

APPROVED

APR 20 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-078

DATE April 20, 2023

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA SKATE FACILITY – RESEDA ICE SKATING AND ROLLER RINK (PRJ21167) (PRJ21326) (W.O. #E170121F) 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 SECTION 21084(a) OF CALIFORNIA PUBLIC RESOURCES CODE (PRC)

B. Aguirre	_____	M. Rudnick	_____
		<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Withdrawn _____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 Two Million, Two Hundred Thirty Thousand Dollars (\$2,230,000.00) in Park Fees, for the proposed Reseda Ice Skating and Roller Rink Project (Project):

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002920
Park Fees	302/89/89718H	QP002354

2. Determine that the 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 Section 21084(a) of California Public Resources Code (PRC) and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk.
3. 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,

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4. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Project is located at 18128 and 18210 Sherman Way, in the Reseda area of the City, and is proposed to include the development of an ice-skating rink and a roller hockey rink, and a small parking area. On July 21th, 2022, the Board of Recreation and Parks Commissioners (Board) approved Report No. 22-197 which approved the final plans and specifications for the Project, and awarded the construction contract to Ford E.C., Inc. Due to the facilities and features proposed for the Project, the Project will meet the standards for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed scope of work for the Project includes the following:

- Demolition and foundation work, as well as building the ice rink building (approximately 26,800 square feet in size), within a flexible membrane type structure designed to house an 85' x 200' ice surface with an electrical and machine room, four locker rooms, ADA compliant restrooms, office space, a skate rental area, a pro shop and concessions.
- All necessary Fixtures, Furnishing and Equipment (FF&E) for the ice rink building, including all the related ice-making equipment, related sub-floor ice rink piping, dasher boards, dehumidifier equipment, score board and sound systems, specialty lighting, all building furnishings include benches, bleachers, scoreboard, skate racks, skate sharpeners and vending machines.
- Building the outdoor roller rink, with all the program components. The roller rink will be fenced all around with gates on the north side and south side to allow access for the Fire Department, visitors, and patrons of the ice-skating facility. The outdoor roller rink will be located in the front parcel of 18210 Sherman Way.

PROJECT FUNDING

The construction contract amount and the construction budget contingency is Nineteen Million, Five Hundred Five Thousand, Six Hundred Fifty-Six Dollars (\$19,505,656.00) (Report No. 22-197).

As noted in Report No. 22-197, only Seventeen Million, Two Hundred Seventy-Seven Thousand, Nine Hundred Eighty-Seven Dollars (\$17,277,987.00) was available to award to the contract.

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Report No. 22–197 directed RAP staff to work with the Department of Public Works, Bureau of Engineering (BOE), the Office of the Chief Administrative Officer (CAO), and other City staff to identify additional funds in the amount of Two Million, Two Hundred Twenty-Seven Thousand, Six Hundred Sixty-Nine Dollars (\$2,227,669) to fully fund the construction of the Project under the construction contract award and the construction budget contingency authorized under Report No. 22-197.

Upon approval of this Report, an additional Two Million, Two Hundred Thirty Thousand Dollars (\$2,230,000.00) in Park Fees can be committed to the proposed Project to cover the funding shortfall.

The total amount of funding available for the construction of the proposed Project is Nineteen Million, Five Hundred Seven Thousand, Nine Hundred Eight-Seven Dollars (\$19,507,987.00), which will be the total budget for this Project, which includes \$1,773,491 set aside as the construction budget contingency amount.

These Park Fees were collected within five (5) miles of Reseda Skate Facility, 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

The funds below have been used to award the contract and contingency for this Project.

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$654,608.01	3%
Park Fees	302/89/89718H	\$7,439,891.99	39%
Prop K – Specified	43K/10/10SPAS	\$2,565,288.00	13%
Prop K - Inflation	43K/10/10SIBF	\$1,056,531.00	5%
Prop K - Gap	43K/10/10RPBM	\$4,291,668.00	22%
CIEP	100/54/00T785	\$1,000,000.00	5%
MICLA FY 21-22	298/50/MICLA	\$1,000,000.00	5%
MICLA FY 22-23	298/50/MICLA	\$1,500,000.00	8%
Total		\$19,507,987.00	100%

PROJECT CONSTRUCTION

Construction for the proposed Project began in July 2022.

TREES AND SHADE

Per Report No. 22-197, a total of thirteen (13) trees are proposed to be removed as part of the Project. The RAP arborist determined that all of the trees are eligible to be removed. The Project includes the installation of ten (10) new trees, including two (2) Coastal Live Oak, five (5) Red Push Pistache, and three (3) Maverick Mesquite. All of the trees will be in the roller skate parking lot. The Project will have no impact to shade at the park.

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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 City of Los Angeles CEQA Guidelines

RAP Staff recommends that the Board determine that the proposed activity is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) of City of Los Angeles CEQA Guidelines and Section 21084(a) of California Public Resources Code (PRC). RAP Staff will file a NOE with the Los Angeles County Clerk upon the 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: This Project would allow for the construction of the most cost-efficient design for the new Reseda Skate Facility that also meets all the programming and operation and maintenance requirements. The new Reseda Skate Facility will serve approximately 5,563 City residents.

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