

APPROVED

July 06 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-131

DATE July 06, 2023

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALGIN SUTTON RECREATION CENTER – APPROVAL OF CHILD CARE CENTER RENOVATION (PRJ21705) (PRJ21681) 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 OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(3) [MINOR ALTERATIONS TO EXISTING PARKING LOTS], CLASS 1(4) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES OR MECHANICAL EQUIPMENT AND SYSTEMS TO MEET CURRENT STANDARDS OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL PROTECTION], CLASS 2 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES 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), 15301(c), 15301(d) AND 15302 OF CALIFORNIA CEQA GUIDELINES

B. Aguirre _____ For M. Rudnick _____
C. Santo Domingo DF
B. Jackson _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Algin Sutton Recreation Center – Childcare Center Renovation (PRJ21705) (PRJ21681) Project (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 Five Hundred Eight-Two Thousand, Five Hundred Ninety-Five Dollars and Sixty-Nine Cents (\$582,595.69) in Park Fees to the proposed Project;

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002297
Park Fees	302/89/89718H	QP001933
Park Fees	302/89/89718H	QP001625
Park Fees	302/89/89718H	QP002516
Park Fees	302/89/89718H	QP003071
Park Fees	302/89/89718H	QP003259
Park Fees	302/89/89718H	QP002943
Park Fees	302/89/89718H	QP002949
Park Fees	302/89/89718H	QP003147
Park Fees	302/89/89718H	QP002796
Park Fees	302/89/89718H	QP003162
Park Fees	302/89/89718H	QP003080
Park Fees	302/89/89718H	QP003075
Park Fees	302/89/89718H	QP003020
Park Fees	302/89/89718H	QP003054
Park Fees	302/89/89718H	QP002997
Park Fees	302/89/89718H	QP003055
Park Fees	302/89/89718H	QP000883
Park Fees	302/89/89718H	QP000979
Park Fees	302/89/89718H	QP001139
Park Fees	302/89/89718H	QP002122
Park Fees	302/89/89718H	QP002074
Park Fees	302/89/89718H	QP002066
Park Fees	302/89/89718H	QP002674
Park Fees	302/89/89718H	QP003176
Park Fees	302/89/89718H	QP003007
Park Fees	302/89/89718H	QP002934
Park Fees	302/89/89718H	QP003012
Park Fees	302/89/89718H	QP003094
Park Fees	302/89/89718H	QP003149
Park Fees	302/89/89718H	QP002973
Park Fees	302/89/89718H	QP003244
Park Fees	302/89/89718H	QP003123
Park Fees	302/89/89718H	QP003255
Park Fees	302/89/89718H	QP003074
Park Fees	302/89/89718H	QP002955

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;

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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) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(3) [Minor alterations to existing parking lots], Class 1(4) [Restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment and systems to meet current standards of public health, safety and environmental protection], Class 2 [Replacement or reconstruction of existing structures and facilities 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), 15301(c), 15301(d) and 15302 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval;
6. Authorize RAP's Chief Accounting Employee or designee 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

Algin Sutton Recreation Center is located at 8800 South Hoover Street in the Vermont Vista community of the City. This 16.46-acre facility provides a variety of services and programs to the community, and includes baseball diamonds, a children's play area, a swimming pool, basketball courts, tennis courts, a soccer pitch and a recreation center. Approximately 11,350 City residents live within a one-half mile walking 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.

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PROJECT SCOPE

On February 2, 2023, the Board granted conceptual approval of the proposed Project (Report No. 23-034). The proposed Project aims to renovate an approximately 5,910SF existing building and an existing gated outdoor play area to serve children aged 2-5, and facility work to meet state requirements for future licensed childcare programming.

After assessments by RAP staff, the proposed project scope with required childcare licensing standards in mind will include the following:

- Roof replacement;
- HVAC replacement;
- Fire life safety, surveillance, and lighting upgrades;
- ADA upgrades to parking lot and kitchen spaces;
- Renovation of existing classroom and children’s restrooms;
- Playground replacement to accommodate preschool aged children;
- General refurbishment of building interior and exterior.

PROJECT FUNDING

Previously, the proposed Project was awarded One Million, Two Hundred Twenty-Five Thousand Dollars (\$1,225,000.00) in Capital & Technology Improvement Expenditure Program (CTIEP) funds in the City of Los Angeles’ 2022-2023 Adopted Budget.

Upon approval of this Report, Five Hundred Eight-Two Thousand, Five Hundred Ninety-Five Dollars and Sixty-Nine Cents (\$582,595.69) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the Project is One Million, Eight Hundred Seven Thousand, Five Hundred Ninety-Five Dollars and Sixty-Nine Cents (\$1,807,595.69) which is the total budget 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:

On-Call Contract	Contingency Amount
General Contractors for Park Facilities Construction – Facility Modernization, Renovation and/or Repair	\$320,000.00

The 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

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CTIEP	205/88/88WMKQ	\$1,225,000.00	68%
Park Fees	302/89/89718H	\$582,595.69	32%
Total		\$1,807,595.69	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- Interior or exterior alterations involving remodeling and minor construction where there will be negligible or no expansion of use;
- Minor alterations of existing parking lots;
- Rehabilitation of deteriorated mechanical equipment and systems to meet current standards of public health and safety;
- Replacement 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;
- Replacement of existing heating and air-conditioning systems.

According to the parcel profile report retrieved on June 1, 2023, this area does not reside in a liquefaction zone in 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 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 June 1, 2023 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. It has listed RB Case #: 900440052 within 1000 feet. The case is a leaking underground storage tank that the State Water Resources Control Board closed in 1997. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site.

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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 1(3), Class 1(4), Class 2 and Class 2(6) of City CEQA Guidelines and Article 19, Section 15301(a), 15301(c), 15301(d) and 15302 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 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: Improvements and renovations to the Childcare Center at Algin Sutton Recreation Center will enhance the park user's experience.

This Report was prepared by Jasmine Cheng, Architectural Associate I, Planning, Maintenance and Construction Branch.