

APPROVED

SEPT 21 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-170

DATE September 21, 2023

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GLASSELL PARK – CHILDCARE RENOVATION (PRJ21722) (PRJ21683) PROJECT – ALLOCATION OF QUIMBY FEES – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES]; 15301(c) [EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES (THIS INCLUDES ROAD GRADING FOR THE PURPOSE OF PUBLIC SAFETY), AND OTHER ALTERATIONS]; 15302 [REPLACEMENT 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] AND 15303(e) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3), CLASS 2 AND CLASS 3(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Approved X Disapproved Withdrawn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 for the Glassell Park – Childcare Renovation (PRJ21722) (PRJ21683) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks’ (RAP) Chief Accounting Employee to transfer Five Thousand, Three Hundred Twenty-Three Dollars and Twenty-One Cents (\$5,323.21) in Quimby Fees from the Elysian Park Account No. 89460K-EA to the Glassell Park Account No. 89460K-GT;
3. Approve the allocation of Five Thousand, Three Hundred Twenty-Three Dollars and Twenty-One Cents (\$5,323.21) in Quimby Fees from the Glassell Park Account No.

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89460K-GT to the proposed Project;

4. Authorize RAP staff to commit from the following fund and work order numbers, included as Attachment 1, a maximum of One Million, Five Hundred Thirty-Two Thousand, Five Hundred Fifty-Eight Dollars and Sixty-One Cents (\$1,532,558.61) in Park Fees for the proposed Project;
5. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
6. 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;
7. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances]; 15301(c) [Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations]; 15302 [Replacement 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] and 15303(e) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(3), Class 2 and Class 3(6) of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
8. 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
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Glassell Park is located at 3650 Verdugo Road in the Glassell Park area of the City. This 12.69-acre park provides a variety of services and programs to the community including lighted athletic fields, basketball, football, after-school programs, a year-round pool, and a senior citizens club.

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Approximately 4,827 City residents live within a one-half mile walking distance of the park. Due to the facility's size, features, programs and services it provides, Glassell Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On December 15, 2022, the Board of Recreation and Parks Commissioners (Board) granted preliminary approval of the conceptual scope of work for the proposed Project, which included the renovation of the existing Glassell Child Care building and exterior areas to provide new child care services at the park (Report No. 22-311).

Upon further evaluation, RAP staff has identified the following improvements that are necessary in order meet licensing requirements:

- Upgrades to meet accessibility standards
- Renovation of the exterior and interior of the building, along with updates to meet Americans with Disabilities Act (ADA) / accessibility standards & Child Care Center licensing requirements, including new finishes, plumbing / lighting fixtures, accessories, casework, mechanical systems, security and roofing.
- Site improvements including new play equipment, fencing re-painting / repairs, parking lot resurfacing and upgrades to meet Americans with Disabilities Act (ADA) / accessibility standards

### PROJECT FUNDING

The City of Los Angeles' 2022-2023 Adopted Budget included One Million, Two Hundred Twenty-Five Thousand Dollars (\$1,225,000.00) in Capital & Technology Improvement Expenditure Program (CTIEP) funding for the proposed Project (Report No. 22-311).

Upon the approval of this Report, One Million, Five Hundred Thirty-Two Thousand, Five Hundred Fifty-Eight Dollars and Sixty-One Cents (\$1,532,558.61) in Park Fees can be committed to the proposed Project.

There is currently Five Thousand, Three Hundred Twenty-Three Dollars and Twenty-One Cents (\$5,323.21) in Quimby Fees in the Elysian Park Account No. 89460K-EA. Upon approval of this Report, Five Thousand, Three Hundred Twenty-Three Dollars and Twenty-One Cents (\$5,323.21) can be transferred from the Elysian Park Account No. 89460K-EA to the Glassell Park Account No. 89460K-GT and allocated to the proposed Project.

The total amount of funding available for the proposed Project is Two Million, Seven Hundred Sixty-Two Thousand, Eight Hundred Eighty-One Dollars and Eighty-Two Cents (\$2,762,881.82), which is the total budget for this Project inclusive of the budget contingency amount set forth below.

