

BOARD REPORT

NO. 24-103

DATE May 16, 2024

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FRED ROBERTS RECREATION CENTER – PLAYGROUND REPLACEMENT (PRJ21778) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, 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 2 OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for* C. Santo Domingo DF
C. Stoneham _____ N. Williams _____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget for the Fred Roberts Recreation Center – Playground Replacement (PRJ21778) 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 a maximum of Three Hundred Twenty Thousand, Two Hundred Fifty Dollars and Eighty-Seven Cents (\$320,250.87) in Park Fees for the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003215
Park Fees	302/89/89718H	QP003355
Park Fees	302/89/89718H	QP003095
Park Fees	302/89/89718H	QP003715
Park Fees	302/89/89718H	QP003464
Park Fees	302/89/89718H	QP003287
Park Fees	302/89/89718H	QP003289
Park Fees	302/89/89718H	QP003795
Park Fees	302/89/89718H	QP003736
Park Fees	302/89/89718H	QP003741

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003732
Park Fees	302/89/89718H	QP003601
Park Fees	302/89/89718H	QP003463
Park Fees	302/89/89718H	QP003603
Park Fees	302/89/89718H	QP003751
Park Fees	302/89/89718H	QP003579
Park Fees	302/89/89718H	QP001474
Park Fees	302/89/89718H	QP001989
Park Fees	302/89/89718H	QP001669
Park Fees	302/89/89718H	QP002193
Park Fees	302/89/89718H	QP002537
Park Fees	302/89/89718H	QP002556
Park Fees	302/89/89718H	QP003010
Park Fees	302/89/89718H	QP003090
Park Fees	302/89/89718H	QP000458
Park Fees	302/89/89718H	QP000434
Park Fees	302/89/89718H	QP001086
Park Fees	302/89/89716H	QT074510
Park Fees	302/89/89718H	QP000015
Park Fees	302/89/89718H	QP000159
Park Fees	302/89/89718H	QP000024
Park Fees	302/89/89718H	QP000050
Park Fees	302/89/89718H	QP000118
Park Fees	302/89/89718H	QP000041
Park Fees	302/89/89718H	QP000040

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
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 Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, 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 2 of City CEQA Guidelines as well as direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

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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 NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Fred Roberts Recreation Center is located at 4700 South Honduras Street in the Central Alameda area of the City. This 2.90-acre park includes a recreation center building, basketball courts, children's play area, community room, picnic tables, volleyball courts, outdoor fitness equipment, and a synthetic soccer field for the surrounding community. Approximately 11,584 City residents live within a one-half mile walking distance of Fred Roberts Recreation Center. Due to the facilities, features, programs, and services it provides, Fred Roberts Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work for the proposed Project includes the demolition and replacement of the existing playground, as detailed below:

- Remove and dispose of existing equipment
- Remove and dispose of 1,150 square feet of existing sand
- Saw cut existing concrete slab for new equipment
- Provide 860 cubic feet of aggregate base material
- Provide 1,400 square feet of concrete subbase
- Install two sumps
- Provide 250 linear feet of temporary fencing
- Overnight security for pour in place work
- Installation of new playground structures, including 26-foot integrated shade topper, inchworm climber, tot builders playhouse, quiet grove, two concerto conga sets, medium concerto spin cabasas, arch swing set with belt seats, pine stumps, and independent panels.

PROJECT FUNDING

Upon approval of this Report, Three Hundred Twenty Thousand, Two Hundred Fifty Dollars and Eighty-Seven Cents (\$320,250.87) in Park Fees can be committed to the proposed Project, which will be the total budget for this Project inclusive of the budget contingency amounts set forth below.

On-Call Contract	Budget Contingency Amount
Playground Construction	\$56,000.00

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The Park Fees were collected within five miles of Fred Roberts 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	\$198,924.68	62%
Park Fees	302/89/89716H	\$121,326.19	38%
Total		\$320,250.87	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project.

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	May 2024 – June 2024
Construction	July 2024 – December 2024
Post Construction	January 2024 – June 2025

TREES AND SHADE

This proposed Project will have no impact on the existing trees at Fred Roberts Recreation Center.

The new playground will include a large integrated shade topper over the main play structure.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of an existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity.

According to the parcel profile report retrieved on April 15, 2024, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park 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 April 18, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at www.geotracker.waterboards.ca.gov) have not listed the site, and there are no listed cases within 1,000 feet of the Project area.

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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 not located in an area that would affect a historic or cultural monument.

