

APPROVED
NOV 03 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-280

DATE November 03, 2022

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: JACKIE TATUM HARVARD RECREATION CENTER – ROOF RENOVATION (PRJ21404) PROJECT – COMMITMENT OF PARK FEES – MODIFICATION OF SCOPE OF WORK – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE WILL BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 2 [REPLACEMENT OR 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], AND CLASS 2(6) [REPLACEMENT OR RECONSTRUCTION OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS], OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA STATE CEQA GUIDELINES

B. Aguirre	<u> </u>	M. Rudnick	<u> </u>
H. Fujita	<u> </u>	<i>for</i> C. Santo Domingo	<u>DF</u>
B. Jackson	<u> </u>	N. Williams	<u> </u>



General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Approve the revised scope of work and total budget for the Jackie Tatum Harvard Recreation Center – Roof Renovation (PRJ21404) 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 Two Hundred Thirty Six Thousand, Seven Hundred Sixty Two Dollars and Eight Two Cents (\$236,762.82) in Park Fees, for 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	QP002824
Park Fees	302/89/89718H	QP000935
Park Fees	302/89/89718H	QP000852
Park Fees	302/89/89718H	QP000309
Park Fees	302/89/89718H	QP001145
Park Fees	302/89/89718H	QP002971
Park Fees	302/89/89718H	QP002951
Park Fees	302/89/89718H	QP003014
Park Fees	302/89/89718H	QP002863
Park Fees	302/89/89718H	QP002988
Park Fees	302/89/89718H	QP002968

3. 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 construction contracts as set forth in this Report.
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
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) [Exterior alterations involving remodeling or minor construction where there will be negligible or no expansion of use], Class 2 [Replacement or 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], and Class 2(6) [Replacement or reconstruction of existing heating and air-conditioning systems] of City CEQA Guidelines and Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines; and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval.
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

Jackie Tatum Harvard Recreation Center is located at 1535 West 62nd Street in the South Los Angeles community of the City. This 12.88-acre park features a recreation center, swimming pool, ball diamonds, basketball courts, children's play area, challenge course, tennis courts, skate park, picnic tables and walking paths. Approximately 11,091 City residents live within a one-half (1/2) mile walking distance of Jackie Tatum Harvard Recreation Center. Due to the facilities, features,

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programs, and services it provides, Jackie Tatum Harvard Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On September 17, 2020, the Board approved the following scope of work of the proposed Project (Report No. 20-187):

- Replacement of the roof of the recreation center.

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

- Improvements to the recreation center's heating, ventilation, and air conditioning (HVAC) system.
- Replacement of the roof of the concession building.

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

PROJECT FUNDING

Previously, the Board approved the commitment of Two Hundred Twenty Thousand Dollars (\$220,000.00) to the proposed Project (Report No. 20-187).

Upon approval of this Report, Two Hundred Thirty Six Thousand, Seven Hundred Sixty Two Dollars and Eight Two Cents (\$236,762.82) in supplemental Park Fees can be committed to the proposed Project.

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for the proposed Project is Seven Hundred Sixty Five Thousand, Seven Hundred Sixty Two Dollars and Eighty Two Cents (\$765,762.82), which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

See below the anticipated pre-qualified on-call contracts and budget contingencies used for the proposed Project:

On-Call Contract	Budget Contingency
Roof Construction	\$25,000.00
HVAC Construction	\$25,000.00

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These Park Fees were collected within five (5) miles of Jackie Tatum Harvard 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	302/89/89716H	\$12,208.46	1%
Park Fees	302/89/89718H	\$444,554.36	59%
Deferred Maintenance Funds	302/89/727H-JT	\$309,000.00	40%
Total		\$765,762.82	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Jackie Tatum Harvard Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving remodeling or minor construction where there will be negligible or no expansion of use, the replacement or 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, and the replacement or reconstruction of existing heating and air-conditioning systems.

According to the parcel profile report retrieved on October 18, 2022, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within 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 October 18, 2022, 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 or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. 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.

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Based on this information, RAP Staff recommends that the Board determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 2, and Class 2(6) of City CEQA Guidelines and Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this commitment of Park Fees and deferred maintenance funds 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 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 no overall 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: The improvements to the roof and HVAC system at Jackie Tatum Harvard Recreation Center will enhance the park user's experience.

This report was prepared by Ajmal Noorzayee, Management Analyst, Planning, Maintenance and Construction Branch.