.00 in Zone Change Fees from Zone Change Fee Account No. 89440K-00 to the Sylmar Park Account No. 89460K-SY;
  - G. Authorize the Department’s Chief Accounting Employee to transfer \$123,875.38 in Zone Change Fees from Sylmar Park Account No. 89440K-SY to the Sylmar Park Account No. 89460K-SY;
  - H. Approve the allocation of \$965,532.03 from the Sylmar Park Account No. 89460K-SY for the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project;
  - I. Approve the allocation of \$32,675.35 from the Sylmar Park Account No. 89440K-SY for the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project;
2. Take the following action regarding Sylmar Park – Outdoor Park Improvements (PRJ20870) project:
- A. Approve the new scope of the Sylmar Park – Outdoor Park Improvements (PRJ20870) project, as described in the Summary of this Report;
  - B. Authorize the reallocation of \$125,668.00 in Quimby Fees previously allocated for the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project to the Sylmar Park – Outdoor Park Improvements (PRJ20870) project;
  - C. Authorize the reallocation of \$140,763.80 in Quimby Fees previously allocated for the Sylmar Park – Building Improvements (PRJ20383) project to the Sylmar Park – Outdoor Park Improvements (PRJ20870) project;

REPORT OF GENERAL MANAGER

PG. 3                      NO. 15-90

- D. Approve the allocation of \$266,431.80 in Quimby Fees from the Sylmar Park Account No. 89460K-SY to the Sylmar Park – Outdoor Park Improvements (PRJ20870) project;
- 3. Authorize the Department’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

Sylmar Park is located at 13109 Borden Avenue in the Sylmar area of the City. This 19.78 acre facility provides multipurpose fields, tennis courts, a swimming pool, a play area, and recreation centers for the surrounding community. Approximately 6,307 City residents live within a one half mile walking distance of Sylmar Park. Due to the size of the park, and the facilities and features and programs it provides, Sylmar Park meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

The Board has approved the allocation of a total of \$333,074.00 in Quimby Fees for the Sylmar Park – Outdoor Park Improvements (PRJ20870) project (Report No. 15-014). The scope of the approved Sylmar Park – Outdoor Park Improvements (PRJ20870) project includes renovation of the existing children’s play area, installation of new outdoor fitness equipment, development of two new picnic areas, reconfiguration of park fencing, and associated landscape, hardscape, paths and walkways, irrigation improvements, and park amenities.

Department staff has determined that renovation of the existing parking lot and a freestanding restroom building are necessary as a part of the project and recommends that the scope of project be modified to include these additional scope elements and that supplemental funding be allocated in order to complete the project.

Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project

The Board approved the allocation of a total of \$1,000,000.00 in Quimby and Zone Change fees to the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project on May 7, 2008 (Report No. 08-117). The Board later approved the reallocation a total of \$240,923.33 in Quimby Fees from the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project to other park capital improvement projects (Report Nos. 10-161, and 11-099), which resulted in a final allocation of \$759,076.67 in Quimby and Zone Change Fees for the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project.

REPORT OF GENERAL MANAGER

PG. 4                      NO. 15-90

This project is complete, and there is a total of \$125,668.00 in unexpended funds that are available for reallocation to other projects. However, before the unexpended funds can be reallocated to other projects, staff has determined that it is necessary to make revisions to the account sources and amounts originally allocated to the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project in Report No. 08-117. This is necessary in order to correct the amount of Quimby and Zone Change funding that was originally available in Sylmar Park Account No. 89460K-SY for the project; to correct the amounts being transferred to, and allocated from, Sylmar Park Account Nos. 89460K-SY and 89440K-SY; and, to reduce the amount of funds that were initially allocated to the project from \$1,000,000.00 to \$998,207.38.

Upon approval of this report, the revised initial allocation of Quimby and Zone Change funds to Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project would be \$998,207.38. Due to the fact that the Board has approved the reallocation a total of \$240,923.33 in Quimby Fees from the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project to other park capital improvement projects (Board Report Nos. 10-161, and 11-099), the revised final allocation of Quimby and Zone Change funds to Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project would be \$757,284.05.

Sylmar Park – Building Improvements (PRJ20383) project

The Board has approved the allocation of a total of \$226,069.00 in Quimby Fees for the Sylmar Park – Building Improvements (PRJ20383) project (Report Nos. 10-161 and 10-312). This project is complete and there is a total of \$140,763.80 in unexpended funds that are available for reallocation to other projects.

Sylmar Park – Outdoor Park Improvements (PRJ20870) project

Staff recommends that \$125,668.00 in Quimby Fees previously allocated for the Sylmar Park – Swimming Pool and Bathhouse Improvements (PRJ1507P) project and \$140,763.80 in Quimby Fees previously allocated for the Sylmar Park – Building Improvements (PRJ20383) project be reallocated to the Sylmar Park – Outdoor Park Improvements (PRJ20870) project.

Additionally, it should be noted that the City Council has approved the allocation of \$250,000 in Community Development Block Grant (CDBG) funds for the Sylmar Park – Outdoor Park Improvements (PRJ20870) project.

Upon approval of this Report, the total Quimby Fee allocation for the Sylmar Park – Outdoor Park Improvements (PRJ20870) project would be \$599,505.80. These Fees were collected within two miles of Sylmar Park, which is the standard distance for the allocation of the Quimby

REPORT OF GENERAL MANAGER

PG. 5                      NO. 15-90

Fees for community recreational facilities. The total funding available for the project, inclusive of the available CDBG funding, would be \$849,505.80.

Staff has determined that the subject project is a continuation of an existing project approved on January 21, 2015 (Report No. 15-014) that is exempted from CEQA [Class 1(1,3) and Class 11(3)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.