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 15302 of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon 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.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 – Playground Renderings

Fred Roberts Park Rec Center Los Angeles, CA

General Notes:

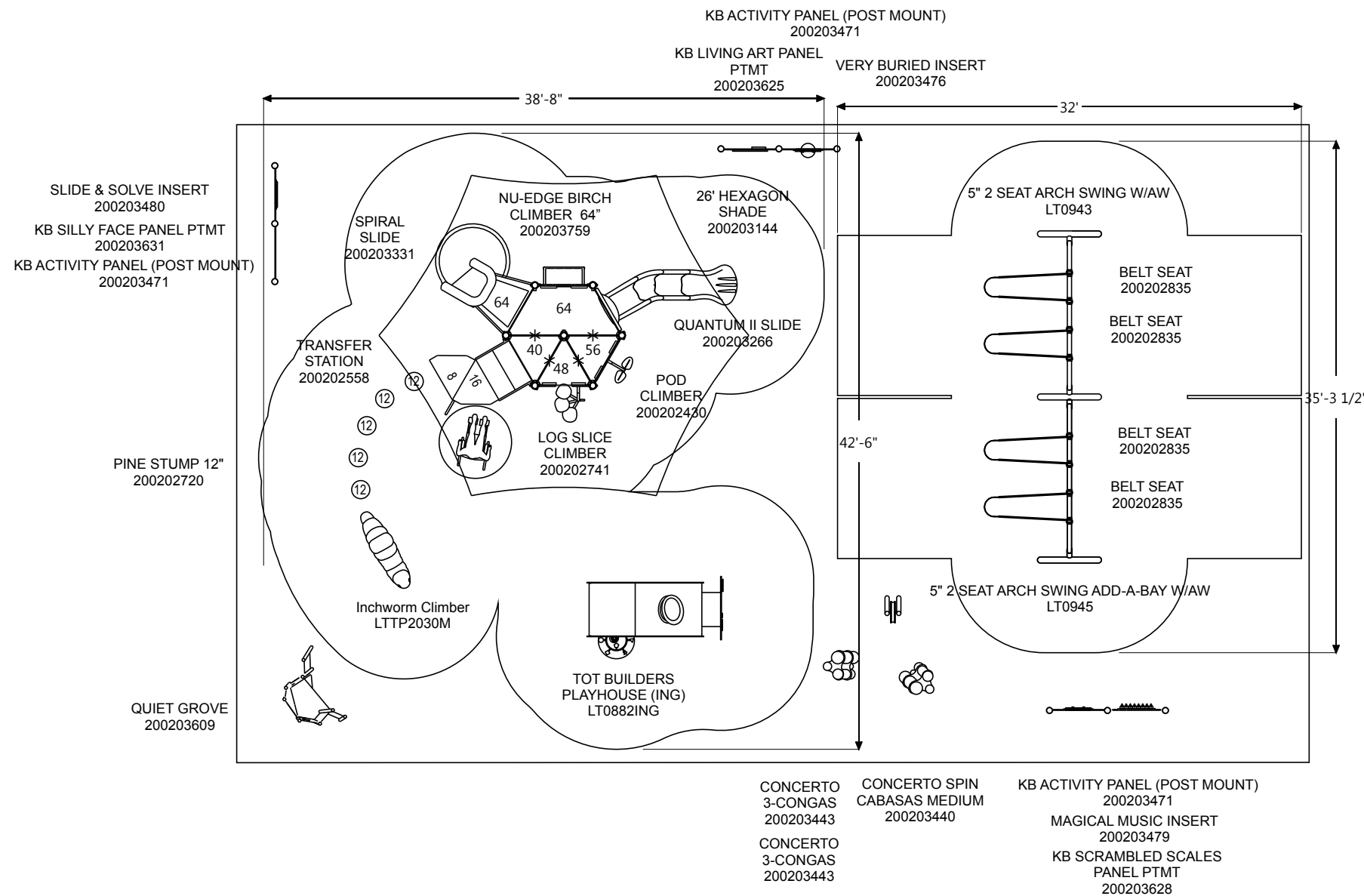
Age Group

2-5yrs 5-12 yrs 2-12yrs 13+ yrs

- The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
- For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
- Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
- All deck heights are measured from top of ground cover.
- Fall absorbing ground cover is required under and around all play equipment.
- The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
- All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
- Not all equipment may be appropriate for all children. Supervision is required.

AGE GROUP: 2-5
 ELEVATED PLAY ACTIVITIES - TOTAL: 0
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 0 REQ'D 0
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 2 REQ'D 0
 GROUND LEVEL QUANTITY: 6 REQ'D 0

AGE GROUP: 2-12
 ELEVATED PLAY ACTIVITIES - TOTAL: 5
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 5 REQ'D 3
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 5 REQ'D 2
 GROUND LEVEL QUANTITY: 17 REQ'D 2



Playground Layout Compliance:

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety

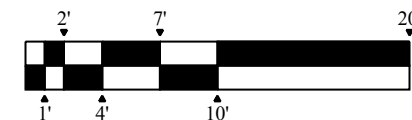
- This playground design meets the final Access Board Regulations.



The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for this structure
0

Scale: 1/10" = 1'-0"



Project:
 Fred Roberts Park Rec Center
 Los Angeles, CA
LTCPS rep:
 Tracy Grabow
 PACIFIC PARK & PLAY
 (714) 846-4885

Ground Space: 62'-0" x 40'-6"
Protective Area: 72'-0" x 43'-0"

Drawn by: Tracy Grabow
Date: 3/25/2024
DWG Name: R0341_4537676463

LTCPS - Farmington
 878 East Highway 60
 Monett, Missouri 65708
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