

APPROVED

REC 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-024

DATE January 18, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – NORTH ATWATER PARK – CENTRAL SERVICE YARD (CSY) HEATING, VENTILATION AND AIR CONDITIONING (HVAC) IMPROVEMENTS (PRJ21751) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES] AND SECTION 15302 [REPLACEMENT OR RECONSTRUCTION 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] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1) AND CLASS 2(6) OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for *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Approved X Disapproved _____ Withdrawn _____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 Griffith Park – North Atwater Park – Central Service Yard (CSY) Heating, Ventilation and Air Conditioning (HVAC) Improvements (PRJ21751) 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 listed below a maximum of Five Hundred Thousand Dollars (\$500,000.00) in Park Fees to the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT066044
Park Fees	302/89/89716H	QT067577

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 19, Section 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances] and Section 15302 [Replacement or reconstruction 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] of California CEQA Guidelines and Article III, Section 1, Class 1(1) and Class 2(6) of City CEQA Guidelines as well as to direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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

North Atwater Park is located at 3900 West Chevy Chase Drive within Griffith Park. This 5.36-acre park provides a baseball diamond, basketball courts, children's play area, and splash pad, restroom(s), volleyball courts, and benches for the surrounding community. Approximately 2,587 City residents live within a one-half (1/2) mile walking distance of North Atwater Park. Due to the size of the park, and the facilities, features, and programs it provides, Griffith Park currently meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

Central Service Yard (CSY) is located adjacent to North Atwater Park within Griffith Park. CSY is the main hub of RAP that supports administration, operations, construction, maintenance and training functions for the entire park system of the City of Los Angeles.

This Report discusses work being done to the Main Administrative Building at CSY. The existing 1958 administration building is identified as a Contributing Element in the Griffith Park Historic-Cultural Monument (HCM) nomination.

The scope of work of the Project includes the following:

- Demolition and disposal of existing chiller.
- Install new chiller, including necessary integration/wiring.

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- Demolition and disposal of existing boiler.
- Install new boiler.
- Install new Star/Stop Relay, Current Sensing Relays, Static Pressure Transmitters, Pneumatic Tubes with Pickups, Duct Air Temperature Sensors, and other equipment necessary for controls, including necessary user interfaces.
- Install new VAV Terminal units.
- Upgrade HVAC controls, programming, and integration.

PROJECT FUNDING

Upon approval of this Report, Five Hundred Thousand Dollars (\$500,000.00) in Park Fees can be committed to the proposed Project, which is the total amount of funding available for the Project and 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
HVAC Construction, Retrofit & Repairs	\$60,000.00

The Park Fees were collected within ten (10) miles of Griffith Park, which is the standard distance for the commitment of Park Fees for Regional facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$500,000.00	100%
Total		\$500,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

Phase	Duration
Predesign	NA
Design	NA
Bid and Award	January 2024 - February 2024
Construction	May 2024 - September 2024
Post Construction	October 2024 – April 2024

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TREES AND SHADE

The proposed Project will have no impact on the existing shade and trees at North Atwater Park within Griffith Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of demolition and replacement of the existing heating, ventilation, and air conditioning (HVAC) system to an existing institutional facility.

According to the parcel profile report retrieved on December 21, 2023, the site of this Project is in a liquefaction zone, but the construction of this Project will not create conditions that could expose patrons of the park and service yard to increased risk of liquefaction. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact 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 December 21, 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 www.geotracker.waterboards.ca.gov) have listed Case #19320168 within 1,000 feet of the Project area. The case was of the storage of hazardous waste and was screened, entered into a Voluntary Cleanup Agreement, and has been closed with no further action as of January 23, 2001. It is not listed in the hazardous materials release sites, pursuant to Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is within the Griffith Park which is listed as a City of Los Angeles Historic-Cultural Monument (HCM 942). The replacement of the HVAC system on the roof of the service yard will not cause a substantial adverse change in the significance of that historical resource.

Based on this information, RAP staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a) and Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 1(1) and Class 2(6) of City CEQA Guidelines. 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.

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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 Improvements at North Atwater Park within Griffith Park will help improve the park users' experience.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 – Aerial Map

Central Service Yard

ATTACHMENT 1