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

<b>On-Call Contract</b>	<b>Budget Contingency Amount</b>
Facility Modernization	\$544,000.00

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

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
CTIEP	205/88/88WMKR	\$1,225,000.00	44.8%
Park Fees	302/89/89716H	\$125,665.93	4.5%
Park Fees	302/89/89718H	\$1,406,892.68	50.5%
Quimby Fees	302/89/89460K-GT	\$5,323.21	0.2%
<b>Total</b>		<b>\$2,762,881.82</b>	<b>100%</b>

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project and construction is anticipated to begin in Spring 2024.

TREES AND SHADE

It is not anticipated that the proposed Project will have an impact on the existing trees and shade at Glassell Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; minor alterations to existing sidewalks, gutters, and pedestrian trails, replacement 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; installation of accessory (appurtenant) structures.

According to the parcel profile report retrieved on September 6, 2023, this area resides in a liquefaction zone, but the construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or

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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 September 6, 2023, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site, but have listed RB Case # 900650143 within 1000 feet of the Project area. The case consists of a leaking underground storage tank that the Regional Water Board closed in 1996. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a), 15301(c), 15302, 15303(e) of California CEQA Guidelines and to Article III, Section 1, Class 1(1), Class 1(3), Class 2 and Class 3(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon 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 CTIEP funds, Quimby Fees, Park Fees or funding sources other than RAP's General Fund. The maintenance of the proposed park improvements is unknown at this time.

### STRATEGIC PLAN INITIATIVES AND GOALS

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

**Goal No. 3:** Create and Maintain World Class Parks and Facilities

**Outcome No. 3:** Increased park maintenance, with a focus on cleanliness

**Result:** Improvements and renovations to Glassell Park Childcare will enhance the experience and enjoyment of children at the facility.

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

### ATTACHMENTS

- 1) Attachment 1 - List of Work Order Numbers

ATTACHMENT 1 - List of Work Order Numbers

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000742
Park Fees	302/89/89718H	QP001994
Park Fees	302/89/89718H	QP002024
Park Fees	302/89/89718H	QP002019
Park Fees	302/89/89718H	QP002021
Park Fees	302/89/89718H	QP003455
Park Fees	302/89/89718H	QP003142
Park Fees	302/89/89718H	QP003364
Park Fees	302/89/89718H	QT074750
Park Fees	302/89/89718H	QP003577
Park Fees	302/89/89718H	QP003547
Park Fees	302/89/89718H	QP003571
Park Fees	302/89/89718H	QP000132
Park Fees	302/89/89718H	QP000203
Park Fees	302/89/89718H	QP000372
Park Fees	302/89/89718H	QP000302
Park Fees	302/89/89718H	QP000338
Park Fees	302/89/89718H	QP000799
Park Fees	302/89/89718H	QP000707
Park Fees	302/89/89718H	QP000564
Park Fees	302/89/89716H	QT070452
Park Fees	302/89/89716H	QT073674
Park Fees	302/89/89716H	QT073836
Park Fees	302/89/89718H	QP001160
Park Fees	302/89/89718H	QP000995
Park Fees	302/89/89718H	QP001613
Park Fees	302/89/89718H	QP001565
Park Fees	302/89/89718H	QP001373
Park Fees	302/89/89718H	QP001637
Park Fees	302/89/89718H	QP001374
Park Fees	302/89/89718H	QP001850
Park Fees	302/89/89718H	QP002279
Park Fees	302/89/89718H	QP002048
Park Fees	302/89/89718H	QP001969
Park Fees	302/89/89718H	QP001858
Park Fees	302/89/89718H	QP001274
Park Fees	302/89/89718H	QP002263
Park Fees	302/89/89718H	QP001431
Park Fees	302/89/89718H	QP001898

