

APPROVED
DEC 01 2022

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 22-301

DATE December 01, 2022

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GILBERT LINDSAY RECREATION CENTER – PARK IMPROVEMENTS (PRJ21531) (PRJ21676) PROJECT – ALLOCATION OF QUIMBY FEES AND 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) [EXTERIOR ALTERATIONS TO AN EXISTING FACILITY WITH NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(3) [MINOR ALTERATIONS TO EXISTING STREETS, SIDEWALKS AND PEDESTRIAN TRAILS], CLASS 2 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] AND CLASS 3(6) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, FENCES, GAME COURTS (INCLUDING TENNIS COURTS ACCESSORY TO RESIDENTIAL DEVELOPMENTS), PLAY AREAS AND RETAINING WALLS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15301(c), 15302 AND 15303(e) OF CALIFORNIA CEQA GUIDELINES

B. Aguirre	<u> </u>	M. Rudnick	<u> </u>
H. Fujita	<u> </u>	<i>for</i> C. Santo Domingo	<u>DF</u>
B. Jackson	<u> </u>	N. Williams	<u> </u>



General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Gilbert Lindsay Recreation Center – Park Improvements (PRJ21531) (PRJ21676) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer Ninety-Three Thousand, Three Hundred Fifty-Eight Dollars and Forty-Six Cents (\$93,358.46) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Gilbert Lindsay Recreation Center Account No. 89460K-GL;

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3. Approve the allocation of Ninety-Three Thousand, Three Hundred Fifty-Eight Dollars and Forty-Six Cents (\$93,358.46) in Quimby Fees from the Gilbert Lindsay Recreation Center Account No. 89460K-GL to the proposed Project;
4. Authorize RAP staff to commit from the fund and work order numbers listed in Attachment 1, a maximum of Seven Hundred Forty-Three Thousand, Nine Hundred Twenty-Four Dollars and Sixty-Five Cents (\$743,924.65) in Park Fees for the proposed Project;
5. Approve the Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;
6. 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;
7. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Exterior alterations to an existing facility with negligible or no expansion of use], Class 1(3) [Minor alterations to existing streets, sidewalks and pedestrian trails], Class 2 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced] and Class 3(6) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, fences, game courts (including tennis courts accessory to residential developments), play areas and retaining walls] of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), 15302 and 15303(e) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk.
8. 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
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

Gilbert Lindsey Recreation Center is located at 429 East 42nd Place in the South Los Angeles community of the City. This 14.62-acre park features a gymnasium, basketball courts, two synthetic turf fields, a ball diamond, a skate park, and a children's play area. Approximately 18,968 City residents live within a one-half mile walking distance of Gilbert Lindsay Recreation Center. Due to the facilities, features, programs, and services it provides, Gilbert Lindsey Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the Project includes the following:

- Install new 30' high netting at synthetic field
- Replace chain link fence under new netting
- Protect existing surrounding trees during the construction process
- Construct new accessible concrete path in the north east planting area
- Place new asphalt paving and striping / surfacing in parking lots
- Install new T-gate at parking lot
- Replace existing chain link fencing around the synthetic field, which are not under new netting
- Replace maintenance access gates along the fence
- Replace pedestrians' gates along the fence.
- Add new fitness equipment and new surfacing to existing area
- Replace one drinking fountain near fitness area to city standard

PROJECT FUNDING

Upon approval of this Report, Seven Hundred Forty-Three Thousand, Nine Hundred Twenty-Four Dollars and Sixty-Five Cents (\$743,924.65) in Park Fees can be committed to the proposed Project.

Upon approval of this Report, Ninety-Three Thousand, Three Hundred Fifty-Eight Dollars and Forty-Six Cents (\$93,358.46) can be transferred from Quimby Account No. 89460K-00 to the Gilbert Lindsay Recreation Center Account No. 89460K-GL and allocated to the proposed Project.

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

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The total amount of funding available for the Project is One Million, Six Hundred Sixty-One Thousand, Two Hundred Eighty-Three Dollars and Eleven Cents (\$1,661,283.11), which is the total budget for the Project inclusive of the contingency amount set forth below.

See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Park Facility Construction	\$180,000.00

The Quimby Fees and Park Fees were collected within five (5) miles of Gilbert Lindsay Recreation Center, which is the standard distance for the allocation and commitment of Quimby Fees and 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	\$731,026.78	44%
Park Fees	302/89/89716H	\$12,897.87	1%
Quimby Fees	302/89/89460K-GL	\$93,358.46	5%
Deferred Maintenance	320/89/89727H-GK	\$824,000.00	50%
Total		\$1,661,283.11	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project and construction is anticipated to begin in Winter 2022/2023.

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Gilbert Lindsay Recreation Center.

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ENVIRONMENTAL IMPACT

The proposed Project consists of:

- exterior alterations to an existing facility with negligible or no expansion of use;
- minor alteration of existing parking lots;
- replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced;
- Installation of new accessory (appurtenant) structures including fences, and play areas; .

