

# APPROVED

MAY 06 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 21-083

DATE May 06, 2021

C.D. 13

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK – PARK IMPROVEMENTS (PRJ21471) PROJECT – COMMITMENT OF PARK FEES – 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 AND MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(3) [MAINTENANCE AND MINOR ALTERATION OF EXISTING DRIVEWAYS, PARKING LOTS AND PAVED AREAS], CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT REQUIRED FOR SAFETY AND THE PUBLIC CONVENIENCE INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 4(3) [NEW GARDENING, TREE PLANTING, AND LANDSCAPING], CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED], CLASS 6(2) [BASIC DATA COLLECTION ACTIVITIES WHICH DO NOT RESULT IN SERIOUS OR MAJOR DISTURBANCES TO AN ENVIRONMENTAL RESOURCE] AND CLASS 11(5) [SIGNS LOCATED ON CITY PROPERTY MANAGED BY A CITY DEPARTMENT WHICH HAS A SIGN POLICY ADOPTED BY ITS BOARD OF COMMISSIONERS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15301(c), 15303, 15304(b), 15304(f) 15306 AND 15311(a) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	<u>                    </u>	M. Rudnick	<u>                    </u>
H. Fujita	<u>                    </u>	*C. Santo Domingo	<u>                    </u>
J. Kim	<u>                    </u>	N. Williams	<u>                    </u>

*M. Shue*  
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 General Manager

Approved       X                            Disapproved                                           Withdrawn                     

### RECOMMENDATIONS

1. Approve the revised scope of work of the Echo Park – Park Improvements (PRJ21471) 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 Five Hundred Thousand Dollars (\$500,000) in Park Fees, for the proposed Project:

<u>Funding Source</u>	<u>Fund/Dept/Acct No.</u>	<u>Work Order No.</u>
Park Fees	302/89/89716H	QT074377

## BOARD REPORT

PG. 2 NO. 21-083

3. Approve the change order for Change Order No. 1 as further set forth in this Report in the amount of Two Hundred Thirty Five Thousand, Three Hundred Forty Three Dollars (\$235,343), which represents 42.2% of the original contract award amount to Chris Kelly dba Childs Play for this Project;
4. Authorize the Additional Contract items of the Additional Improvements (as more fully set forth below in this Report) be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors in an amount not to exceed Three Hundred Six Thousand Seven Hundred Twenty Three Dollars (\$306,723.00);
5. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for the Additional Contract Items in the budget contingency amounts for such contracts as stated in this Report
6. Determine that the revised scope of work for 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 and minor construction where there be negligible or no expansion of use], Class 1(3) [Maintenance and minor alteration of existing driveways, parking lots and paved areas], Class 3(4) [Installation of new equipment required for safety and the public convenience involving negligible or no expansion of use], Class 4(3) [New gardening, tree planting, and landscaping], Class 4(12) [Minor trenching and backfilling where the surface is restored], Class 6(2) [Basic data collection activities which do not result in serious or major disturbances to an environmental resource] and Class 11(5) [Signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners] of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), 15303, 15304(b), 15304(f) 15306 and 15311(a) of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
7. Authorize RAP's Chief Accounting Employee or designee 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

Echo Park is located at 751 North Echo Park Boulevard in the Echo Park community of the City. This 28.14-acre park provides a lake and boathouse, recreation center, two children's play areas, tennis courts, skate park, and a walking path. Echo Park is City of Los Angeles Historic Cultural Monument No. 836. Approximately 18,431 residents live within a one-half mile walking distance from Echo Park. Due to the facilities, features, programs, and services it provides, Echo Park

## BOARD REPORT

PG. 3 NO. 21-083

and its Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On March 18, 2021, the Board of Recreation and Park Commissioners (Board) approved the following scope for the Project (Report No. 21-045):

- Replacement of playground surfacing at the north playground
- Restroom improvements, including new fixtures and doors and painting
- Upgrade of restroom interior and exterior lighting fixtures to light-emitting diode (LED)
- Replacement of five (5) drinking fountains with new hydration stations
- Improvements to various light poles around the park, including the upgrade of several existing solar lighting fixtures to LED
- Improvements to the exterior of the boathouse, including painting
- Improvements to the lake bridge, including replacement of handrails and planks
- Turf refurbishments
- Irrigation improvements

The proposed Project is currently in construction. The above improvements are currently being implemented by Chris Kelly dba Childs Play, one of RAP's on-call contractors who was selected for the Project, through an as-needed park facility construction contract. To date, approximately Five Hundred Fifty Seven Thousand, Nine Hundred Thirty-Four Dollars (\$557,934) of the Project funding has been encumbered or expended on the above scope of work

Following the temporary closure of Echo Park for the initiation of the Project, RAP Staff was subsequently able to perform a more detailed assessment of Echo Park and has identified various additional improvements that are needed at the park. RAP Staff is recommending that the previously approved Project scope of work be modified to include the following (Additional Improvements):

- Restoration of Restroom Door Frames (Change Order No. 1)
- Cleaning and painting of park light poles (Change Order No. 1)
- Cleaning and painting of park benches (Change Order No. 1)
- Cleaning and painting of trash can enclosures (Change Order No. 1)
- Painting and Removal of Graffiti (Change Order No. 1)
- Installation of Security Signage and Banners (Change Order No. 1)
- Improvement of the decomposed granite in the picnic area. (Change Order No. 1)
- Mulching of various planting areas (Change Order No. 1)
- Installation and maintenance of new turf in various planter areas (Change Order No. 1)
- Additional Irrigation System renovations (Change Order No. 1)
- Replacement of Shrubs and Landscaping (Change Order No. 1)
- Installation of 8 new trees (Change Order No. 1)
- Survey of Nesting Birds (Additional Contract)

