

APPROVED

MAR 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-052

DATE March 18, 2021

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN HEIGHTS RECREATION CENTER – PARK IMPROVEMENTS (PRJ21376) PROJECT – APPROVAL OF FINAL PLANS; CONSIDERATION OF CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INCLUDED IN BOARD REPORT 19-200

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

M. Shue

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office and as attached to this Report as Attachment 1, for the proposed Lincoln Heights Recreation Center - Park Improvements (PRJ21376) Project (Project);
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report; and
4. Authorize Department of Recreation and Parks (RAP) Staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Lincoln Heights Recreation Center is located at 2303 Workman Street in the Lincoln Heights community of the City. This 2.87-acre property includes a play area, recreation center, senior citizen center, playground and parking lot. Approximately 41,695 residents live within a one-half mile walking distance of Lincoln Heights Recreation Center.

BOARD REPORT

PG. 2 NO. 21-052

PROJECT SCOPE

On June 5, 2018, Proposition 68 (Prop 68) was passed by a majority of California voters to fund a \$4.1 billion “California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor for All Act of 2018”. The purpose of Prop 68 is to fund state and local parks, beaches, environmental protection and restoration, water infrastructure, and flood protection projects. A total of \$650,275,000 of Prop 68 funds have been dedicated to the Statewide Park Development and Community Revitalization Program (SPP).

On January 29, 2019, the State released the initial notice of funding availability for the Prop 68 SPP, which the state calls the “2019 Round”, in the amount of \$254,942,000 to be awarded to communities across the State. This grant program competitively awards grants for the creation of new parks, boundary expansion and improvement of existing parks, or the renovation of recreation features at existing parks. Prop 68 SPP funding is limited to parks located in areas that either lack adequate park space of 3 acres per 1000 persons or have significant poverty with an average annual household level income below \$51,026. Prop 68 SPP 2019 Round 3 applications were due August 5, 2019.

Prop 68 contains very robust community engagement requirements for each project sought. In order to receive the maximum amount of points for each project, each application must include at least five (5) community engagement sessions between July 1, 2018, and the grant submission deadline. The grant requires that the community be afforded opportunities to provide input and identify preferred priority and location of recreation features including park beautification ideas, and park safety features. In order to achieve these goals and obtain genuine community feedback, beginning in April 2019, RAP conducted an aggressive outreach strategy to actively engage constituents and incorporate their feedback into project scope and designs which were included in the Prop 68 applications submitted by RAP.

Developed through robust community outreach, needs assessments, facility conditions, and various Council Office recommendations, RAP staff presented the proposed twenty-three (23) projects for the Prop 68 SPP 2019 Round Project list to the Board of Recreation and Park Commissioners (Board) for consideration (Report Nos. 19-097 and 19-165).

In September 2019, RAP was notified that the proposed Project was awarded Prop 68 funds.

The scope of the proposed Project includes the following:

- Construction of a new synthetic soccer field with lighting and bleachers.
- Construction of a new walking path, outdoor fitness equipment, and picnic area.
- Installation of new lighting, security cameras and landscaping throughout the park.
- Renovation of the park playground, including a new swing with an integral shade topper.
- Renovation of the outdoor basketball court, including new lighting, parking lot and Americans with Disabilities Act (ADA) compliant path of travel.
- Renovation of existing fencing.
- Renovation of the recreation center restroom and kitchen.

BOARD REPORT

PG. 3 NO. 21-052

RAP Staff has prepared the Project plans and specifications as set forth in Attachment No 1 to this Report, which details and illustrates the proposed landscaping, irrigation, and site improvements as well as the location of various Project amenities such the play equipment and fitness equipment. The proposed Project will be constructed utilizing RAP’s pre-qualified on call contractors and/or vendors currently under contract with RAP.

PROJECT FUNDING

The Project was awarded Four-Million, Eight-Hundred Forty-Three Thousand, Three-Hundred Dollars (\$4,843,300.00) in Prop 68 Funds (Council File No. 19-0605, Report Nos. 19-097 and 19-165).

The anticipated on-call contracts will be for Park Facility Construction and Electrical Construction and Retrofit. The budget contingency for each of these contracts will be as follows: Four Hundred Thousand Dollars (\$400,000) for Park Facility Construction and Eighty Thousand Dollars (\$80,000) for Electrical Construction and Retrofit.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Prop 68 Funds	205/89/89SRGQ	\$4,843,300.00	100%
Total		\$4,843,300.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction of the proposed Project is anticipated to begin in Summer 2021.

