

APPROVED

NOV 03 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-278

DATE November 03, 2022

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTHEAST VALLEY MULTIPURPOSE SENIOR CENTER – BUILDING AND OUTDOOR FITNESS IMPROVEMENTS (PRJ21602) PROJECT – MODIFICATION OF PROJECT SCOPE AND BUDGET - CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(3) [OPERATION, REPAIR, MAINTENANCE OR MINOR ALTERATION OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, STORAGE AREAS, PARKING LOTS], CLASS 2 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY], CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT AND/OR INDUSTRIAL FACILITIES INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE IF REQUIRED FOR SAFETY, HEALTH, THE PUBLIC CONVENIENCE, OR ENVIRONMENTAL CONTROL] AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15301(c), 15302, 15303 AND 15311 OF CALIFORNIA CEQA GUIDELINES

B. Aguirre _____
 H. Fujita _____
 B. Jackson _____

M. Rudnick _____
 * C. Santo Domingo DE
 N. Williams _____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the modified scope of work and total budget for the Northeast Valley Multipurpose Senior Center – Building and Outdoor Fitness Improvements (PRJ21602) Project (Project), as described in the Summary of this Report;

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2. Approve the proposed 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 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;
4. 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) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(3) [Operation, repair, maintenance or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, storage areas, parking lots], Class 2 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity], Class 3(4) [Installation of new equipment and/or industrial facilities involving negligible or no expansion of use if required for safety, health, the public convenience, or environmental control] and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), 15302, 15303 and 15311 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
5. 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,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Northeast Valley Multipurpose Senior Center (also known as Alicia Broadous-Duncan Multipurpose Senior Center) is located at 11300 North Glenoaks Boulevard in the Pacoima area of the City. This 2.07-acre facility provides a multipurpose center for seniors, restrooms, outdoor exercise equipment, benches and a parking lot for the surrounding community. Approximately 9,649 City residents live within a one half-mile walking distance of Northeast Valley Multipurpose Senior Center. Due to the facilities, features, programs, and services it provides, Northeast Valley Multipurpose Senior Center meets the standard for a Community park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On March 17th, 2022, the Board of Recreation and Park Commissioners (Board) approved the

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proposed Project, which included the following improvements to Northeast Valley Multipurpose Senior Center (Report No. 22-055):

- Renovation of existing outdoor fitness equipment.
- Installation of new outdoor fitness equipment.
- Installation of safety surfacing.
- Installation of a shade structure over the outdoor fitness equipment area.
- Improvements to the multipurpose center’s entrance doors to provide for automatic opening and closing.

The Project was awarded additional funding and RAP staff has determined that it is necessary to modify the existing scope of work of the Project to include the following elements:

- Installation of shade structures over existing outdoor fitness zone.
- Parking lot improvements, including resurfacing and striping
- Renovation of the kitchen.
- Renovation of the restroom.
- Ceiling improvements and repairs.
- Replacement of flooring.
- Replacement of door hardware.
- Entrance upgrades.

PROJECT FUNDING

Previously, the Board approved the allocation of Two Hundred and Five Thousand Dollars (\$205,000.00) in Quimby Fees from Northeast Valley Multipurpose Senior Center Account No. 89460K-PB to the proposed Project (Report No. 22-055).

The proposed Project was awarded One Million Dollars (\$1,000,000.00) in Community Development Block Grant (CDBG) funds from the 2022-23 Program Year 48 (CF No. 21-1186-S1).

The total amount of funding now available for the proposed Project is One Million, Two Hundred and Five Thousand Dollars (\$1,205,000.00), which is the revised total budget for the Project inclusive of the revised budget contingency amounts set forth below.

Per Board Report No. 22-055, the anticipated pre-qualified on-call contracts and budget contingency amounts for the original scope of the Project were:

| On-Call Contract | Budget Contingency Amount |
|------------------------------------|----------------------------------|
| Park Facility Construction | \$10,000.00 |
| Outdoor Fitness/Exercise Equipment | \$20,000.00 |

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Given the modified scope of work and increased funding, RAP staff is recommending that the budget contingency amounts be adjusted to the following amounts:

| On-Call Contract | Budget Contingency Amount |
|------------------------------------|----------------------------------|
| Park Facility Construction | \$100,000.00 |
| Outdoor Fitness/Exercise Equipment | \$10,000.00 |

These Quimby Fees were collected within five (5) miles of Northeast Valley Multipurpose Senior Center, which is the standard distance for the allocation of the Quimby 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-PB | \$205,000.00 | 17% |
| CDBG (PY 48) | 424/21/21W529 | \$1,000,000.00 | 83% |
| Total | | \$1,205,000.00 | 100% |

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Fall 2022.

TREES AND SHADE

This proposed Project includes the installation of shade structures over the outdoor fitness equipment area at Northeast Valley Multipurpose Senior Center. The proposed Project will not impact existing trees at the park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the following activities:

- interior and exterior alterations involving remodeling and minor construction where there be 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 as the structure replaced and have substantially the same purpose and capacity;
- installation of new equipment required for safety, health, the public convenience involving negligible or no expansion of use;
- placement of minor structures accessory to (appurtenant to) existing institutional facilities.

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According to the parcel profile report retrieved on October 4, 2022, this area does not reside in a liquefaction zone. This site is not within a coastal, methane, historic, hazardous waste or borderline 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 October 4, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Conservation Board (<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 is 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 in this information, staff recommends that the Board determines 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), Class 1(3), Class 2, Class 3(4) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), 15302, 15303 and 15311 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this Report 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, CDBG funds or funding sources other than the 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 Building and Outdoor Fitness Improvements at Northeast Valley Multipurpose Senior Center will enhance the park users' experience and safety.

This report was prepared by Ajmal Noorzayee, Management Analyst, Planning, Maintenance and Construction Branch.