

APPROVED
 NOV 03 2022
 BOARD OF RECREATION
 AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-283

DATE November 03, 2022

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WINNETKA RECREATION CENTER – ROOF REPLACEMENT (PRJ21409) PROJECT – COMMITMENT OF PARK FEES – MODIFICATION OF THE SCOPE OF WORK – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 2 [REPLACEMENT OR RECONSTRUCTION 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], AND CLASS 2(6) [REPLACEMENT OR RECONSTRUCTION OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA STATE CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
 H. Fujita _____ *for* C. Santo Domingo *DF*
 B. Jackson _____ N. Williams _____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of scope of work and the total budget of the Winnetka Recreation Center – Roof Replacement (PRJ21409) 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 Two Hundred Ninety Four Thousand, Three Hundred Seventy-Eight Dollars and Twenty-Eight Cents (\$294,378.28) 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	QP002566
Park Fees	302/89/89718H	QP002807
Park Fees	302/89/89716H	QT054437

BOARD REPORT

PG. 2 NO. 22-283

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM153686
Park Fees	302/89/89718H	QP001611
Park Fees	302/89/89718H	QP002560
Park Fees	302/89/89718H	QP002746
Park Fees	302/89/89718H	QP002762
Park Fees	302/89/89718H	QP002114
Park Fees	302/89/89718H	QP002690
Park Fees	302/89/89716H	QT061530

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
4. 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;
5. 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) [Exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 2 [Replacement or reconstruction 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], and Class 2(6) [Replacement or reconstruction of existing heating and air-conditioning systems] of City CEQA Guidelines and 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 upon the Board of Recreation and Park Commissioner's (Board) approval
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 Notice of Exemption (NOE); and
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Winnetka Recreation Center is located at 8401 Winnetka Avenue in the Canoga Park community

BOARD REPORT

PG. 3 NO. 22-283

of the City. This 15.95-acre facility provides multipurpose fields, picnic areas, and a recreation center. Approximately 4,057 City residents live within one-half mile walking distance of Winnetka Recreation Center. Due to the facilities, features, programs, and services it provides, Winnetka Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On September 17, 2020 the Board of Recreation and Parks Commissioners (Board) approved the following improvements for the Winnetka Recreation Center – Roof Renovation (PRJ21409) Project (Report No. 20-187):

- Replacement of the roof of the recreation center

RAP Staff has determined that it is necessary to modify the existing scope of work of the Project to include the following:

- Improvements to the heating, ventilation and air conditioning (HVAC) system

The additional scope of work items will require additional funding.

PROJECT FUNDING

Previously, the Board approved the commitment of a maximum of Two Hundred Fifteen Thousand Dollars (\$215,000.00) in Park Fees to the proposed Project (Report No. 20-187).

Upon approval of this Report, Two Hundred Ninety Four Thousand Three Hundred Seventy-Eight Dollars and Twenty-Eight Cents (\$294,378.28) in supplemental Park Fees can be committed 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 (CF) 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 Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for the Project is Seven Hundred Thirty Thousand Eight Hundred Twenty Eight Dollars and Twenty Eight Cents (\$730,828.28), which will be the total budget for this Project inclusive of the budget 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:

BOARD REPORT

PG. 4 NO. 22-283

On-Call Contract	Contingency Amount
Roofing Repairs, Retrofit & Construction	\$25,000.00
HVAC Construction, Retrofit & Repairs	\$25,000.00

The Park Fees were collected within five (5) miles of Winnetka 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	\$217,709.48	29%
Park Fees	302/89/89716H	\$291,668.80	41%
Deferred Maintenance	302/89/89727H-WR	\$221,450.00	30%
Total		\$ 730,828.28	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use, the replacement or reconstruction 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, and the replacement or reconstruction of existing heating and air-conditioning systems.

According to the parcel profile report retrieved October 18, 2022, this area resides in a liquefaction zone, but the construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical

BOARD REPORT

PG. 5 NO. 22-283

concern or 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 18, 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, but have listed RB Case #: 913060352 within 500 feet of the Project area. The case is a leaking underground storage tank in a fire station and was closed as of 2/07/2000 by the Regional Water Quality Control Board with no further action. Given the characteristics of the project, it does not represent any risk for the project site. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, RAP staff recommends that the 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), Class 2, and Class 2(6) of City CEQA Guidelines and Article 19, Sections 15301(a) and 15302 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 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 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 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 roof and improvements to the HVAC will enhance the park users' experience.

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