TREES AND SHADE

The proposed Project includes the installation of four (4) new shade structures. One shade structure will be installed at the picnic area, another will be installed at the fitness equipment zone, and the last two will be installed at the new synthetic soccer field bleachers. The proposed Project includes the planting of three (3) new trees at the park: two (2) Crape Myrtle and one (1) American Sweet Gum.

BOARD REPORT

PG. 4 NO. 21-052

ENVIRONMENTAL IMPACT

On October 2, 2019, through Board Report No. 19-200, the Board determined that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(3), Class 1(12), Class 3(4), Class 3(6), Class 4(3), Class 4(12), and Class 11(3) of the City of Los Angeles CEQA Guidelines, as well as pursuant to Article 19, Sections 15301(a), 15301(c), 15303(e), 15304(b), 15304(f), and 15311 of California CEQA Guidelines. Staff filed a Notice of Exemption with the Los Angeles County Clerk on October 18, 2019.

According to Article 19, Section 15162, of California CEQA Guidelines, no subsequent environmental document should be prepared, unless the lead agency finds, on the basis of substantial evidence and in the light of the whole record, that:

- substantial changes to the project have occurred;
- local circumstances under which the project has been undertaken have changed substantially; and
- new information of substantial importance about the project, the environment and the mitigation measures has emerged.

RAP Staff found that no substantial changes to the original project or to the local environment have occurred and that no new information that could show that the impacts of the projects have changed have emerged.

Therefore, RAP Staff recommends that no further CEQA documentation is required.

FISCAL IMPACT

The estimated costs for the design, development, and construction of the proposed park improvements will be funded by Proposition 68 funds. This is a funding source other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

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 various park improvements will increase safety and enhance the park users' experience.

BOARD REPORT

PG. 5 NO. 21-052

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Maintenance and Construction Branch.

ATTACHMENTS

1. Proposed Project plans

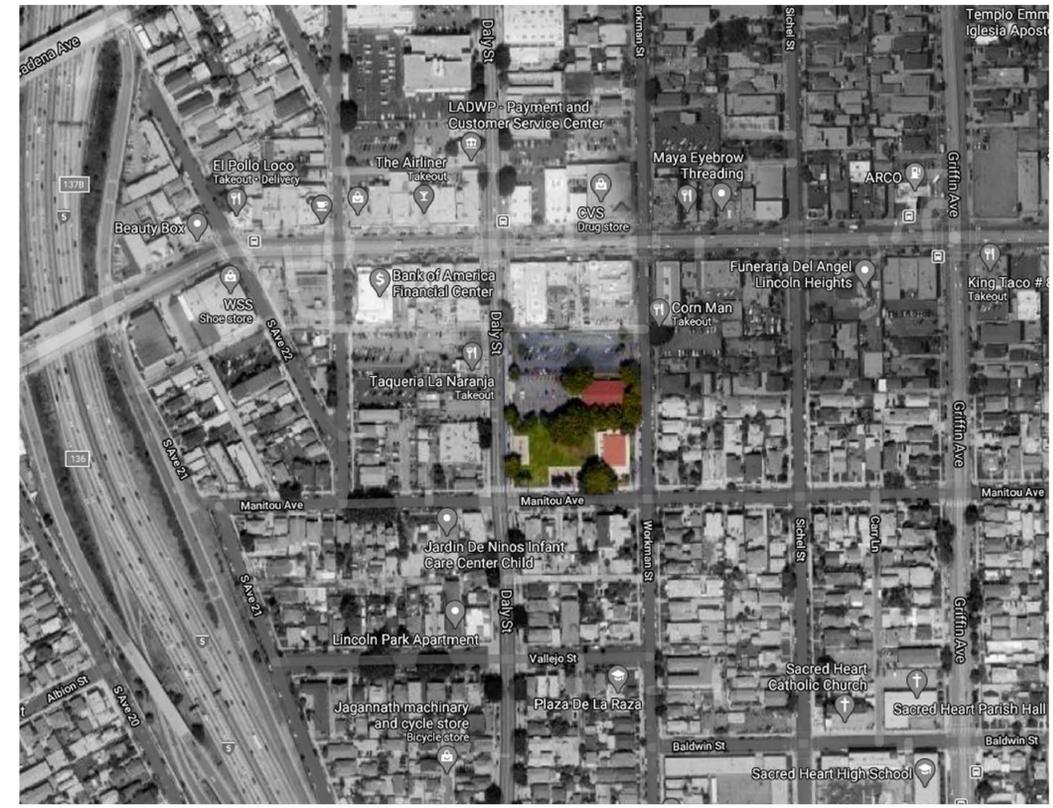
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