Park Fees	302/89/89718H	QP001938
Park Fees	302/89/89718H	QP001668
Park Fees	302/89/89718H	QP001711
Park Fees	302/89/89718H	QP001904
Park Fees	302/89/89716H	QT071070
Park Fees	302/89/89718H	QP002487
Park Fees	302/89/89718H	QP002281
Park Fees	302/89/89718H	QP002789
Park Fees	302/89/89718H	QP002865
Park Fees	302/89/89718H	QP002517
Park Fees	302/89/89718H	QP002332
Park Fees	302/89/89718H	QP002508
Park Fees	302/89/89718H	QP002853
Park Fees	302/89/89716H	QT082416
Park Fees	302/89/89718H	QP003311
Park Fees	302/89/89718H	QP003310
Park Fees	302/89/89718H	QP003264
Park Fees	302/89/89718H	QP002587
Park Fees	302/89/89718H	QP003241
Park Fees	302/89/89718H	QP002974
Park Fees	302/89/89718H	QP002976
Park Fees	302/89/89718H	QP002977
Park Fees	302/89/89718H	QP003365
Park Fees	302/89/89718H	QP003386
Park Fees	302/89/89718H	QP002950
Park Fees	302/89/89716H	QT073072
Park Fees	302/89/89716H	QT073461
Park Fees	302/89/89718H	QP000010
Park Fees	302/89/89718H	QP000120
Park Fees	302/89/89716H	QT072410
Park Fees	302/89/89716H	QT074685
Park Fees	302/89/89718H	QP000334
Park Fees	302/89/89718H	QP000506
Park Fees	302/89/89718H	QP000630
Park Fees	302/89/89718H	QP000705
Park Fees	302/89/89718H	QP000464
Park Fees	302/89/89718H	QP000880
Park Fees	302/89/89718H	QP000665
Park Fees	302/89/89718H	QP000844
Park Fees	302/89/89718H	QP000360
Park Fees	302/89/89718H	QP000284
Park Fees	302/89/89718H	QP000565
Park Fees	302/89/89718H	QP000513

Park Fees	302/89/89718H	QP000590
Park Fees	302/89/89718H	QP000579
Park Fees	302/89/89718H	QP000877
Park Fees	302/89/89718H	QP000796
Park Fees	302/89/89716H	QT062781
Park Fees	302/89/89716H	QT064503
Park Fees	302/89/89716H	QT073750
Park Fees	302/89/89718H	QP001600
Park Fees	302/89/89718H	QP000973
Park Fees	302/89/89718H	QP000972
Park Fees	302/89/89718H	QP001013
Park Fees	302/89/89718H	QP001056
Park Fees	302/89/89718H	QP001341
Park Fees	302/89/89718H	QP001067
Park Fees	302/89/89718H	QP000287
Park Fees	302/89/89718H	QP000964
Park Fees	302/89/89718H	QP001282
Park Fees	302/89/89718H	QP000977
Park Fees	302/89/89718H	QP000841
Park Fees	302/89/89718H	QP001283
Park Fees	302/89/89718H	QP001352
Park Fees	302/89/89718H	QP001134
Park Fees	302/89/89716H	QT074363
Park Fees	302/89/89716H	QT074771
Park Fees	302/89/89718H	QP002143
Park Fees	302/89/89718H	QP001859
Park Fees	302/89/89718H	QP002079
Park Fees	302/89/89718H	QP001554
Park Fees	302/89/89718H	QP001984
Park Fees	302/89/89718H	QP001895
Park Fees	302/89/89718H	QP002277
Park Fees	302/89/89718H	QP002228
Park Fees	302/89/89718H	QP002057
Park Fees	302/89/89718H	QP002100
Park Fees	302/89/89718H	QP002209
Park Fees	302/89/89718H	QP001486
Park Fees	302/89/89718H	QP002028
Park Fees	302/89/89718H	QP001853
Park Fees	302/89/89718H	QP002231
Park Fees	302/89/89718H	QP002161
Park Fees	302/89/89718H	QP002171
Park Fees	302/89/89718H	QP002463
Park Fees	302/89/89718H	QP002593



Park Fees	302/89/89718H	QP002783
Park Fees	302/89/89718H	QP002462
Park Fees	302/89/89718H	QP002429
Park Fees	302/89/89718H	QP002470
Park Fees	302/89/89718H	QP002527
Park Fees	302/89/89718H	QP002985
Park Fees	302/89/89718H	QP002940
Park Fees	302/89/89718H	QP003156
Park Fees	302/89/89718H	QP003038
Park Fees	302/89/89718H	QP002928
Park Fees	302/89/89718H	QP003137
Park Fees	302/89/89718H	QP003067
Park Fees	302/89/89718H	QP003283
Park Fees	302/89/89718H	QP002265
Park Fees	302/89/89718H	QP000784