

APPROVED
JUN 20 2018

BOARD REPORT **BOARD OF RECREATION AND PARK COMMISSIONERS** NO. 18-126

DATE June 20, 2018 C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA SPORTS COMPLEX – SPORTS COMPLEX PHASE 1 (PRJ20308) (PRJ21190) (W.O. #E1907694) PROJECT; COMMITMENT OF PARK FEES

for AP Diaz _____ V. Israel _____
*R. Barajas DF _____ S. Piña-Cortez _____
H. Fujita _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize Department of Recreation and Parks (RAP) staff to commit, from the following fund and work order number, a maximum of Four Million Dollars (\$4,000,000.00) in Park Fees, for the Rancho Cienega Sports Complex – Sports Complex Phase 1 (PRJ20308) (PRJ21190) (W.O. #E1907694) Project; and,

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT073656

2. Authorize RAP's General Manager, or Designee, to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Rancho Cienega Sports Complex is located at 5001 Rodeo Road in the West Adams community of the City. This 28.97 acre park provides ball diamonds, basketball and tennis courts, a recreation center, a skate park, and a swimming pool (Celes King III Pool) for the use of the surrounding community. An estimated 10,652 City residents live within a one-half (½) mile walking distance of Rancho Cienega Sports Complex. Due to the facilities, features, programs, and services it provides, Rancho Cienega Sports Complex meets the standard for a Community Park; as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The scope of work for the Rancho Cienega Sports Complex – Sports Complex Phase (PRJ20308) (PRJ21190) (W.O. #E1907694) Project will occur in the south central portion of the project site. The current scope of work includes the following:

1. Demolition of:
 - a. The existing gymnasium
 - b. The existing outdoor restroom/staff office/storage building on the southern portion of the property
 - c. Landscape, hardscape and infrastructure to accommodate new design elements
2. Construction of:
 - a. New 25,000 square foot (Celes King III) indoor pool and bathhouse facility and Fitness Annex
 - b. New 24,000-square-foot gymnasium.
 - c. Two (2) new restrooms & tenant improvements within the existing Tennis Pro Shop.
 - d. New site and infrastructure improvements and rough grading of parking lot.

PROJECT FUNDING

Upon approval of this Report, Four Million Dollars (\$4,000,000.00) in Park Fees can be committed to the Rancho Cienega Sports Complex – Sports Complex Phase 1 (PRJ20308) (PRJ21190) (W.O. #E1907694) Project.

These Park Fees were collected within five (5) miles of Rancho Cienega Sports Complex, which is the standard distance for the allocation of the Park Fees to community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

Additional funding for the Rancho Cienega Sports Complex – Sports Complex Phase 1 (PRJ20308) (PRJ21190) (W.O. #E1907694) Project will be provided from a combination of funding sources, including Community Development Block Grant Funds, Proposition K Funds, Sites and Facilities Funds, Municipal Improvement Corporation of Los Angeles Funds, and various other funding sources.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$4,000,000.00	8.79%
Community Development Block Grant (CDBG), United States Department of Housing and Urban Development (HUD; PY 40, FY 14-15)	424/43/43L505	\$3,640,432.00	7.99%
Proposition K (S93 - PY 17; FY 2013-14)	43K/10/10K213	\$100,000.00	0.22%
Proposition K (S93 - PY 18; FY 2014-15)	43K/10/10L213	\$106,405.00	0.23%
Proposition K (S93 - PY 19; FY 2015-16)	43K/10/10MPDB	\$750,000.00	1.65%
Proposition K Gap Fund (S93 - PY 19; FY 2015-16)	43K/10/10MGG G	\$1,750,000.00	3.84%
Proposition K (S94 - PY 18; FY 2014-15) inflation	43K/10/10LK04	\$125,509.00	0.28%
Proposition K_(8 th Cycle) (C227-8; PY 17; FY 2013-14)	43K/10/10KM20	\$50,000.00	0.11%
Proposition K (8 th Cycle) (C227-8 - PY 18; FY 2014-15)	43K/10/10LM20	\$200,000.00	0.44%
Proposition K Recon Report (2015 appropriation)	100/54/00L094	\$195,532.00	0.43%
Sites and Facilities (15-16)	209/88/88M211	\$2,750,000.00	6.04%
Sites and Facilities (16-17) (CF-10-1116-S3)	209/88/88NABB	\$2,615,913.00	5.54%
Urban Greening Grant Program	Subject to Grantor's Approval	\$2,000,000.00	4.39%
GCP per 2018-19 Mayors Budget	TBD	\$3,635,000.00	7.98%
MICLA (FY 14-15) – (CF-14-0600-S21)	298/88/88LNB1	\$7,500,000.00	16.46%
MICLA (FY 14-15) – (CF-14-0600)	298/50/50LTRC	\$521,431.61	1.14%
MICLA (15-16) – (CF 15-0600) Remaining Authorized Amount	TBD	\$1,400,000.00	3.01%
MICLA (CD10 Commitment)	Subject to Budget, Council and Mayor's approval	\$12,500,000.00	27.44%
Prop K Inflation 2018-19 Pending Appropriation		\$1,720,589.00	
Total		\$45,560,811.61	100%

INFORMATION.

The contract contains a “Financial Liability Clause” which states that “the City’s liability under this contract shall only be to the extent of the present City appropriation to fund the contract.

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However, if the City shall appropriate funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.

PROJECT CONSTRUCTION

Staff has determined that sufficient funding has been identified for the Rancho Cienega Sports Complex – Sports Complex Phase (PRJ20308) (PRJ21190) (W.O. #E1907694) Project.

The Rancho Cienega Sports Complex – Sports Complex Phase (PRJ20308) (PRJ21190) (W.O. #E1907694) Project is currently anticipated to begin in August 2018.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Rancho Cienega Sports Complex – Sports Complex Phase (PRJ20308) (PRJ21190) (W.O. #E1907694) Project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (FEIR) was certified, and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan was adopted by the Board, on December 14, 2016 (Board Report No. 16-250). A Notice of Determination was filed with the Los Angeles County Clerk on December 15, 2016. The scope of the Rancho Cienega Sports Complex – Sports Complex Phase (PRJ20308) (PRJ21190) (W.O. #E1907694) Project and the environmental setting has not substantially changed since the CEQA approval, with no additional environmental impacts or an increase in the intensity of the projected impacts which might have required a new or modified mitigation assessment. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

The Rancho Cienega Sports Complex – Sports Complex Phase (PRJ20308) (PRJ21190) (W.O. #E1907694) Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund. It is anticipated that future operations and maintenance costs of the facility should be reduced relative to the existing pool and bathhouse, as it will be a modern and energy-efficient facility, designed in accordance with the needs and recommendations of RAP including input from Aquatics and maintenance staff.

This Report was prepared by Darryl Ford, Senior Management Analyst II, Planning, Maintenance, and Construction Branch, Department of Recreation and Parks.