

# APPROVED

June 16 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-168

DATE June 16, 2022

C.D. ALL

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FINAL ACCEPTANCE OF VARIOUS CAPITAL IMPROVEMENT PROJECTS –  
REALLOCATION AND TRANSFER OF QUIMBY AND ZONE CHANGE FEES  
FOR PROJECT RECONCILIATION

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

*M. Slue*  
\_\_\_\_\_  
General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the final acceptance of various capital improvement projects, as shown in Attachment 1;
2. Approve the reallocation of Quimby and Zone Change Fees from various capital improvements projects to their respective facility accounts, as shown in Attachment 2;
3. Authorize RAP's Chief Accounting Employee to reallocate and transfer Quimby and Zone Change Fees from various capital improvement projects to the Quimby and Zone Change accounts detailed in Attachment 3;
4. Authorize RAP's Chief Accounting Employee to transfer and allocate Quimby and Zone Change Fees to various completed capital improvement projects for reconciliation purposes, as shown in Attachment 4;
5. Authorize the RAP Chief Accounting Employee to transfer One Hundred Forty One Thousand Four Hundred Eighty Two Dollars and Ninety Cents (\$141,482.90) in Quimby Fees from Cheviot Hills Rec Center Account No. 89460K-CV to the Shadow Ranch Park Account No. 89460K-SG;
6. Authorize RAP's Chief Accounting Employee to transfer Ten Cents (\$0.10) in Quimby Fees from the Northridge Recreation Center Account No. 89460K-NT to the Northridge Recreation Center Account No. 89440K-NT;

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7. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

As a part of RAP's ongoing administration of the Quimby/Park Fee Program, RAP staff regularly reviews and reconciles projects funded with Quimby and Zone Change Fees and the related Quimby and Zone Change accounts funds. The goal of this regular review is to identify projects and accounts that need additional funding in order to enable completed projects to be accepted and closed out, and to reconcile those projects and accounts to balance the Quimby and Zone Change accounts.

RAP staff has completed its reconciliation of the various capital improvements as listed in Attachment 1. These capital improvement projects were funded by various funding sources including Quimby Fees, Zone Change Fees, Park Fees, Community Development Block Grant (CDBG) and other funding sources. Upon approval of this Report, the work completed for the Capital Improvement Projects as listed in Attachment 1 will be final accepted.

In Attachments 2 and 3, RAP staff has identified various Quimby and Zone Change funded capital improvement projects that are complete, have been final accepted, and have funds available for reallocation to future projects. Upon approval of this Report, the Quimby and Zone Change fees detailed in Attachment 2 can be reallocated to the respective facility account for each of those projects in order to be made available for future allocations within those facility accounts. Upon approval of this Report, the Quimby and Zone Change fees listed in Attachment 3 can be reallocated and transferred to the Quimby Fee Account No. 302/89/89460K-00 or Zone Change Account No. 89440K-00 in order to be made available for future allocations.

Attachment 4 sets forth additional Quimby and Zone Change fees that need to be allocated to completed projects to address shortfalls in funding for these projects. Because the shortfalls, in general, occurred late into the construction process for the respective projects and involved a small amount of funds relative to the budget for each project, the shortfalls were covered by other funding with the intent that staff would return to the Board of Recreation and Park Commissioners (Board) for authorization and reconciliation for the use of Quimby and Zone Change funds for each project before being closed out. Upon approval of this Report, the Quimby and Zone Change funds detailed in Attachment 4 can be transferred and allocated to the completed Capital Improvement Projects as set forth in Attachment 4.

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Recommendation 5 is to reconcile a mistake from Attachment 2 of Report No. 20-094. That report incorrectly listed a transfer in the amount of One Hundred Forty One Thousand Four Hundred Eighty Two Dollars and Ninety Cents (\$141,482.90) from the Shadow Ranch Park Account No. 89460K-SG to the Quimby Account No. 89460K-00. The transfer should have been from the Cheviot Hills Park Account No. 89460K-CV to the Quimby Account No. 89460K-00. Upon approval of this Report, One Hundred Forty One Thousand Four Hundred Eighty Two Dollars and Ninety Cents (\$141,482.90) in Quimby Fees can be transferred from Cheviot Hills Rec Center Account No. 89460K-CV to the Shadow Ranch Park Account No. 89460K-SG in order to reconcile the Shadow Ranch Park account.