DEPARTMENT OF RECREATION AND PARKS CITY OF LOS ANGELES

LINCOLN HEIGHTS RECREATION CENTER

**2303 WORKMAN ST.
LOS ANGELES, CA 90033**



SHEET INDEX

GENERAL SHEETS	
G100	TITLE SHEET
G101	GENERAL NOTES
G102	GENERAL AND DEMOLITION NOTES
G103	ACCESSIBLE PARKING & SITE DETAILS
G104	ACCESSIBILITY DETAILS
G105	ABBREVIATIONS & SYMBOLS
G106	ACCESSIBILITY NOTES
G107	ACCESSIBILITY NOTES
G108	ACCESSIBILITY NOTES
G109	ACCESSIBILITY NOTES

DEMOLITION	
D101	DEMOLITION PLAN

ARCHITECTURAL	
A100	SITE PLAN
A102	PROPOSED FLOOR PLAN
A103	ENLARGED RESTROOM PLANS & ELEVATIONS
A104	ENLARGED PANTRY PLANS & ELEVATIONS
A105	DETAILS

PLUMBING FIXTURE CALCULATION			
ROOM	SQ FT	SQ FT. / OCC. LOAD	OCCUPANTS
PANTRY	200 SF.	200 SF. / 200 =	1
MULTIPURPOSE RM.	489 SF.	489 SF. / 30 =	17
DIRECTOR'S OFFICE	158 SF.	158 SF. / 200 =	1
GYM	3771 SF.	3771 SF. / 30 =	126
OFFICE	180 SF.	182 SF. / 200 =	1

OCCUPANT LOAD..... 146 (73 M / 73 F)

NUMBER OF FIXTURES			
GENDER	WATER CLOSET	URINAL	LAVATORY
MALE	1:75 = 1 WC	1:75 = 1 UR	1:2 = 1 LAV
FEMALE	1:40 = 2 WC	N/A	1:2 = 1 LAV
PROVIDED	(5 WC)	(1 UR)	(4 LAV)

THE CITY OF LOS ANGELES
 DEPARTMENT OF RECREATION AND PARKS
 SUPERINTENDENT: DARRYL FORD
 PROJECT ARCHITECT:
 GENERAL MANAGER: MICHAEL A. SHULL
 US. NO.
 DATE

PROJECT NAME:
**LINCOLN HEIGHTS
 RECREATION CENTER**
 ADDRESS:
**2303 WORKMAN ST.
 LOS ANGELES, CA 90033**

REVISIONS:	DATE:
△ PERMIT SET	02/02/21

PLAN NAME: TITLE SHEET	
DRAWN BY: SH	APPROVED BY: BG
SCALE:	ISSUE DATE: 02/09/2021
W.O. NO. PRJ21376	FILE NO. XXX
DRAWING NO. G100	
SHEET 1 OF 16 SHEETS	

PROJECT TEAM
DEPARTMENT OF RECREATION AND PARKS MICHAEL A. SHULL, GENERAL MANAGER 221 N. FIGUEROA ST., SUITE 300 LOS ANGELES, CA 90012 CATHIE SANTO DOMINGO, ASSISTANT GENERAL MANAGER PLANNING, CONSTRUCTION, AND MAINTENANCE BRANCH DARRYL FORD, SUPERINTENDENT PLANNING, CONSTRUCTION, AND MAINTENANCE BRANCH DESIGN: STEPHEN HARTOUNIAN BUILDER: RECREATION AND PARKS

PROJECT DATA
OWNER: CITY OF LOS ANGELES/ DEPARTMENT OF REC. & PARKS ADDRESS: 221 N. FIGUEROA ST., STE. 400 LOS ANGELES, CA 90012 FIRE DISTRICT: NO ZONE: PF-1-CDO LOT SIZE: NO BLDGS: 1 STORIES: 1 BLDG HT: - USE TYPE: RECREATION OCCUPANCY: A-2 / B BLDG AREA: 7,120 SF CONSTRUCTION: TYPE V EXIST. PKNG: 26

LEGAL DESCRIPTION
PIN #: 138A221 220 TRACT: W.R. BECKETT'S TRACT LOT: 4. BLOCK: - ASSESSOR PARCEL #: - MAP REFERENCE: M B 4-30 MAP SHEET: - ARB (LOT CUT REF) NO CENSUS TRACK #: 1998.00 APN AREA - (CO. OF PUBLIC WORKS): NONE DEED REF # (CITY CLERK): - OWNER: CITY OF LOS ANGELES DEPT. OF REC. & PARKS ADDRESS: 221 N. FIGUEROA ST., SUITE 400 LOS ANGELES, CA 90012

SCOPE OF WORK
RESTROOM UPGRADES, BARRIER REMOVAL & BUILDING IMPROVEMENT

