

APPROVED
NOV 16 2023

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-193


DATE November 16, 2023

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CYPRESS PARK RECREATION CENTER – ROOF & HVAC REPLACEMENT (PRJ21574) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2(6) OF CITY CEQA GUIDELINES

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Cypress Park Recreation Center – Roof & HVAC Replacement (PRJ21574) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
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 contracts as stated in this Report;
4. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity as the structure replaced] of California CEQA Guidelines and Article III, Section 1, Class 2(6) of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

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5. 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 Notice of Exemption (NOE); and
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Cypress Recreation Center is located at 2630 Pepper Avenue in the Cypress Park community of the City. This 3.49-acre facility includes picnic areas, a playground, ball diamonds, and a gymnasium. An estimated 4,981 City residents live within a ½ mile walking distance of Cypress Recreation Center. Due to the facilities, features, programs, and services it provides, Cypress Park Recreation 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 proposed Project includes the following:

- Replacement of the roof
- Replacement of the HVAC system

PROJECT FUNDING

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.

The total amount of funding available for the Project is Seven Hundred Thirty-Four Thousand Dollars (\$734,000.00), which is the total budget 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
Roof Construction	\$85,000.00
HVAC Construction	\$38,000.00

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance	302/89/89727H	\$734,000.00	100%
Total		\$734,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project.

See below the anticipated Project schedule:

Phase	Duration
Predesign	NA
Design	NA
Bid and Award	September – November 2023
Construction	December 2023 – August 2024
Post Construction	August 2024 – February 2025

TREES AND SHADE

The proposed Project will have no impact on the existing shade and trees at Cypress Park Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of the replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved on October 25, 2023, the construction of this Project is in a liquefaction zone. The construction of this Project, however, will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact 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 25, 2023, the State Department of Toxic Substances Control (CTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at www.geotracker.waterboards.ca.gov) have listed Case T10000001641, RB Case #: 900650107A within 1,000 feet of the Project area. The case was of a leaking underground storage tank and has been closed after remediation on April 5, 2013. It is not listed in the hazardous materials release sites, pursuant to Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

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Based on this information, RAP staff recommends that the Board of Recreation and Parks Commissioners (Board) determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 2(6) of City 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 this Report 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 Deferred Maintenance 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 installation of a new roof and HVAC system at Cypress Park Recreation Center will enhance the park user's experience.

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