

APPROVED

APR 01 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-058

DATE April 01, 2021

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BOYLE HEIGHTS SPORTS CENTER GYMNASIUM (W.O. #E170192A) (PRJ20061) PROJECT – DEMOLITION AND ABATEMENT OF BUILDINGS; ALLOCATION OF QUIMBY AND ZONE CHANGE FEES – STATUTORY EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE II, SECTION 2(i) [ACTIVITY FOR WHICH THE UNDERLYING PROJECT HAS PREVIOUSLY BEEN EVALUATED FOR ENVIRONMENTAL SIGNIFICANCE] OF CITY CEQA GUIDELINES AND SECTION 21082 OF CALIFORNIA PUBLIC RESOURCES CODE

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____ <i>for</i>	* C. Santo Domingo	_____ <i>DF</i>
V. Israel	_____	N. Williams	_____

M. Shue

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to establish new Zone Change Fee Account No. 89440K-BO with Boyle Heights Sports Center as the Account Name;
2. Authorize RAP's Chief Accounting Employee or designee to transfer Eight Thousand, Five Hundred Twenty-Three Dollars and Ninety-Three Cents (\$8,523.93) in Zone Change Fees from the Zone Change Fees Account No. 89440K-00 to the Boyle Heights Sports Center Account No. 89440K-BO;
3. Approve the allocation of Eight Thousand, Five Hundred Twenty-Three Dollars and Ninety-Three Cents (\$8,523.93) in Zone Change Fees from the Boyle Heights Sports Center Account No. 89440K-BO to the Boyle Heights Sports Center Gymnasium (W.O. #E170192A) (PRJ20061) Project ;

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4. Authorize RAP's Chief Accounting Employee or designee to transfer One Hundred Thirty-Nine Thousand, Six Hundred Eleven Dollars and Nineteen Cents (\$139,611.19) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Boyle Heights Sports Center Account No. 89460K-BO;
5. Approve the allocation of One Hundred Forty-One Thousand, Four Hundred Seventy-Six Dollars and Seven Cents (\$141,476.07) in Quimby Fees from the Boyle Heights Sports Center Account No. 89460K-BO to the Project;
6. Approve the demolition portion of the Project as described in this Report to be bid and constructed through RAP's list of pre-qualified on-call contractors;
7. Approve the authorization of change orders as authorized under Report No. 06-136 for the construction contracts for the demolition portion of this Project in the budget contingency amounts for such contracts as set forth in this Report;
8. Determine that the proposed action, consisting of an allocation of funds for which the underlying Project has previously been evaluated for environmental significance, is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) of City CEQA Guidelines and to Section 21082 of California Public Resources Code and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
9. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
10. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Project, the final plans of which will be presented for Board of Recreation and Park Commissioners (Board) consideration at a future time, is located at 933 South Mott Street in the Boyle Heights Community of the City of Los Angeles. The Boyle Heights Sports Center is an 8.48-acre facility that provides multipurpose synthetic turf fields, a play area, a community center, and basketball courts for the surrounding community. Approximately 7,180 City residents live within a one-half mile walking distance of Boyle Heights Sports Center. Due to its facilities and features, and the programs provided on site, Boyle Heights Sports Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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The Boyle Heights Sports Center complex is in a high-density area with many schools and residential homes nearby. The current facility does not have an indoor gymnasium; therefore, the future Project would allow RAP to better serve the community of Boyle Heights.

The future Project will include the construction of a new 17,500-square-foot facility that would consist of a full-sized basketball court, staff offices, equipment storage rooms, restrooms, showers, a community room, elevator, multi-purpose rooms (programming may consist of a dance studio, performing area, exercise/yoga, dance, and ballet), plaza for special gatherings, additional green space, pedestrian paths, and additional parking. The future gym building would be approximately 40 feet high.

Incorporating sustainable design principals and drought-resistant landscaping, the new facility is pursuing to be certified as a Leadership in Energy and Environmental Design (LEED)-Net Zero (producing as much or more energy than it consumes) facility.

