

APPROVED

MAY 06 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-080

DATE May 06, 2021

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BANNING HIGH SCHOOL POOL - BUILDING IMPROVEMENTS (PRJ21486) (PRJ21487) PROJECT – ALLOCATION OF QUIMBY FEES – COMMITMENT OF PARK FEES -- CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR ALTERATIONS INVOLVING MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] OF CITY CEQA GUIDELINES AND TO ARTICLE 19, SECTION 15301(a) OF CALIFORNIA CEQA GUIDELINES

AP Diaz _____ M. Rudnick _____
H. Fujita _____ *C. Santo Domingo DF
J. Kim _____ N. Williams _____

M. Shue
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Approve the scope of work for the Banning High School Pool - Building Improvements (PRJ21486) (PRJ21487) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to transfer Forty-Four Thousand, Three-Hundred Seven Dollars and Eighty-One Cents (\$44,307.81) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Banning High School Pool Account No. 89460K-BX;
3. Approve the allocation of Forty-Four Thousand, Three-Hundred Seven Dollars and Eighty-One Cents (\$44,307.81) in Quimby Fees from the Banning High School Pool Account No. 89460K-BX to the proposed Project;
4. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of One-Hundred Fifty-Five Thousand, Six-Hundred Ninety-Two Dollars and Nineteen Cents (\$155,692.19) in Park Fees, for the proposed Project;

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	<u>QP001457</u>
Park Fees	302/89/89718H	QP001583
Park Fees	302/89/89718H	QP001584
Park Fees	302/89/89718H	QP001915
Park Fees	302/89/89718H	QP001547
Park Fees	302/89/89718H	QP001957
Park Fees	302/89/89718H	QP001842
Park Fees	302/89/89718H	QT001670
Park Fees	302/89/89718H	QP001582

5. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project within the budget contingency amounts for such construction contracts as set forth in this Report;
6. Determine 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) [Interior alterations involving minor construction where there be negligible or no expansion of use] of City CEQA Guidelines and to Article 19, Section 15301(a) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board's approval;
7. 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 a NOE; and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Banning High School Pool is located at 1450 North Avalon Boulevard in the Wilmington community of the City. This 0.50-acre facility is operated by the RAP under a joint-use agreement with the Los Angeles Unified School District, which expires in March 2032. The facility provides a competitive swimming pool, as well as a variety of programs, activities, and classes for the surrounding community. Approximately 4,708 City residents live within a 1/2 mile walking distance of Banning High School Pool. Due to its facilities and features, and the programs and services provided on site, Banning High School Pool meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The proposed scope of the Project includes the following:

- Replacement of doors throughout the facility.
- Replacement of stalls and partitions in the men’s and women’s restrooms and changing areas.

Upon approval of this report, RAP staff will provide appropriate notification at Banning High School Pool of the upcoming Project so the community is aware of the proposed improvements.

PROJECT FUNDING

Upon approval of this Report, Forty-Four Thousand, Three-Hundred Seven Dollars and Eighty-One Cents (\$44,307.81) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Banning High School Pool Account No. 89460K-BX and allocated to the proposed Project.

Upon approval of this Report, One-Hundred Fifty-Five Thousand, Six-Hundred Ninety-Two Dollars and Nineteen Cents (\$155,692.19) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Two Hundred Thousand Dollars (\$200,000.00).

The proposed Project will be completed by RAP construction staff and/or contract vendors. The contingency budget for the proposed Project is Twenty Thousand Dollars (\$20,000).

These Quimby and Park Fees were collected within five (5) miles of Banning High School Pool, which is the standard distance for the allocation of the Quimby Fees and commitment of Park 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-BX	\$44,307.81	22%
Park Fees	302/89/89718H	\$155,692.19	78%
Total		\$200,000.00	100%

PROJECT CONSTRUCTION

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

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TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Banning High School Pool.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving minor construction where there be negligible or no expansion of use. As such, staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of City CEQA Guidelines and to Article 19, Section 15301(a) of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of the allocation of Quimby Fees and commitment of Park 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, Park Fees or funding sources other than the 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 improvements to the pool building will increase safety and enhance the park users' experience.

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