

# APPROVED

JAN 04 2024

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 24-012

**DATE** January 04, 2024

**C.D.** 7

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** HUBERT H. HUMPHREY MEMORIAL PARK – POOL BUILDING ROOF IMPROVEMENTS (PRJ21701) PROJECT – MODIFICATION OF SCOPE OF WORK – COMMITMENT OF PARK FEES – EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 5, SECTION 15061(b)(3) [THE ACTIVITY IS COVERED BY THE COMMON-SENSE EXEMPTION THAT CEQA APPLIES ONLY TO PROJECTS WHICH HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT, WHERE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY THAT THE ACTIVITY IN QUESTION MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THE ACTIVITY IS NOT SUBJECT TO CEQA] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE II, SECTION 2(i) OF CITY OF LOS ANGELES 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Approved  X  Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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 modification of the scope of work and total budget for the Hubert H. Humphrey Memorial Park – Pool Building Roof Improvements (PRJ21701) 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 number a maximum of Fifty Thousand Dollars (\$50,000.00) in Park Fees for the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT061020

3. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the Facility Modernization on-call contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;

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4. Grant retroactive approval of Change Order No. 1, as described in the body of this Report;
5. Determine that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3) [The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA] of California CEQA Guidelines and Article II, Section 2(i) of City of Los Angeles CEQA Guidelines and direct RAP 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 Seventy-Five Dollars \$75.00 for the purpose of filing an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Hubert H. Humphrey Memorial Park is located at 12560 Filmore Street in the Pacoima community of the City. This 9.52-acre property includes several recreational features, such as a swimming pool, basketball courts, a gymnasium, and multipurpose fields. It also offers a variety of programs for the surrounding community. Approximately 7,339 City residents live within a one-half mile walking distance of Hubert H. Humphrey Memorial Park. Due to its facilities and features, and the programs and services provided on site, Hubert H. Humphrey Memorial Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On April 6, 2023, the Board of Recreation and Parks Commissioners (Board) approved the following scope of work for the proposed Project (Report No. 23-067):

- Removal and replacement of multiple damaged sections of the pool building roof, including, but not limited to, the following:

#### **West Side roof line on Men's side changing area**

1. Replace two 4"x12"x14' Hip rafters.
2. Replace two 4"x12"x30' Roof rafters.
3. Replace approximately 60 linear feet of 2"x8" framing of Skylight. Contractor to verify exact measurements.
4. Replace one 4"x8"x18' Center support beam for Skylight.

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### **West Side roof line on Women's Side changing area**

5. Replace two 4"x12"x14' Hip rafters.
6. Replace two 4"x12"x30' Roof rafters.
7. Replace approximately 60 linear feet of 2"x8" framing of Skylight. Contractor to verify exact measurements.
8. Replace two 4"x16"x30' Rim Joists on the east side exterior facing wall.

During the process of replacing rafters and framing members, additional wood was exposed and found to be damaged and compromised. As is common with water damage, dry rot and termite infestation, additional damage is not visible until the initial lumber is removed. These additional rafters are structural supports for the roof and were not part of the original scope previously specified in Report No. 23-067. Work on these rafters/supports will also require that additional roof sheathing and asphalt roofing be removed. These additional areas will then require painting and sealing to match the existing structure.

Due to these unforeseen conditions and additional scope, RAP needs supplemental funding to complete this Project.

### **CHANGE ORDERS**

RAP awarded the construction contract to Child's Play in the amount of Ninety-Eight Thousand, Four Hundred Dollars (\$98,400.00) for the proposed scope.

Due to the unforeseen conditions and additional scope of work, RAP has issued Change Order No. 1 in the amount of Sixty-Four Thousand Dollars (\$64,000.00), or 65% of the original awarded contract amount.

Per Report No. 23-067, the budget contingency was anticipated to be Twenty Thousand Dollars (\$20,000.00). The proposed change order exceeds the budget contingency. The change order value exceeds 25% of the original contract award amount, surpassing the authority limit per Report No. 06-136. There was an urgent need to complete the work in a timely manner which resulted in insufficient time to get Board approval for the exceeding 25% change order amount. It is therefore requested that the Board grant retroactive approval of Change Order No. 1 which, exceeds the budget contingency amount for Facility Modernization contracts for this Project.

### **PROJECT FUNDING**

Previously, the Board approved the commitment of One Hundred Twenty Thousand Dollars (\$120,000.00) in Park Fees to the Project (Report No. 23-067).

Upon approval of this Report, an additional Fifty Thousand Dollars (\$50,000.00) in Park Fees can be committed to the Project, which is the total budget including the budget contingency amount set forth below.

The total amount of funding available for the Project is One Hundred Seventy Thousand Dollars (\$170,000.00).

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These Park Fees were collected within five (5) miles of the Project site in Hubert H. Humphrey Memorial Park, which is the standard distance for the commitment of 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>
Park Fees	302/89/89716H	\$170,000.00	100%
<b>Total</b>		<b>\$170,000.00</b>	<b>100%</b>

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

<b>Phase</b>	<b>Duration</b>
Predesign	N/A
Design	N/A
Bid and Award	February – March 2023
Construction	May 2023 – December 2024
Post Construction	January 2024 – August 2024

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Hubert H. Humphrey Memorial Park.

ENVIRONMENTAL IMPACT

On April 6, 2023, the Board determined that the Hubert H. Humphrey Memorial Park – Pool Building Roof Improvements project is exempt from the provisions of the California Environmental Quality Act (BR 23-067). The proposed Project consists of the replacement of additional rafters and portions of the roof of the pool as well as of additional funding for the Project. These changes to the scope of work are not expected to have any additional impact on the environment.

Based on this information, Staff recommends that the Board determines that the proposed project is exempt from the provisions of the CEQA pursuant to Article 5, Section 15061(b)(3) of the California CEQA Guidelines and Article II, Section 2(i) of City of Los Angeles CEQ Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The approval of this 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 park improvements are anticipated to be funded by Park Fees or funding sources other than RAP's General Fund. The maintenance of the park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

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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 replacement of damaged sections of the roof at the pool building at Hubert H. Humphrey Memorial Park will increase safety.

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