Recommendation 6 is to reconcile an incorrect transaction authorized in Report No. 09-260. Recommendation 5.A from Report No. 09-260 approved a transfer of Twenty One Thousand Five Hundred Thirty One Dollars and Thirty-Three Cents (\$21,531.33) in Zone Change Fees from the Northridge Recreation Center Account No. 440K-NT to the Northridge Recreation Center Account No. 460K-NT for the Northridge Recreation Center – Building Improvements (PRJ20231) Project. However, at that time, the account balance of the Northridge Recreation Center Account No. 440K-NT was only Twenty One Thousand Five Hundred Thirty One Dollars and Twenty-Three Cents (\$21,531.23). Therefore, Recommendation 5.A caused a discrepancy of Ten Cents (\$0.10) for the Northridge Recreation Center Account No. 440K-NT. The Northridge Recreation Center – Building Improvements (PRJ20231) Project was completed several years ago. Upon approval of this Report, Ten Cents (\$0.10) in Quimby Fees can be transferred from the Northridge Recreation Center Account No. 89460K-NT to the Northridge Recreation Center Account No. 89440K-NT in order to reconcile the account.

These Quimby and Zone Change Fees reallocations comply with the fee expenditure radii pursuant to Los Angeles Municipal Code Section 12.33 E.3.

It should be noted that no new Capital Improvement Projects are being approved as a part of this Report.

### ENVIRONMENTAL IMPACT

The proposed Board action under this Report consists in transferring funds among accounts for projects that have already been completed. Such action is not going to cause any direct physical change or any foreseeable indirect physical change on the environment, and does not fall under the definition of “project” included in Section 21065 of California Public Resources Code (PCR). Therefore it is not subject to the provisions of the California Environmental Quality Act.

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### FISCAL IMPACT

The final acceptance of various capital improvement projects and approval of the reallocation and transfers listed in this Report's Attachments will have no fiscal impact on RAP's General Fund.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 6:** Build Financial Strength & Innovative Partnerships

**Result:** The final acceptance of capital improvement projects allows RAP to capitalize its assets and makes funds available for future capital improvement projects.

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

### ATTACHMENTS

- 1) Final Acceptance of Various Capital Improvement Projects
- 2) Quimby & Zone Change Fees approved for Reallocation
- 3) Quimby and Zone Change Fees Approved for Reallocation and Transfer
- 4) Allocation of Quimby & Zone Change Fees for Project Reconciliation

