

BOARD REPORT

NO. 21-177

DATE October 21, 2021

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALGIN SUTTON RECREATION CENTER – BUILDING AND OUTDOOR IMPROVEMENTS (PRJ21444) 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]; CLASS 1(3) [REPAIR OF EXISTING PARKING LOTS]; CLASS 1(8) [MAINTENANCE OF EXISTING LANDSCAPING]; CLASS 1(12) [NEW FENCING FOR SECURITY AND OPERATIONS]; CLASS 2 [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]; CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE, IF REQUIRED FOR SAFETY]; CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED], AND CLASS 11(6) [PLACEMENT OF ACCESSORY STRUCTURES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302, 15303, 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

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



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION

1. Approve the scope of work for the Algin Sutton Recreation Center – Building and Outdoor Improvements (PRJ21444) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers in Attachment 1, a maximum of One-Million Three-Hundred Seventy-Six Thousand Five-Hundred and Eighty-Three Dollars and Forty-Seven Cents (\$1,376,583.47) in Park Fees, for the proposed Project:

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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]; Class 1(3) [Repair of existing parking lots]; Class 1(8) [Maintenance of existing landscaping]; Class 1(12) [New fencing for security and operations]; Class 2 [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]; Class 3(4) [Installation of new equipment involving negligible or no expansion of use, if required for safety]; Class 4(12) [Minor trenching and backfilling where the surface is restored], and Class 11(6) [Placement of accessory structures] of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303, 15304(f) and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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 NOE;
5. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
6. 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;
7. 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,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Algin Sutton Recreation Center is located at 8800 South Hoover Street in the South Los Angeles area of the City. This 16.46-acre facility provides baseball diamonds, a children's play area, a swimming pool, splash pad, basketball courts, and a recreation center. Approximately 11,350 residents live within a one-half mile distance of Algin Sutton Recreation Center. Due to the size of the park, and the facilities, features, and programs it provides, Algin Sutton Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Installation of security cameras and fencing at the maintenance yard.
- Resurfacing and striping of the parking lot.
- Installation of new outdoor fitness equipment and surfacing.

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- Installation of new turf, irrigation, bleachers and related ballfield improvements.
- Improvements of the recreation center building including interior and exterior of restrooms, door replacement, and related improvements.
- Improvements to fencing, landscaping, irrigation and tree trimming throughout the park.

PROJECT FUNDING

Upon approval of this Report, One-Million Three-Hundred Seventy-Six Thousand Five-Hundred and Eighty-Three Dollars and Forty-Seven Cents (\$1,376,583.47) 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 Two Hundred Seventy-Five Thousand Three Hundred Sixteen Dollars and Sixty-Nine Cents (\$275,316.69).

These Park Fees were collected within five (5) miles of Algin Sutton 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	\$1,375,891.02	99.99%
Park Fees	302/89/89716H	\$692.45	0.01%
Total		\$1,376,583.47	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior alterations involving minor construction where there be negligible or no expansion of use; repair of existing parking lots; maintenance of existing landscaping; new fencing for security and operations; 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 equipment required for safety involving negligible or no expansion of use; minor trenching and backfilling where the surface is restored, and placement of accessory structures. As such, RAP staff recommends that the Board of Recreation and Parks Commissioners (Board) determine 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 1(3), Class 1(8), Class 1(12), Class 2, Class 3(4), Class

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4(12) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303, 15304(f) and 15311 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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 building and outdoor improvements at Algin Sutton Recreation Center will enhance the park user's experience.

