

APPROVED

MAY 18 2023

BOARD REPORT

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

NO. 23-099

DATE May 18, 2023

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA PARK – SPORTS COMPLEX PHASE 1B (PRJ21492) (PRJ21049) PROJECT (PROJECT) – REVISION OF SCOPE OF WORK – COMMITMENT OF SUPPLEMENTAL PARK FEES – STATUTORY EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE II, SECTION 2(i) [ANY ACTIVITY (APPROVAL OF BIDS, EXECUTION OF CONTRACTS, ALLOCATION OF FUNDS, ETC.) FOR WHICH THE UNDERLYING PROJECT HAS PREVIOUSLY BEEN EVALUATED FOR ENVIRONMENTAL SIGNIFICANCE AND PROCESSED ACCORDING TO THE REQUIREMENTS OF CITY OF LOS ANGELES CEQA GUIDELINES] OF CITY CEQA GUIDELINES AND SECTION 21082 OF CALIFORNIA PUBLIC RESOURCES CODE

B. Aguirre fur M. Rudnick _____
*C. Santo Domingo DF
B. Jackson _____ N. Williams _____

[Signature]
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the revised scope of work and total budget for the Rancho Cienega Park - Sports Complex Phase 1B (PRJ21492) (PRJ21049) Project (Project), as described in this Report;
2. Authorize the Department of Recreation and Parks (RAP) Staff to commit from the following fund and work order numbers a maximum of One Million, Eight Thousand Seven Hundred Eighty-Seven Dollars and Forty-Five Cents (\$1,008,787.45) in Park Fees for the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002014
Park Fees	302/89/89718H	QP002775
Park Fees	302/89/89718H	QP002788
Park Fees	302/89/89718H	QP003059

3. Approve the Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;

BOARD REPORT

PG. 2 NO. 23-099

5. Determine that the Project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) [Any activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of City of Los Angeles CEQA Guidelines] of City CEQA Guidelines and Section 21082 of California Public Resources Code and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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

Rancho Cienega Sports Complex is located at 5001 Rodeo Road in the West Adams community of the City. This 28.97-acre park provides baseball diamonds, basketball and tennis courts, a recreation center, a skate park, and a swimming pool (Celes King III Pool) for the use of the surrounding community. An estimated 10,652 City residents live within a one-half mile walking distance of Rancho Cienega Sports Complex. Due to the features, facilities programs, and services it provides, Rancho Cienega Sports Complex meets the standard for a Community Park as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On June 2, 2022, the Board of Recreation and Parks Commissioners (Board) approved the following original scope of work for the Project (Report No. 22-140):

- ADA-compliant path of travel improvements
- Landscaping and irrigation improvements
- The construction of solar panels on the roof of the recreation center building
- The installation of new LED lighting at sports fields and courts, and related electrical infrastructure upgrades
- The installation of new security cameras
- Resurfacing of the tennis and basketball courts
- The construction of a self-cleaning restroom adjacent to the East edge of the football stadium
- Replacement of artificial turf and the rubberized track in the stadium
- Construction of artificial turf and a fence in the area known as Baseball Diamond No. 3
- Irrigation upgrades
- Painting and repair of the existing Tennis Pro Shop, stadium entry, and concession shop walls eaves and fascia.

RAP has reevaluated the scope of work for this Project and has determined it is more efficient to split it up into two (2) separate phases. Certain elements of the Project currently in-progress will be completed in this current phase, and the other items will be completed under a separate phase,

BOARD REPORT

PG. 3 NO. 23-099

potentially with different contractors. RAP will bring a report detailing this separate phase to the Board at a later date.

The revised scope of the Project which are to be completed as part of this current phase includes the following:

- ADA-compliant path of travel improvements
- Landscaping and irrigation improvements
- The installation of new LED lighting at sports fields and courts, and related electrical infrastructure upgrades
- The installation of new security cameras
- Resurfacing of the tennis courts

The installation of LED lighting and security cameras at the tennis courts was already completed in October 2022, at a cost of Four Hundred Thirty-Five Thousand, Three Hundred Fifty-Eight Dollars (\$435,358.00). As part of this revised scope, RAP will perform the remaining LED lighting and security camera installations in other areas of the park as well as the other improvements set forth above.

It should be noted that the revised scope of the Project is a reduction from the project scope previously approved by the Board under Report No. 22-140, but staff is recommending an increase in funding for this Project. This is because the bids RAP received for the original proposed scope of work under Report No. 22-140 came back substantially higher than originally anticipated. Therefore, despite the reduction in scope items, additional funding is necessary to complete the scope of work for this phase.

PROJECT FUNDING

Previously, the Board approved the commitment of Three Million, Five Hundred Three Thousand, One Hundred Sixty-Eight Dollars and Ninety Cents (\$3,503,168.90) in Park Fees to the Project (Report No. 22-140).

Additionally, Forty-Four Thousand, Seven Hundred Eighty-Six Dollars and Sixty-One Cents (\$44,786.61) in Community Development Block Grant (CBDG) Funds can be used for the 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. This Project is one of the park projects that RAP has identified for the use of these funds.

Upon the approval of this Report, an additional One Million, Eight Thousand Seven Hundred Eighty-Seven Dollars and Forty-Five Cents (\$1,008,787.45) in supplemental Park Fees can be committed to the Project.

BOARD REPORT

PG. 4 NO. 23-099

The total amount of funding available for the Project is Six Million, One Hundred One Thousand, Seven Hundred Forty-Two Thousand Dollars and Ninety-Six Cents (\$6,101,742.96), which will be the total budget for this Project (i.e. revised project scope set forth in this report) inclusive of the budget contingency amount set forth below.

See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Park Facility Construction	\$80,000.00
Fencing	\$120,000.00
Electrical Construction	\$740,000.00

These Park Fees were collected within five (5) miles Rancho Cienega Park, which is the standard distance for the commitment of the 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	\$1,813,661.56	30%
Park Fees	302/89/89718H	\$2,698,294.79	44%
CDBG PY 46	424/43/43T505	\$44,786.61	1%
Deferred Maintenance Funds	302/89/89727H-RL	\$1,545,000.00	25%
Total		\$6,101,742.96	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the remaining scope of work. Construction began in June 2022.

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Rancho Cienega Sports Complex.

ENVIRONMENTAL IMPACT

The Project consists of an activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of City of Los Angeles CEQA Guidelines.

Staff recommends that the Board determine that the proposed activity is statutorily exempt from the provisions of the CEQA pursuant to Article II, Section 2(i) of City CEQA Guidelines as well as to Section 21082 of California Public Resources Code (PRC). Staff will file a NOE with the Los Angeles County Clerk upon Board's approval.

BOARD REPORT

PG. 5 NO. 23-099

FISCAL IMPACT

The approval of this commitment of supplemental Park Fees will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the park improvements are anticipated to be funded by Park Fees, CDBG, or funding sources other than the RAP's General Fund. Future staffing cost demands for the new improvements will be requested through RAP's standard budget process.

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 at Rancho Cienega Park will enhance the park users' experience and safety.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.