**ATTACHMENT 1**

**Final Acceptance of Various Capital Improvement Projects**

CD	Facility Name	Project Name	RAP WorkOrder	Scope	Expenses (Payments; 2001-2022)
14	6th & Gladys Street Park	New Restroom	PRJ21130	Install new restroom building.	\$670,470.42
5	Cheviot Hills Park	Archery Range Renovation	PRJ20739	Renovation of the existing Archery Range, including the installation of a new restroom building.	\$605,100.04
13	Echo Park	Park Renovation	PRJ21471	Lawn Refurbishment and Irrigation System Repair, Replace Five Drinking Fountains, Install Galvanized Covers on Light Poles, Replace Four Light Poles Near North Playground, Replace Damaged Restroom Fixtures, replace 20 Restroom Doors, Replace Locks on 20 Restroom Doors, Replace Restroom Lighting with LED Lighting, repair Bridge, painting (Two Restroom Buildings, Bridge, Boathouse), Repair View Deck(s) and Railing(s), 24/7 On-Site Security Coverage for Contractor (4 Months), Site Fencing	\$1,063,148.10
4	Griffith Park	Ferraro Fields Renovation	PRJ20820	Installation of 7 fenced in synthetic turf soccer fields, additional bleachers, expanded parking lot, newly relocated playground, new concession building, new restroom building, new decomposed granite walking path, new outdoor fitness equipment areas, new sign monuments and donor recognition monuments. The scope will also include new smart irrigation system, Bioswale(s), and storm water capture on site. New amenities include drinking fountains, bike racks, bench and picnic seating and new concrete areas for all of these.	\$998,728.26
13	Lemon Grove Recreation Center	Playground Replacement	PRJ21345	Replacement of the playground and accessible pathway.	\$401,790.84
8	Loren Miller Recreation Center	Building and Outdoor Park Improvements	PRJ20651	HVAC upgrades. Improvements to outdoor exercise equipment, play area, outdoor lighting, and shade structure at picnic area.	\$399,806.07
5	Pan Pacific Park	Park Renovation	PRJ21085	Improvements to park, including rehabilitation of pathways, HVAC upgrades, and shade structure(s) replacement. Installation of security cameras and wayfinding signage, lighting upgrades, improvements to the southwest and southeast park entrances, replacement of play areas, installation of fitness equipment, and installation of bollards between the basketball courts and the parking lots	\$2,000,000.00
5	Robertson Recreation Center	New Play Area and Fitness Equipment	PRJ21323	Installation of children's play area and fitness equipment.	\$296,780.55
13	Shatto Recreation Center	HVAC and Roofing Improvements	PRJ21363	Replacement of the HVAC and improvements to the roof of the recreation center.	\$312,097.50
2	Valley Plaza Park	Whitsett Field Synthetic Field Replacement	PRJ21389	Replacement of the synthetic soccer field in the southeast corner of the park along Vanowen.	\$565,677.00
10	Vineyard Recreation Center	Playground Replacement	PRJ21185	Renovate existing play area including replacement of existing play equipment, installation of resilient surfacing and shade sails, and ADA upgrades for path of travel. Installation of fitness equipment, and other amenities such as trash receptacles benches and a hydration station. It also includes park pathway and parking lot improvements.	\$540,569.73
12	Shadow Ranch Park	Facility Renovation	PRJ20776	Ball field, fencing, irrigation and accessibility improvements.	\$268,394.00

**ATTACHMENT 2**

**Quimby and Zone Change Fees Approved for Reallocation**

Council District	Facility Name	Project Name	RAP Work Order #	Fee Type	Reallocation Amount
1	Elysian Park	Monticello De Leo Politti Picnic Area Improvements	PRJ20265	Quimby	\$447.89
1	Glassell Recreation Center	Field Relocation	PRJ1352A	Quimby	18,982.55
2	Sunland Recreation Center	Parking Lot	PRJ1156B/PRJ1166B/PRJ1356B/PRJ1243B/PRJ1021B	Quimby	\$60,000.00
2	Valley Plaza Park	Whitsett Field Synthetic Field Replacement	PRJ21389	Quimby	34,323.00
4	Griffith Park	Ferraro Fields Renovation	PRJ20820	Quimby	1,271.74
6	Delano Recreation Center	Sports Field Improvements	PRJ20545	Zone Change	\$10,619.74
8	Van Ness Recreation Center	Pool Replacement	PRJ20330	Quimby	\$8,250.60
11	Crestwood Hills Recreation Center	Facility Enhancements Phase I	PRJ1501A	Quimby	\$523,465.15
11	Culver Slauson Recreation Center	Youth Community Center Phase II	PRJ1571A/PRJ20550/1200D/1313B	Quimby	\$172,988.10
11	Culver Slauson Recreation Center	Youth Community Center Phase II	PRJ1571A/PRJ20550/1200D/1313B	Zone Change	\$87,683.41
11	Palisades Recreation Center	Building Improvements	PRJ21364	Quimby	\$2,040.27
11	Venice Beach	Rose Avenue Restroom Building	PRJ20882	Quimby	294.00
11	Westchester Recreation Center	Facility Enhancements	PRJ1314B	Zone Change	\$48,959.57
11	Westchester Recreation Center	Community Building & Gymnasium	PRJ1539A/PRJ2165B	Zone Change	\$166,456.89
12	Chatsworth Park South	Outdoor Park Improvements	PRJ20361	Quimby	73,460.18
12	Holleigh Bernson Park	Outdoor Park Improvements	PRJ1370A	Quimby	\$17,000.00
12	Northridge Recreation Center	Pool Improvements	PRJ1233A	Zone Change	\$0.10
14	Arroyo Seco Park	Outdoor Park Improvements	PRJ20122	Quimby	\$48,133.73
15	Ken Malloy Harbor Regional Park	Outdoor Park Improvements	PRJ20285	Quimby	\$4,135.45

