

# APPROVED

Aug 04 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 22-207

**DATE** August 04, 2022

**C.D.** 5

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** CHEVIOT HILLS RECREATION CENTER – TENNIS COURT & BUILDING IMPROVEMENTS (PRJ21253) PROJECT – COMMITMENT OF PARK FEES – STATUTORY EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE II, SECTION 2(i), [ANY ACTIVITY (APPROVAL OF BIDS, EXECUTION OF CONTRACTS, ALLOCATION OF FUNDS, ETC.) FOR WHICH THE UNDERLYING PROJECT HAS PREVIOUSLY BEEN EVALUATED FOR ENVIRONMENTAL SIGNIFICANCE AND PROCESSED ACCORDING TO THE REQUIREMENTS OF THESE GUIDELINES] OF CITY CEQA GUIDELINES AND ARTICLE 18, SECTION 15061(c) OF THE CALIFORNIA STATE CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>DF</u>
B. Jackson	_____	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Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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 numbers, a maximum of Four Hundred and Fifty Thousand Dollars (\$450,000.00) 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	QP000088
Park Fees	302/89/89716H	QM150782
Park Fees	302/89/89716H	QM154272
Park Fees	302/89/89716H	QM162813
Park Fees	302/89/89716H	QT070117
Park Fees	302/89/89716H	QT074682
Park Fees	302/89/89716H	QT081344
Park Fees	302/89/89718H	QP001310
Park Fees	302/89/89718H	QP000074
Park Fees	302/89/89718H	QP000754
Park Fees	302/89/89718H	QP000939

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000489
Park Fees	302/89/89718H	QP000647
Park Fees	302/89/89718H	QP000459
Park Fees	302/89/89716H	QM161963
Park Fees	302/89/89716H	QT069903
Park Fees	302/89/89718H	QP000102
Park Fees	302/89/89716H	QT074130
Park Fees	302/89/89716H	QT076054
Park Fees	302/89/89716H	QT082019
Park Fees	302/89/89718H	QP001446
Park Fees	302/89/89718H	QP001170
Park Fees	302/89/89716H	QM140374
Park Fees	302/89/89716H	QM191582

2. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
3. Determine that the proposed Project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i), [Any activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of these Guidelines] of City CEQA Guidelines and Article 18, Section 15061(c) of California CEQA Guidelines; and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval;
4. 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 Notice of Exemption (NOE); and,
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Cheviot Hills Recreation Center is located at 2551 Motor Avenue in the West Los Angeles area of the City. This 40.0-acre facility provides an auditorium, baseball diamond, basketball courts, children's play area, community room, indoor gym, seasonal pool, tennis courts, volleyball courts, archery range, and a jogging path for the surrounding community. Approximately 5,990 City residents live within a one-half mile walking distance of Cheviot Hills Recreation Center. Due to

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the size of the park, and the facilities and features and programs it provides, Cheviot Hills Recreation Center meets the standard for a community park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On April 3rd, 2019, the Board of Recreation and Parks Commissioners (Board) approved the following scope of work items for the proposed Project (Report No. 19-070):

- Replacement of the tennis court.
- Fencing improvements.
- Replacement of existing tennis court lighting with LED lighting.
- Renovation of existing tennis pro shop.
- Removal of existing breezeway roof between pro shop and restroom.
- Renovation of restroom building adjacent to the tennis courts.
- Repair or replacement of park sewer lines.
- Accessibility and path of travel upgrades.

The following scope of work items have been completed thus far:

- Replacement of the tennis court.
- Fencing improvements.

RAP staff has determined that additional funding is required to complete the remaining scope of work, which is estimated to cost One Million Ninety Thousand Dollars (\$1,090,000.00). This Report is not proposing any additional scope of work items.

### PROJECT FUNDING

Previously, the Board approved the commitment of One Million, Four Hundred and Twenty Thousand Dollars (\$1,420,000.00) in Park Fees to the proposed Project (Report No. 19-070).

Upon the approval of this report, Four Hundred and Fifty Thousand Dollars (\$450,000.00) in supplemental Park Fees can be committed to the proposed Project.

The total amount of funding available for the Project is One Million, Eight Hundred and Seventy Thousand Dollars (\$1,870,000.00).

As of June 28, 2022, RAP has spent a total of Four Hundred Twenty Thousand, Seven Dollars and Thirty Seven Cents (\$420,007.37) on the Project. The proposed Project was constructed utilizing RAP's pre-qualified on call contractors for the Park Facility Construction.

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See below the contract amounts and change orders issued as of June 28, 2022 for the Project.

<b>On Call Contract</b>	<b>Contractor</b>	<b>Contract Amount</b>	<b>Total Change Order(s) Amount</b>
Fencing Contract	DeFence Company	\$138,672.00	\$81,578.00
Park Facility Construction	Chris Kelley Inc., dba Child's Play	\$198,800.00	\$0.00

The Fencing Contract change orders above were for black vinyl coated chain link and replacement of windscreen netting at the tennis courts.

The remaining scope of work will be constructed with an on-call contractor from the Park Facility Construction contract list. The budget contingency for the remaining scope of work is Three Hundred Thousand Dollars (\$300,000.00).

These Park Fees were collected within five (5) miles of Cheviot Hills Recreation Center, which is the standard distance for the commitment of the Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89718H	\$1,446,723.10	77%
Park Fees	302/89/89716H	\$423,276.90	23%
<b>Total</b>		<b>\$1,870,000.00</b>	<b>100%</b>

PROJECT CONSTRUCTION

Construction of the Project began in Summer 2019. RAP Staff has determined that sufficient funding has been identified to complete the remaining scope of work items.

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Cheviot Hills Recreation Center.

ENVIRONMENTAL IMPACT

The proposed project consists of the allocation of funds for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of these City CEQA Guidelines.

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Based on this information, RAP staff recommends that the Board determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i), and to Article 18, Sections 15061(c) of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The commitment of additional Park Fees will have no fiscal impact on RAP's General Fund.

The approval of this 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 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 replacement of the tennis court and other park improvements will increase safety and enhance the park users' experience.

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