## BOARD REPORT

PG. 4 NO. 21-083

- Replacement of damaged bird netting for the Boathouse Heating, Ventilation and Air Conditioning (HVAC) unit (Additional Contract)
- Renovation of the driveway and parking area adjacent to the maintenance yard, including restriping installation of new (2) removable bollards. (Additional Contract)
- Replacement of Informational/Educational Signage (Additional Contract)
- Installation of new security cameras (Additional Contract)
- Replacement of shade canopies at the north playground (Additional Contract)

It is important to note that some of the previously approved Project scope of work and these identified Additional Improvements are due to the impacts from the encampment at Echo Park, some are new improvements, and others are the result of deferred maintenance. Of the above previously approved Project scope of work and the proposed Additional Improvements, the following items are considered by RAP Staff to be deferred maintenance items:

- Improvements to the exterior of the boathouse, including painting
- Improvements to the lake bridge, including replacement of handrails and planks
- Restoration of Restroom Door Frames
- Installation and maintenance of new turf in various planter areas
- Installation of 8 new trees

### CHANGE ORDER NO. 1

As previously stated in Report No. 21-045, the budget contingency for the original scope of the Project under the as-needed park facility construction contract is Sixty Thousand Dollars (\$60,000).

Change Order No. 1 for the Project is for various items in the Additional Improvements noted above, which include restroom door frame restoration, cleaning and painting of park light poles, cleaning and painting of park benches, cleaning and painting of trash can enclosures, painting and removal of graffiti, installation of security signage and banners, improvement of the decomposed granite in the picnic area, mulching of various planting areas, installation and maintenance of new turf in various planter areas, additional irrigation system renovations, replacement of shrubs and landscaping, and installation of 8 new trees.

The total cost of Change Order No.1 is Two Hundred Thirty Five Thousand, Three Hundred Forty Three Dollars (\$235,343), which exceeds the budget contingency for this Project. RAP staff requests approval for this Change Order No. 1. Change Order No. 1 would be issued to the current contractor for the original scope of the Project, Chris Kelly dba Childs Play, under the as-needed park facility construction contract.

### ADDITIONAL CONTRACT ITEMS

Certain of the Additional Improvements will require the services of additional pre-qualified RAP contractors. These items are noted above as Additional Contract items. RAP staff requests the Board approve these Additional Contract items to be bid and constructed through RAP's list of

BOARD REPORT

PG. 5 NO. 21-083

pre-qualified on-call contractors in an amount not to exceed Three Hundred Six Thousand Seven Hundred Twenty Three Dollars (\$306,723.00). The anticipated pre-qualified on-call contracts for the Additional Contract items will be for: Asphalt Construction and Retrofit; Sports Netting/Fencing Installation; Environmental Impact Analysis and Special Studies; Purchase and Installation of Playground and Recreation Related Equipment; and Electrical Construction and Retrofit. . The budget contingency for each of these anticipated contracts will be Five Thousand Dollars (\$5,000), Five Thousand Dollars (\$5,000), Five Thousand Dollars (\$5,000), Eight Thousand Dollars (\$8,000), and Forty Thousand Dollars (\$40,000) respectively.

PROJECT FUNDING

The Board previously approved the commitment of Six Hundred Thousand Dollars (\$600,000.00) in Park Fees for the Project.

As previously noted, approximately Five Hundred Fifty-Seven Thousand, Nine Hundred Thirty-Four Dollars (\$557,934) of the Project funding has been encumbered or expended. Therefore, the Project is left with a remaining unencumbered amount of approximately Forty-Two Thousand, Sixty-Six Dollars (\$42,066), which is insufficient to complete the identified additional scope of work proposed in this Report.

Upon approval of this Report, an additional Five Hundred Thousand Dollars (\$500,000) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the Project upon approval of this Report, including previously committed Park Fees, is One Million Dollars (\$1,100,000.00).

These Park Fees were collected within five (5) miles of Echo Park, which is the standard distance for the commitment and allocation of the Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

Upon approval of this Report, and the execution of Change Order No. 1 previously discussed in this report, the remaining funding for the Project will be approximately Three Hundred Six Thousand, Seven Hundred Twenty-Three Dollars (\$306,723.00).

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$1,100,000.00	100%
<b>Total</b>		\$1,100,000.00	100%

PROJECT CONSTRUCTION

Construction of the Project began in March 2021.

## BOARD REPORT

PG. 6 NO. 21-083

### TREES AND SHADE

Approximately eighteen trees will be removed as a part of the proposed revised scope of work for the Project, most of which are located on the south end of the lake. These trees are recommended for removal for a variety of reasons. Several of these trees are dead or dying. Some of these trees are blocking light and will cause hardscape damage if allowed to continue growing, and some are suppressed below the canopy of other trees and have nowhere to grow.

Eight new trees will be installed as a part of the Project.

### ENVIRONMENTAL IMPACT

The proposed modified Project consists of exterior alterations involving remodeling and minor construction where there be negligible or no expansion of use; maintenance and minor alteration of existing driveways, parking lots and paved areas; installation of new equipment required for safety and the public convenience involving negligible or no expansion of use; new gardening, tree planting, and landscaping; minor trenching and backfilling where the surface is restored; basic data collection activities which do not result in serious or major disturbances to an environmental resource and signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners. As such, RAP Staff recommends that the Board determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(3), Class 3(4), Class 4(3), Class 4(12), Class 6(2) and Class 11(5) of City CEQA Guidelines as well as to Article 19, Sections 15301(a), 15301(c), 15303, 15304(b), 15304(f) 15306 and 15311(a) of California 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 the 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.

### 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 Echo Park will increase safety and enhance the park users' experience.

This Report was prepared by Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.