

# APPROVED

OCT 06 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 21-168

DATE October 06, 2021

C.D. 5

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PALMS RECREATION CENTER – CHILD CARE CENTER ROOF AND HEATING, VENTILATION AND AIR CONDITIONING (HVAC) REPLACEMENT (PRJ21503) PROJECT – 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 AND EXTERIOR ALTERATIONS INVOLVING MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 2(6) [REPLACEMENT OF EXISTING AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____

General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATION

1. Approve the scope of work for the Palms Recreation Center – Child Care Center Roof and Heating, Ventilation and Air Conditioning (HVAC) Replacement (PRJ21503) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers, a maximum of Five Hundred Thousand Dollars (\$500,000.00) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	<u>QZ084604</u>
Park Fees	302/89/89716H	QT073872
Park Fees	302/89/89716H	QT061958
Park Fees	302/89/89718H	QP000616
Park Fees	302/89/89718H	QP000277
Park Fees	302/89/89718H	QP000636
Park Fees	302/89/89718H	QP000487
Park Fees	302/89/89716H	QM175032

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Park Fees	302/89/89716H	QT074137
Park Fees	302/89/89718H	QP002299
Park Fees	302/89/89718H	QP000685
Park Fees	302/89/89718H	QP001151
Park Fees	302/89/89718H	QP001279
Park Fees	302/89/89716H	QM170197
Park Fees	302/89/89716H	QM170851
Park Fees	302/89/89718H	QP002027
Park Fees	302/89/89718H	QP002317
Park Fees	302/89/89718H	QP000043
Park Fees	302/89/89718H	QP001868
Park Fees	302/89/89718H	QP001952

3. 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 and exterior alterations involving minor construction where there be negligible or no expansion of use] and Class 2(6) [Replacement of existing air-conditioning systems] of City CEQA Guidelines and to Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
5. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this proposed Project in the budget contingency amounts for such contracts as stated in this Report;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Palms Recreation Center is located at 2950 Overland Ave in the West Los Angeles community of the City. This 4.81-acre facility provides a play area, benches, an auditorium, basketball courts, community room, and Child Care play area for the surrounding community. Approximately 6,984 City residents live within a one-half mile walking distance of Palms Recreation Center. Due to the size of the park and the facilities and features and programs it provides, Palms Recreation Center 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 the proposed Project includes the following:

- Replacement of the roof at the Child Care center building.
- Replacement of the HVAC system at the Child Care center building.

PROJECT FUNDING

Upon approval of this Report, Five Hundred Thousand Dollars (\$500,000.00) in Park Fees can be committed to the proposed Project.

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Fifty Thousand Dollars (\$50,000.00).

These Park Fees were collected within five (5) miles of Palms Recreation Center, which is the standard distance for the 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
Park Fees	302/89/89718H	\$298,770.74/	60%
Park Fees	302/89/89716H	\$201,229.26	40%
<b>Total</b>		\$500,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Winter 2021.

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Palms Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior alterations involving minor construction where there will be negligible or no expansion of use and replacement of existing air-conditioning systems. As such, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2(6), of City CEQA Guidelines and to Article 19, Section 15301(a) and 15302 of California CEQA Guidelines. RAP staff will file a (NOE) with the Los Angeles County Clerk upon the Board's approval.

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### FISCAL IMPACT

The approval of this commitment of Park Fees for this Project 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 Park Fees or funding sources other than RAP'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.

### 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 roof and HVAC replacement at the Child Care center building will enhance the park user's experience.

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