The detailed construction of the proposed Project would require the demolition of the two buildings on the site (approximately 2,500 square feet (SF) and 1,000 SF in size), removal of two on-site sheds (approximately 120 SF and 100 SF) and up to 25 trees, excavation (approximately 7,000 cubic yards) and grading of the site, and removal and relining of overhead utility lines leading from the existing buildings to nearby power poles on Mathews Street. Construction activities are expected to occur over a period of approximately 24 months.

PROJECT SCOPE

On September 3, 2020, the Board approved the demolition of two (2) existing buildings on the Project site (approximately 2,500 square feet and 1,000 square feet in size) and the removal of two on-site sheds (approximately 120 SF and 100 SF) (Report No. 20-172). As a result of a fire, the structures were damaged and RAP staff determined it was necessary to start the demolition and removal of the on-site structures in advance to remove a potential nuisance from the site.

Per Report No. 20-172, once the design of the proposed Project is completed, staff will seek the Board's approval of final plans for bid and award purpose, prior to the construction of the new gymnasium and associated improvements.

RAP Staff has determined that the abatement and demolition of the structures on the proposed Project site require supplemental funding due to the unanticipated high bid amounts.

PROJECT FUNDING

Previously, the Board approved the allocation of Two Hundred Thousand Dollars (\$200,000.00) in Quimby Fees for the abatement and demolition of the existing buildings on the Project site (Report No. 20-172).

Currently, there is One Thousand Eight Hundred Sixty-Four Dollars and Eighty-Eight Cents (\$1,864.88) in Quimby Fees in the Boyle Heights Sports Center Account No. 89460K-BO.

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Upon approval of this Report, One Hundred Thirty-Nine Thousand, Six Hundred Eleven Dollars and Nineteen Cents (\$139,611.19) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Boyle Heights Sports Center Account No. 89460K-BO.

Upon approval of this Report, One Hundred Forty-One Thousand Four Hundred Seventy-Six Dollars and Seven Cents (\$141,476.07) in Quimby Fees can be allocated from the Boyle Heights Sports Center Account No. 89460K-BO to the Project.

Upon approval of this Report, Eight Thousand, Five Hundred Twenty-Three Dollars and Ninety-Three Cents (\$8,523.93) in Zone Change Fees can be transferred from the Zone Change Fees Account No. 89440K-00 to the Boyle Heights Sports Center Account No. 89440K-BO and allocated to the Project.

The total amount of funding available for the demolition of the existing structures on the Project Site is Three Hundred Fifty Thousand Dollars (\$350,000.00).

The anticipated pre-qualified on-call contracts for this demolition and abatement will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Forty-Four Thousand, Five Hundred Forty Dollars (\$44,540.00).

These Quimby and Zone Change Fees were collected within five (5) miles of Boyle Heights Sports Center, which is the standard distance for the allocation of Quimby and Zone Change Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-BO	\$341,476.07	98%
Zone Change Fees	302/89/89440K-BO	\$8,523.93	2%
Total		\$350,000.00	100%

DEMOLITION WORK

RAP staff has determined that sufficient funding has been identified and demolition of existing structures at the Project Site is anticipated to begin in Spring 2021.

TREES AND SHADE

There will be no impact to existing trees or shade on the Project site.

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ENVIRONMENTAL IMPACT

The proposed action consists of an activity for which the underlying project has previously been evaluated for environmental significance. RAP staff has determined that there has been no significant change from the scope of the demolition that was previously approved by the Board which would warrant a new CEQA determination. Thus, RAP Staff recommends that the Board determines that it is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) of City CEQA Guidelines and to Section 21082 of California Public Resources Code. RAP Staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The proposed Project, except for the demolition of the existing buildings, is funded by Proposition K.

The demolition of existing structures will be paid by Quimby and Zone Change Fees. The approval of this allocation of Quimby and Zone Change Fees will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees, Proposition K or funding sources other than the RAP's General Fund.

Future maintenance impacts regarding the future Project have yet to be determined.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: All parks are safe and welcoming

Result: The demolition of the existing structures will remove a public nuisance and make the Project site safer.

This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.