ATTACHMENT 3

Quimby and Zone Change Fees Approved for Reallocation and Transfer

Council District	Facility Name	Project Name	RAP Work Order #	Fee Type	Transfer From Account	Transfer to Account	Reallocation & Transfer Amount
1	Lafayette Recreation Center	Synthetic Soccer Field	PRJ1240A	Quimby	302/89/89460K-LD	302/89/89460K-00	\$3,155.00
1	Lafayette Recreation Center	Recreation Center Improvements	PRJ1435A	Quimby	302/89/89460K-LD	302/89/89460K-00	\$8,211.61
1	Lummi House	General Improvements Project	PRJ21146/PRJ21298	Quimby	302/89/89460K-NQ	302/89/89460K-00	\$33,081.52
4	Runyon Canyon Park	Fuller Parking Lot	PRJ1358A	Quimby	302/89/89460K-RN	302/89/89460K-00	\$124,004.54
4	Wattles Garden Park	Building and Outdoor Improvements	PRJ20339	Quimby	302/89/89460K-WA	302/89/89460K-00	\$536,648.05
5	Cheviot Hills Park	Archery Range Renovation	PRJ20739	Quimby	302/89/89460K-CV	302/89/89460K-00	\$14,899.96
5	Robertson Recreation Center	New Recreation Center	PRJ20021	Quimby	302/89/89460K-RG	302/89/89460K-00	\$18,826.80
5	Pan Pacific Park	Recreation Center Building Improvements	PRJ20914	Quimby	302/89/89460K-WV	302/89/89460K-00	\$92,614.74
6	North Hills Community Center	Play Area Replacement	PRJ21321	Quimby	302/89/89460K-NH	302/89/89460K-00	\$142,548.26
8	Algin Sutton Recreation Center	ADA Improvements Phase II	PRJ1015H	Quimby	302/89/89460K-MC	302/89/89460K-00	\$2,000.00
8	Loren Miller Recreation Center	Building and Outdoor Park Improvements	PRJ20651	Zone Change	302/89/89440K-LH	302/89/89440K-00	\$150,193.93
10	Vineyard Recreation Center	Playground Replacement	PRJ21185	Quimby	302/89/89460K-VY	302/89/89460K-00	\$477,067.27
12	Shadow Ranch Park	Facility Renovation (Prop K)	PRJ20776	Quimby	302/89/89460K-SG	302/89/89460K-00	\$14,497.95
13	Rockwood Community Park	Development of New Park	PRJ1249A	Quimby	302/89/89460K-RC	302/89/89460K-00	\$26,211.14
13	Las Palmas Senior Citizen Center	Building Improvements	PRJ20289	Quimby	302/89/89460K-LP	302/89/89460K-00	\$458,371.10
13	Lemon Grove Recreation Center	Playground Replacement	PRJ21345	Quimby	302/89/89460K-LG	302/89/89460K-00	\$698,209.16
13	Echo Park	New Skate Park	PRJ20837	Quimby	302/89/89460K-EC	302/89/89460K-00	\$35,894.91
14	Ramon D. Garcia Recreation Center	HVAC Improvements	PRJ21433	Quimby	302/89/89460K-RF	302/89/89460K-00	\$72,087.00
15	Cabrillo Aquarium	Life Support System Rehab	PRJ20666	Quimby	302/89/89460K-CQ	302/89/89460K-00	\$46,807.49
15	Ken Malloy Harbor Regional Park	Outdoor Park Improvements	PRJ20285	Quimby	302/89/89460K-HP	302/89/89460K-00	\$832,857.73

**ATTACHMENT 4**

**Allocation of Quimby & Zone Change Fees for Project Reconciliation**

Council District	Facility Name	Project Name	RAP Work Order #	Fee Type	Transfer From Account	Transfer to Account	Allocation Amount
11	Crestwood Hills Recreation Center	Facility Enhancements Phase II	PRJ20224	Quimby	-	-	\$1,621.87
9	Trinity Recreation Center	Building Addition & Outdoor Park Improvements Project	PRJ1572A/PRJ1211B	Quimby	302/89/89440K-TR	302/89/89460K-TR	\$0.03
7	Paxton RC/Ritchie Valens	Park Development	PRJ1147B	Zone Change	302/89/89440K-00	302/89/89440K-PM	\$591.95