

BOARD REPORT

NO. 18-057

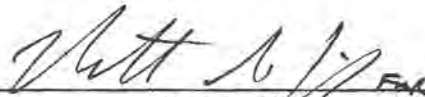
DATE April 04, 2018

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAS PALMAS SENIOR CITIZEN CENTER – NEW SENIOR CENTER AND CHILD CARE CENTER (PRJ21175) (PRJ21176) PROJECT – COMMITMENT OF PARK FEES – ALLOCATION OF QUMBY AND ZONE CHANGE FEES

AP Diaz	_____	V. Israel	_____
*R. Barajas	<u>RF</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project;
2. Authorize Department of Recreation and Parks (RAP) staff to commit, from the following fund(s) and work order number(s), a maximum of Three Million Eight Hundred Twenty Seven Thousand Nine Hundred Seventy Four Dollars and Fifteen Cents (\$3,827,974.15) in Park Fees, for the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project:

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89718H	QP000002
Park Fees	302/89/89718H	QP000029
Park Fees	302/89/89716H	QT066044
Park Fees	302/89/89716H	QT073980
Park Fees	302/89/89716H	QT073709
Park Fees	302/89/89716H	QT073851
Park Fees	302/89/89716H	QT073982
Park Fees	302/89/89716H	QM133327
Park Fees	302/89/89716H	QT072500
Park Fees	302/89/89716H	QT073020
Park Fees	302/89/89716H	QT073536
Park Fees	302/89/89716H	QT073680

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3. Authorize RAP Chief Accounting Employee to transfer One Million Eight Hundred Forty Three Thousand Four Hundred Twenty Two Dollars (\$1,843,422.00) in Quimby Fees from Quimby Fee Account No. 89460K-00 to Las Palmas Senior Center Account No. 89460K-LP;
4. Authorize RAP Chief Accounting Employee to transfer One Million Nine Hundred Sixty Thousand Four Hundred Forty Dollars (\$1,960,440.00) in Zone Change Fees from Quimby Fee Account No. 89440K-00 to Las Palmas Senior Center Account No. 89460K-LP;
5. Approve the allocation of Three Million Eight Hundred Three Thousand Eight Hundred Sixty Two Dollars (\$3,803,862.00) in Quimby and Zone Change Fees from Las Palmas Senior Center Account No. 89460K-LP for the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project; and,
6. Authorize RAP Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Las Palmas Senior Citizens Center is located at 1820 North Las Palmas Avenue in the Hollywood area of the City. This 1.14 acre facility provides senior citizen and child care programs for the surrounding community. An estimated Nine Thousand Five Hundred Forty Three (9,543) City residents live within a one-half (½) mile walking distance of Las Palmas Senior Citizens Center. Due to the facilities, features, programs, and services it provides, Las Palmas Senior Citizens 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 Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project includes the demolition of the existing senior center and the construction of new senior center and child care center.

It is unknown at this time how much funding is necessary to complete the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project.

Council District 13 is in support of the proposed Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project.

PROJECT FUNDING

Upon approval of this Report, Three Million Eight Hundred Twenty Seven Thousand Nine Hundred Seventy Four Dollars and Fifteen Cents (\$3,827,974.15) in Park Fees can be committed to the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project.

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Additionally, a total of Three Million Eight Hundred Three Thousand Eight Hundred Sixty Two Dollars (\$3,803,862.00) in Quimby and Zone Change Fees can be transferred to the Las Palmas Senior Center Account No. 89460K-LP and allocated to the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project.

The total Park Fees and Quimby and Zone Change Fees available for the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project is Seven Million Six Hundred Thirty One Thousand Eight Hundred Thirty Six Dollars and Fifteen Cents (\$7,631,836.15).

These Park Fees were collected within five (5) miles of the Las Palmas Senior Center, which is the standard distance for the allocation of the Park Fees and Quimby and Zone Change Fees to community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Work Order	Amount	Percentage
Park Fees	302/89/89718H	WO# QP000002 WO# QP000029	\$4,948.59	0.1%
Park Fees	302/89/89716H	WO# QT066044 WO# QT073980 WO# QT073709 WO# QT073851 WO# QT073982 WO# QM133327 WO# QT072500 WO# QT073020 WO# QT073536 WO# QT073680	\$3,823,025.56	50.1%
Quimby Fees	302/89/89460K-LP		\$1,843,422.00	24.1%
Zone Change Fees	302/89/89440K-LP		\$1,960,440.00	25.7%
Total			\$7,631,836.15	100%

PROJECT CONSTRUCTION

It is unknown at this time if sufficient funding has been identified for the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project.

It is unknown at this time when construction of the Las Palmas Senior Center – New Senior Center and Child Care Center (PRJ21175) (PRJ21176) Project will begin.

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TREES AND SHADE

It is unknown at this time if this project will have any impact on existing trees or shade at Las Palmas Senior Center.

ENVIRONMENTAL IMPACT STATEMENT

RAP staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT

The approval of the commitment of Park Fees, and the allocation Quimby and Zone Change Fees, will have no fiscal impact on the Department.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or Quimby and Zone Change Fees or funding sources other than the Department's General fund.

This Report was prepared by Darryl Ford, Senior Management Analyst II, Planning, Maintenance and Construction Branch.