

APPROVED

AUG 03 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-139

DATE August 03, 2023

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOSTETTER PARK – CONCEPTUAL APPROVAL OF LOU COSTELLO JR POOL AND BATHHOUSE IMPROVEMENTS (PRJ21689) (PRJ21707) PROJECT – COMMITMENT OF PARK FEES – ALLOCATION OF QUIMBY FEES

B. Aguirre _____	For	M. Rudnick _____
B. Jones _____		*C. Santo Domingo <u>DF</u>
B. Jackson _____		N. Williams _____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Preliminary approve the conceptual scope of work and preliminary budget of Hostetter Park – Lou Costello Jr. Pool and Bathhouse Improvements (PRJ21689) (PRJ21707) Project (Project), as described in the Summary of this Report;
2. Approve the allocation of Three Hundred Seventy Thousand, Eighteen Dollars and Seventy-Seven Cents (\$370,018.77) in Quimby Fees from the Hostetter Park Account No. 89460K-CX to the proposed Project;
3. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of One Million, Six Hundred Twenty-Nine Thousand, Nine Hundred Eighty-One Dollars and Twenty-Three Cents (\$1,629,981.23) in Park Fees for the Hostetter Park – Lou Costello Jr. Pool and Bathhouse Improvements Project (Project);

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000164
Park Fees	302/89/89718H	QP000162
Park Fees	302/89/89718H	QP000163
Park Fees	302/89/89718H	QP000619
Park Fees	302/89/89718H	QP000658
Park Fees	302/89/89718H	QP000561
Park Fees	302/89/89718H	QP000525

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000290
Park Fees	302/89/89718H	QP000466
Park Fees	302/89/89718H	QP001916
Park Fees	302/89/89718H	QP000717
Park Fees	302/89/89718H	QP000390
Park Fees	302/89/89718H	QP000358
Park Fees	302/89/89718H	QP000501
Park Fees	302/89/89718H	QP000659
Park Fees	302/89/89718H	QP000896
Park Fees	302/89/89718H	QP001298
Park Fees	302/89/89718H	QP001408
Park Fees	302/89/89718H	QP001320
Park Fees	302/89/89718H	QP001321
Park Fees	302/89/89718H	QP001454
Park Fees	302/89/89718H	QP000807
Park Fees	302/89/89718H	QP001405
Park Fees	302/89/89718H	QP000763
Park Fees	302/89/89718H	QP001327
Park Fees	302/89/89718H	QP001610
Park Fees	302/89/89718H	QP001724
Park Fees	302/89/89718H	QP001723
Park Fees	302/89/89718H	QP002076
Park Fees	302/89/89718H	QP002181
Park Fees	302/89/89718H	QP002186
Park Fees	302/89/89718H	QP002389
Park Fees	302/89/89718H	QP002335
Park Fees	302/89/89718H	QP002340
Park Fees	302/89/89716H	QT074529
Park Fees	302/89/89718H	QP003316
Park Fees	302/89/89716H	QM161486
Park Fees	302/89/89718H	QP000508
Park Fees	302/89/89716H	QT068095
Park Fees	302/89/89718H	QP000352
Park Fees	302/89/89718H	QP001906
Park Fees	302/89/89718H	QP002526
Park Fees	302/89/89718H	QP002677
Park Fees	302/89/89718H	QP002666
Park Fees	302/89/89718H	QP003211
Park Fees	302/89/89718H	QP003233

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002369
Park Fees	302/89/89718H	QP002687

4. Direct RAP staff to return to the Board of Recreation and Parks Commissioners (Board) for approval of a final scope of work, total budget, and California Environmental Quality Act (CEQA) determinations regarding the Project prior to RAP implementing the Project; and
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Hostetter Park is located at 3141 East Olympic Boulevard in the Boyle Heights community of the City. This 3.46-acre facility provides a recreation center, baseball diamonds, basketball courts, gymnasium, a children's playground, picnic tables, and the Lou Costello Jr. pool and bathhouse for the surrounding community. Due to the facility's size, features, programs and services it provides, Hostetter Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

CONCEPTUAL PROJECT SCOPE

The currently contemplated scope of work of the proposed Project includes the following:

- Improvements to the pool
- Improvements to the bathhouse

The Board previously approved design plans for the replacement of this pool approximately 10 years ago but work on the proposed Project never proceeded due to insufficient funding for construction. The previous pool replacement project (PRJ1502P) (E1906493) was canceled per Report No. 22-219. The intent now is to modify those previously approved plans and continue with implementation of the proposed Project.

The final scope of work and design has not yet been determined. Once the final scope of work is determined and the design plans are finalized, staff will return to the Board for consideration and approval of the final scope of work for the proposed Project prior to RAP implementing the Project.

The pool is not currently open for use by the general public and will not be reopened until improvements can be made to the facility.

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PRELIMINARY PROJECT FUNDING

Upon approval of this Report, One Million, Six Hundred Twenty-Nine Thousand, Nine Hundred Eighty-One Dollars and Twenty-Three Cents (\$1,629,981.23) in Park Fees can be committed to the proposed Project.

Upon approval of this Report, Three Hundred Seventy Thousand, Eighteen Dollars and Seventy-Seven Cents (\$370,018.77) in Quimby Fees can be allocated from the Hostetter Park Account No. 89460K-CX to the proposed Project upon approval of this Report.

These Park Fees were collected within five (5) miles of Hostetter Park, which is the standard distance for the commitment and allocation of Quimby and Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3

The total budget for the Project is unknown at this time. RAP staff will return to the Board for approval of a final total budget for the Project prior to implementation of the Project.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$1,034,038.66	52%
Park Fees	302/89/89718H	\$595,942.57	30%
Quimby Fees	302/89/89460K-CX	\$370,018.77	18%
Total		\$2,000,000.00	100%

PROJECT CONSTRUCTION

It is currently unknown if sufficient funding has been identified for the proposed Project. It is also unknown when construction is anticipated to begin.

TREES AND SHADE

It is unknown if the proposed Project will have an impact on the existing trees and shade at Hostetter Park.

ENVIRONMENTAL IMPACT

The proposed scope of this project consists of improvements to the pool and bathhouse. Staff found that details for this Project are not available and will complete the California Environmental Quality Act (CEQA) determination and present them to the Board for consideration when the complete project scope has been submitted and sufficient funds have been identified.

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FISCAL IMPACT

The approval of this commitment and allocation of Quimby and 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 Quimby Fees, Park Fees or funding sources other than RAP's General fund. The maintenance of the proposed park improvements is unknown at this time.

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: Improvements to the pool and bathhouse at Hostetter Park will enhance the park user's experience.

This report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.