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

LIST OF ATTACHMENTS

- 1) List of Accounts and Work Orders for the Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000013
Park Fees	302/89/89718H	QP000023
Park Fees	302/89/89718H	QP000012
Park Fees	302/89/89718H	QP000039
Park Fees	302/89/89718H	QP000017
Park Fees	302/89/89718H	QP000232
Park Fees	302/89/89718H	QP000169
Park Fees	302/89/89718H	QP000038
Park Fees	302/89/89718H	QP000049
Park Fees	302/89/89718H	QP000027
Park Fees	302/89/89718H	QP000064
Park Fees	302/89/89718H	QP000242
Park Fees	302/89/89718H	QP000067
Park Fees	302/89/89718H	QP000084
Park Fees	302/89/89718H	QP000150
Park Fees	302/89/89718H	QP000166
Park Fees	302/89/89718H	QP000247
Park Fees	302/89/89718H	QP000173
Park Fees	302/89/89718H	QP000170
Park Fees	302/89/89718H	QP000234
Park Fees	302/89/89718H	QP000059
Park Fees	302/89/89718H	QP000241
Park Fees	302/89/89718H	QP000248
Park Fees	302/89/89718H	QP000255
Park Fees	302/89/89718H	QP000239
Park Fees	302/89/89718H	QP000236
Park Fees	302/89/89718H	QP000238
Park Fees	302/89/89718H	QP000171
Park Fees	302/89/89718H	QP001448
Park Fees	302/89/89718H	QP001090
Park Fees	302/89/89718H	QP001244
Park Fees	302/89/89718H	QP001462
Park Fees	302/89/89718H	QP001421
Park Fees	302/89/89718H	QP001240
Park Fees	302/89/89718H	QP001146
Park Fees	302/89/89718H	QP001111
Park Fees	302/89/89718H	QP001580
Park Fees	302/89/89718H	QP001200
Park Fees	302/89/89718H	QP001093
Park Fees	302/89/89718H	QP001612
Park Fees	302/89/89718H	QP001102
Park Fees	302/89/89718H	QP001006
Park Fees	302/89/89718H	QP001050
Park Fees	302/89/89718H	QP001104
Park Fees	302/89/89718H	QP001114
Park Fees	302/89/89718H	QP001103

Park Fees	302/89/89718H	QP001220
Park Fees	302/89/89718H	QP001219
Park Fees	302/89/89718H	QP001273
Park Fees	302/89/89718H	QP001416
Park Fees	302/89/89718H	QP001368
Park Fees	302/89/89718H	QP001500
Park Fees	302/89/89718H	QP001367
Park Fees	302/89/89718H	QP001917
Park Fees	302/89/89718H	QP001365
Park Fees	302/89/89718H	QP001396
Park Fees	302/89/89718H	QP001511
Park Fees	302/89/89718H	QP001319
Park Fees	302/89/89718H	QP001135
Park Fees	302/89/89718H	QP001481
Park Fees	302/89/89718H	QP001285
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Park Fees	302/89/89718H	QP001318
Park Fees	302/89/89718H	QP001588
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Park Fees	302/89/89718H	QP001177
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Park Fees	302/89/89718H	QP001472
Park Fees	302/89/89716H	QT082164
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Park Fees	302/89/89718H	QP001772

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Park Fees	302/89/89718H	QP001990
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Park Fees	302/89/89718H	QP000176
Park Fees	302/89/89718H	QP000412
Park Fees	302/89/89718H	QP000582
Park Fees	302/89/89718H	QP000843
Park Fees	302/89/89718H	QP000842

Park Fees	302/89/89718H	QP000795
Park Fees	302/89/89718H	QP000307
Park Fees	302/89/89718H	QP000143
Park Fees	302/89/89718H	QP000303
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Park Fees	302/89/89718H	QP000576
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Park Fees	302/89/89718H	QP000262
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Park Fees	302/89/89718H	QP000596
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Park Fees	302/89/89718H	QP000632
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Park Fees	302/89/89718H	QP000809
Park Fees	302/89/89718H	QP000813
Park Fees	302/89/89718H	QP000510
Park Fees	302/89/89718H	QP000572
Park Fees	302/89/89718H	QP000694
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Park Fees	302/89/89718H	QP000856
Park Fees	302/89/89718H	QP000928
Park Fees	302/89/89718H	QP000473
Park Fees	302/89/89718H	QP000595
Park Fees	302/89/89718H	QP000263
Park Fees	302/89/89718H	QP001346

Park Fees	302/89/89718H	QP001275
Park Fees	302/89/89718H	QP001095
Park Fees	302/89/89718H	QP000938
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Park Fees	302/89/89718H	QP000910
Park Fees	302/89/89718H	QP000906
Park Fees	302/89/89718H	QP001021
Park Fees	302/89/89718H	QP000908
Park Fees	302/89/89718H	QP001018
Park Fees	302/89/89718H	QP001119
Park Fees	302/89/89718H	QP001130
Park Fees	302/89/89718H	QP001355
Park Fees	302/89/89718H	QP001351
Park Fees	302/89/89718H	QP000646
Park Fees	302/89/89718H	QP001208
Park Fees	302/89/89718H	QP001391
Park Fees	302/89/89718H	QP001312
Park Fees	302/89/89718H	QP000916
Park Fees	302/89/89718H	QP000980
Park Fees	302/89/89718H	QP001191
Park Fees	302/89/89718H	QP001192
Park Fees	302/89/89718H	QP001590