

APPROVED

Oct 17 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-216

DATE October 17, 2024

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: YOSEMITE RECREATION CENTER – GYMNASIUM ROOF AND HVAC IMPROVEMENTS (PRJ21809) (PRJ21810) PROJECT – COMMITMENT OF PARK FEES – ALLOCATION OF QUIMBY FEES – 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] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 AND 2(6) OF CITY CEQA GUIDELINES

B. Aguirre _____	M. Rudnick _____
B. Jones _____	for C. Santo Domingo <u>DF</u>
C. Stoneham _____	N. Williams _____

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Yosemite Recreation Center – Gymnasium Roof and HVAC Improvements (PRJ21809) (PRJ21810) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed in Attachment 1, a maximum of \$1,320,496.30 in Park Fees for the proposed Project;
3. Authorize RAP's Chief Accounting Employee to transfer \$14,131.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Yosemite Recreation Center Account No. 89460K-YA;
4. Approve the allocation of \$76,813.00 in Quimby Fees from the Yosemite Recreation Center Account No. 89460K-YA to 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;

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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, 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] of California CEQA Guidelines and Article III, Section 1, Class 2 and 2(6) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
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 an NOE; and,
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Yosemite Recreation Center is located at 1840 Yosemite Drive in the Eagle Rock community of the City. This 10-acres facility provides a swimming pool, recreation center, gymnasium, and a play area, for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Yosemite Recreation Center meets the standard for a Community Park as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project includes the following improvements to Yosemite Recreation Center's gymnasium:

- Install new roof, including replacing internal gutters and insulation.
- Install new HVAC system.

A rendering of the proposed Project is attached as Attachment 2.

PROJECT FUNDING

There is currently \$62,682.00 in Quimby Fees available in the Yosemite Recreation Center Account No. 89460K-YA. Upon approval of this Report, \$14,131.00 in Quimby Fees can be transferred from Quimby Account No. 89460K-00 to Yosemite Recreation Center Account No. 89460K-YA. A total of \$76,813.00 in Quimby Fees can be allocated from the Yosemite Recreation Center Account No. 89460K-YA to the proposed Project.

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Upon approval of this Report, \$1,320,496.30 in Park Fees can be committed to the proposed Project.

The total amount of funding available for the Project is \$1,397,309.30, which is the total budget including budget contingency.

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
Roofing Repairs, Retrofit & Construction	\$156,250.00
HVAC Construction, Retrofit & Repairs	\$95,000.00

The Park Fees were collected within five miles of Yosemite Recreation Center, which is the standard distance for the allocation of Quimby Fees and commitment of 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
Quimby	302/89/89460K-YA	\$76,813.00	5%
Park Fees	302/89/89716H	\$613,702.79	44%
Park Fees	302/89/89718H	\$706,793.51	51%
Total		\$1,397,309.30	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	N/A
Design	N/A
Bid and Award	October 2024 – November 2024
Construction	December 2024 – June 2025
Post Construction	July 2025 – December 2025

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Yosemite Recreation Center.

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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 September 12, 2024, the Project site is located in a liquefaction zone, but the construction of this Project 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 September 12, 2024, the State Department of Toxic Substances Control (CTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at www.geotracker.waterboards.ca.gov) have no listed the project area or other area in its vicinity (within 1,000 feet of the Project area). 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 located in an area that would affect a historic or cultural monument.

Based on this information, staff recommends that the Board determine that the proposed 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 and 2(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon the Board's approval.

FISCAL IMPACT

Approval of this Project, including the proposed allocation and commitment of Quimby and Park Fees, 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 Quimby and Park Fees, 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.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance, and Construction Branch.

ATTACHMENTS

- 1) List of Work Orders
- 2) Aerial View of Site

List of Work Orders for YOSEMITE RECREATION CENTER – ROOF IMPROVEMENTS
(PRJ21809) (PRJ21810) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000480
Park Fees	302/89/89718H	QP000602
Park Fees	302/89/89716H	QT074078
Park Fees	302/89/89718H	QP001555
Park Fees	302/89/89718H	QP001412
Park Fees	302/89/89718H	QP001249
Park Fees	302/89/89716H	QT074301
Park Fees	302/89/89716H	QT077189
Park Fees	302/89/89718H	QP003223
Park Fees	302/89/89718H	QP003998
Park Fees	302/89/89718H	QP003907
Park Fees	302/89/89718H	QP003824
Park Fees	302/89/89718H	QP003834
Park Fees	302/89/89716H	QT077134
Park Fees	302/89/89718H	QP000225
Park Fees	302/89/89718H	QP000158
Park Fees	302/89/89718H	QP000457
Park Fees	302/89/89718H	QP000611
Park Fees	302/89/89718H	QP000654
Park Fees	302/89/89718H	QP000933
Park Fees	302/89/89718H	QP001489
Park Fees	302/89/89718H	QP001296
Park Fees	302/89/89718H	QP001128
Park Fees	302/89/89718H	QP001417
Park Fees	302/89/89718H	QP001550
Park Fees	302/89/89718H	QP001599
Park Fees	302/89/89718H	QP001453
Park Fees	302/89/89718H	QP001762
Park Fees	302/89/89718H	QP001958
Park Fees	302/89/89718H	QP002109
Park Fees	302/89/89718H	QP001906
Park Fees	302/89/89718H	QP002077
Park Fees	302/89/89718H	QP001905
Park Fees	302/89/89718H	QP002253
Park Fees	302/89/89718H	QP002167
Park Fees	302/89/89718H	QP002187
Park Fees	302/89/89718H	QP002176
Park Fees	302/89/89718H	QP001848
Park Fees	302/89/89716H	QM161608
Park Fees	302/89/89718H	QP001747
Park Fees	302/89/89718H	QP002319
Park Fees	302/89/89718H	QP002589
Park Fees	302/89/89718H	QP002847

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(PRJ21809) (PRJ21810) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002412
Park Fees	302/89/89718H	QP002265
Park Fees	302/89/89718H	QP002316
Park Fees	302/89/89718H	QP002382
Park Fees	302/89/89718H	QP002666
Park Fees	302/89/89718H	QP002650
Park Fees	302/89/89718H	QP002044
Park Fees	302/89/89718H	QP002826
Park Fees	302/89/89718H	QP003544
Park Fees	302/89/89718H	QP002859
Park Fees	302/89/89718H	QP003930
Park Fees	302/89/89718H	QP004057
Park Fees	302/89/89718H	QP003954
Park Fees	302/89/89718H	QP003931
Park Fees	302/89/89718H	QP004012
Park Fees	302/89/89718H	QP003639
Park Fees	302/89/89718H	QP004140
Park Fees	302/89/89718H	QP004115
Park Fees	302/89/89718H	QP003939
Park Fees	302/89/89718H	QP004096
Park Fees	302/89/89718H	QP003748
Park Fees	302/89/89716H	QM081278
Park Fees	302/89/89716H	QT082440
Park Fees	302/89/89718H	QP003115
Park Fees	302/89/89718H	QP003116



Roofs Numbered 1 =
Fleeceback PVC Overlay
Specification.

Roofs Numbered 2 =
Flute Fill over metal deck.