

APPROVED

NOV 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-194

DATE November 18, 2021

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DEL REY LAGOON – PARKING LOT IMPROVEMENTS (PRJ21456) PROJECT – MODIFICATION OF SCOPE OF WORK – APPROVAL OF CHANGE ORDER – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATION OF EXISTING SIDEWALKS, PEDESTRIAN WALKWAYS AND PARKING LOTS WHICH DOES NOT INCLUDE THE REMOVAL OF SCENIC TREES]; CLASS 1(12) [OUTDOOR LIGHTING FOR SECURITY AND OPERATIONS]; CLASS 2 [REPLACEMENT AND RECONSTRUCTION OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED]; CLASS 3(8) [ADDITIONS TO UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM FACILITIES]; CLASS 4(3) [TREE PLANTING AND LANDSCAPING], AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302, 15303(d), 15304(b) AND 15311 OF CALIFORNIA CEQA GUIDELINES

| | | | |
|-----------|-------|----------------------------|-----------------|
| AP Diaz | _____ | M. Rudnick | _____ |
| H. Fujita | _____ | <i>Fu</i> C. Santo Domingo | <i>DF</i> _____ |
| J. Kim | _____ | N. Williams | _____ |



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of the scope of work of the Del Rey Lagoon – Parking Lot Improvements (PRJ21456) Project (Project), as described in the Summary of this Report;
2. Approve the proposed Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors for Asphalt Construction, Retrofit, Maintenance and/or Repairs in the budget contingency amounts previously approved under Board Report #21-059;
3. Approve pending Change Order No. 1, as described in the body of this Report;

BOARD REPORT

PG. 2 NO. 21-194

- 4. Authorize RAP Staff to negotiate and execute future additional change order(s), in an amount not to exceed One Thousand Three Hundred Twenty Five Dollars (\$1,325.00), which will result in a cumulative total dollar amount of all authorized change orders for this Project not to exceed Sixty Thousand Dollars (\$60,000.00) or twenty-five percent (25%) of the contract award amount;
- 5. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of Seventy Five Thousand Dollars (\$75,000.00) in Park Fees for Del Rey Lagoon – Parking Lot Improvements (PRJ21456) Project;

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees | 302/89/89716H | QT075028 |

- 6. 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(3) [Minor alteration of existing sidewalks, pedestrian walkways and parking lots which does not include the removal of scenic trees]; Class 1(12) [Outdoor lighting for security and operations]; Class 2 [Replacement and reconstruction of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced]; Class 3(8) [Additions to underground electric distribution system facilities]; Class 4(3) [Tree planting and landscaping], and Class 11(6) [Placement of minor structures accessory to existing facilities] of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303(d), 15304(b) and 15311 of California CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
- 7. 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
- 8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Del Rey Lagoon is located at 6660 Esplanade Place in the Westchester - Playa del Rey / LAX community of the City. This 10.99-acre facility provides a play area, benches, a baseball field and basketball courts for the surrounding community. Approximately 1,182 City residents live within a one-half mile walking distance of Del Rey Lagoon. Due to the facility’s size, features, programs and services it provides, Del Rey Lagoon meets the standard for a Community Park, as defined

BOARD REPORT

PG. 3 NO. 21-194

in the City's Public Recreation Plan.

PROJECT SCOPE

On April 1, 2021, the Board of Recreation and Park Commissioners (Board) approved the proposed Project which included the following improvements to the northern parking lot located on Pacific Ave (Report No. 21-059):

- Installation of additional accessible parking spots
- Installation of path of travel from the parking lot to the existing restroom building
- Improvements to the adjacent picnic areas and landscaping.

RAP staff has determined that it is necessary to modify the existing scope of work of the Project to include the following:

- Redesign of the drainage system
- Demolition of the existing catch basins
- Trenching and installation of underground conduit for future EV charging station
- Upgrade the existing lighting to LED fixtures
- Additional removal and replacement of curb & gutter
- Installation of a new double rhino gate at the driveway on 65th Ave

The additional scope of work items listed above will require additional funding in order to complete the Project.