According to the parcel profile report retrieved November 8, 2022 is not within a coastal, historic, liquefaction, methane, hazardous waste, or bordering zone so there is no reasonable possibility that the project will have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. As of November 7, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 500 feet).

According to the Caltrans Scenic Highway Map, there is no scenic highway located within the vicinity of the project or within the project site. Furthermore, the project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, RAP staff recommends that the Board of Recreation and Parks Commissioners (Board) determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(3), Class 2, and Class 3(6) of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), 15302 and 15303(e) of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The approval of this allocation and commitment of Quimby and 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, Deferred Maintenance Funds or funding sources 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

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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 proposed improvements to the various aspects of the Gilbert Lindsay Recreation Center will enhance the park users' experience and safety.

This report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.

ATTACHMENTS

- 1) Attachment No. 1 – List of Work Orders for proposed Project

ATTACHMENT 1

List of Work Orders for Gilbert Lindsay Recreation Center – Park Improvements (PRJ21531)
(PRJ21676) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001100
Park Fees	302/89/89718H	QP001085
Park Fees	302/89/89718H	QP001330
Park Fees	302/89/89718H	QP001184
Park Fees	302/89/89718H	QP001078
Park Fees	302/89/89718H	QP001041
Park Fees	302/89/89718H	QP001823
Park Fees	302/89/89718H	QP001741
Park Fees	302/89/89718H	QP001894
Park Fees	302/89/89718H	QP002042
Park Fees	302/89/89718H	QP001697
Park Fees	302/89/89718H	QP001730
Park Fees	302/89/89718H	QP001652
Park Fees	302/89/89718H	QP001690
Park Fees	302/89/89718H	QP001934
Park Fees	302/89/89718H	QP001650
Park Fees	302/89/89718H	QP001679
Park Fees	302/89/89718H	QP001708
Park Fees	302/89/89718H	QP001771
Park Fees	302/89/89718H	QP001865
Park Fees	302/89/89718H	QP001420
Park Fees	302/89/89718H	QP001995
Park Fees	302/89/89718H	QP001694
Park Fees	302/89/89718H	QP001570
Park Fees	302/89/89718H	QP002160
Park Fees	302/89/89718H	QP001870
Park Fees	302/89/89718H	QP001701
Park Fees	302/89/89718H	QP001751
Park Fees	302/89/89718H	QP001887
Park Fees	302/89/89718H	QP001896
Park Fees	302/89/89718H	QP001773
Park Fees	302/89/89718H	QP001831
Park Fees	302/89/89718H	QP002071
Park Fees	302/89/89718H	QP001966
Park Fees	302/89/89718H	QP001965
Park Fees	302/89/89718H	QP002132
Park Fees	302/89/89718H	QP002096
Park Fees	302/89/89718H	QP002220
Park Fees	302/89/89718H	QP002163
Park Fees	302/89/89716H	QT074151
Park Fees	302/89/89718H	QP002655

ATTACHMENT 1

List of Work Orders for Gilbert Lindsay Recreation Center – Park Improvements (PRJ21531)
(PRJ21676) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002756
Park Fees	302/89/89718H	QP002534
Park Fees	302/89/89718H	QP002688
Park Fees	302/89/89718H	QP002300
Park Fees	302/89/89718H	QP002356
Park Fees	302/89/89718H	QP002869
Park Fees	302/89/89718H	QP002489
Park Fees	302/89/89718H	QP002579
Park Fees	302/89/89718H	QP002409
Park Fees	302/89/89718H	QP002525
Park Fees	302/89/89718H	QP002653
Park Fees	302/89/89718H	QP002606
Park Fees	302/89/89718H	QP002595
Park Fees	302/89/89718H	QP002455
Park Fees	302/89/89718H	QP002886
Park Fees	302/89/89718H	QP002555
Park Fees	302/89/89718H	QP002656
Park Fees	302/89/89718H	QP002625
Park Fees	302/89/89718H	QP002393
Park Fees	302/89/89718H	QP002719
Park Fees	302/89/89718H	QP002403
Park Fees	302/89/89718H	QP002811
Park Fees	302/89/89718H	QP002591
Park Fees	302/89/89718H	QP002701
Park Fees	302/89/89718H	QP002832
Park Fees	302/89/89718H	QP002636
Park Fees	302/89/89718H	QP002683
Park Fees	302/89/89718H	QP002947
Park Fees	302/89/89718H	QP002742
Park Fees	302/89/89718H	QP002888
Park Fees	302/89/89718H	QP002806
Park Fees	302/89/89718H	QP003009
Park Fees	302/89/89718H	QP002876
Park Fees	302/89/89718H	QP003019
Park Fees	302/89/89718H	QP002917
Park Fees	302/89/89718H	QP002936
Park Fees	302/89/89718H	QP002222