CHANGE ORDERS

RAP awarded work on the Project to Commercial Paving and Company, Inc. from the Asphalt Construction, Retrofit, Maintenance and/or Repairs (Asphalt Contract) on-call list of as-need contracts in the amount of Two Hundred Forty One Thousand Five Hundred Dollars (\$241,500.00). There is currently one pending Change Order for the proposed Project in the amount of Fifty Eight Thousand Six Hundred Seventy Five Dollars (\$58,675.00) which will include the majority of the additional scope of work items.

| Pending Change Order | Amount | Description |
|-----------------------------|---------------|--|
| CO1 | \$58,675.00 | Redesign of the drainage system, Demolition of the existing catch basins, Trenching and installation of underground conduit for future EV charging station, Additional removal and replacement of curb & gutter, |

BOARD REPORT

PG. 4 NO. 21-194

| | | |
|--|--|---|
| | | Installation of a new double rhino gate at the driveway on 65th Ave |
|--|--|---|

Per Report No. 21-059, RAP anticipated using the Park Facility Construction contracts and budgeted contingency for the said contracts in the amount of Forty Thousand Dollars (\$40,000.00). However, the Project was awarded to Commercial Paving and Company, Inc. a contractor qualified under RAP's Asphalt Contract List with the same budgeted contingency. The pending Change Order set forth above exceeds the budget contingency amount. Additionally, RAP staff anticipates additional change order requests may be necessary and anticipates that the total cumulative value of all change orders will be 25% of the original contract award amount, surpassing the originally approved budgeted contingency amount. It is therefore requested that the Board approve the pending Change Order set forth above as well as authorizing RAP staff to negotiate and execute additional future change orders under this contract in an amount not to exceed One Thousand Three Hundred Twenty Five Dollars (\$1,325.00), which will result in a total cumulative value of all authorized change orders not to exceed Sixty Thousand Dollars (\$60,000.00) or 25% of the original awarded contract amount.

It should be noted that the proposed lighting upgrades will be completed by RAP construction forces.

PROJECT FUNDING

Previously, the Board approved the commitment of Two Hundred Seventy Five Thousand Dollars (\$275,000.00) in Park Fees for the proposed Project (Project).

Upon approval of this Report, Seventy Five Thousand Dollars (\$75,000.00) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Three Hundred Fifty Thousand Dollars (\$350,000.00).

The Park Fees were collected within five (5) miles of Del Rey Lagoon, 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 | \$162,131.96 | 47% |
| Park Fees | 302/89/89716H | \$187,868.04 | 53% |
| Total | | \$350,000.00 | 100% |

BOARD REPORT

PG. 5 NO. 21-194

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. The Project began construction in May 2021.

TREES AND SHADE

Per Report No. 21-059, the proposed Project includes the removal of approximately five (5) trees within the parking lot and proposes to replace the trees with native plants.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alteration of existing sidewalks, pedestrian walkways and parking lots which does not include the removal of scenic trees; outdoor lighting for security and operations; replacement and reconstruction of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced; additions to underground electric distribution system facilities; tree planting and landscaping, and placement of minor structures accessory to (appurtenant to) existing facilities.

This site is within a coastal zone and in the methane zone, however, the nature of the project is such that there is no reasonable possibility that the project will 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 October 7, 2021, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has not listed the Project site, but has listed Case #0323 within 500 feet of the project area. Case #0323 has been closed in 1996 and will not affect the project area. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the project or within the project site. Furthermore, the project is not located in proximity of known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

As such, RAP staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 1(12), Class 2, Class 3(8), Class 4(3) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301, 15303(d), 15304(b) and 15311 of California CEQA Guidelines. Staff will file a NOE 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.

BOARD REPORT

PG. 6 NO. 21-194

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 to the parking lot and path of travel will enhance the park users' experience.

This report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.