

APPROVED

Apr 03, 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-049

DATE April 3, 2025

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OAKWOOD RECREATION CENTER – HVAC AND ROOF REPLACEMENT (PRJ21851) PROJECT – COMMITMENT OF PARK 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 AND CLASS 2(6) OF CITY CEQA GUIDELINES

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

General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Oakwood Recreation Center – HVAC Replacement (PRJ21851) Project (Project), as described in the Summary of this Report;
2. Authorize RAP staff to commit from the fund and work order numbers shown in Attachment 1, a maximum of \$1,451,795.84 in Park Fees for the proposed Project;
3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for the Project in the budget contingency amounts for such contracts as stated in this Report;
5. Determine that the proposed 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 will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines, and direct staff to file a

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Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor’s office of Land Use and Climate Innovation;

- 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

Oakwood Recreation Center is located at 767 California Avenue Boulevard in the West Los Angeles District community of the City. This facility provides multipurpose fields, play areas, basketball courts, and a recreation center for the surrounding communities. Due to the size of the park, and the facilities, features, and programs it provides, Oakwood Recreation Center meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

PROJECT SCOPE

The proposed Project involves replacement of the Oakwood Recreation Center’s HVAC and roof.

PROJECT FUNDING

Upon approval of this Report, \$1,451,795.84 in Park Fees can be committed to the proposed Project, which is the total budget including 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	\$25,000.00
HVAC Construction	\$25,000.00

The Park Fees were collected within five miles of Oakwood Recreation Center, 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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$154,811.25	12%
Park Fees	302/89/89716H	\$1,279,357.59	88%
Total		\$1,451,795.84	100%

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PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	March 2025 – June 2025
Construction	July 2025 – March 2026
Post Construction	April 2026 – November 2026

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Oakwood Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of 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 March 18, 2025, this area resides in a liquefaction zone. 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 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 March 18, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed Case 60000387 near the Project area (within 1,000 feet). The case is a school investigation, which was closed in 2008 with a letter of no further action or any contaminated sites. According to the Caltrans Scenic Highway Map, there is no scenic highway located within —or adjacent to — the Project 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, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines 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 as well as Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor’s Office of Land Use and Climate Innovation upon Board’s approval.

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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 proposed park improvements are anticipated to be funded by 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Project Work Order List

ATTACHMENT 1 - Project Work Order List

Oakwood Recreation Center – HVAC Replacement (PRJ21851) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89716H	QM068619
Park Fees	89716H	QM141540
Park Fees	89716H	QM150642
Park Fees	89718H	QP000009
Park Fees	89716H	QM131086
Park Fees	89716H	QM133231
Park Fees	89718H	QP001977
Park Fees	89718H	QP001777
Park Fees	89718H	QP002185
Park Fees	89718H	QP001942
Park Fees	89718H	QP002034
Park Fees	89718H	QP001832
Park Fees	89718H	QP002227
Park Fees	89718H	QP001753
Park Fees	89718H	QP001908
Park Fees	89718H	QP001779
Park Fees	89718H	QP002239
Park Fees	89718H	QP001819
Park Fees	89716H	QM175222
Park Fees	89716H	QM187610
Park Fees	89716H	QM193917
Park Fees	89716H	QT073295
Park Fees	89716H	QT074274
Park Fees	89716H	QT077174
Park Fees	89716H	QT082050
Park Fees	89716H	QT082781
Park Fees	89718H	QP002748
Park Fees	89718H	QP002604
Park Fees	89718H	QP002379
Park Fees	89718H	QP002318
Park Fees	89718H	QP002752
Park Fees	89718H	QP002424
Park Fees	89718H	QP002850
Park Fees	89718H	QP002394
Park Fees	89718H	QP002638
Park Fees	89718H	QP002568
Park Fees	89718H	QP002347
Park Fees	89718H	QP002563
Park Fees	89718H	QP002866
Park Fees	89718H	QP002473
Park Fees	89718H	QP002715
Park Fees	89718H	QP002745
Park Fees	89718H	QP002609
Park Fees	89718H	QP002396

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP002785
Park Fees	89718H	QP002856
Park Fees	89718H	QP002438
Park Fees	89718H	QP002837
Park Fees	89716H	QM173856
Park Fees	89716H	QM184026
Park Fees	89716H	QM191980
Park Fees	89716H	QM204533
Park Fees	89716H	QM207920
Park Fees	89716H	QT082166
Park Fees	89718H	QP003046
Park Fees	89718H	QP002984
Park Fees	89718H	QP003234
Park Fees	89718H	QP003503
Park Fees	89718H	QP002932
Park Fees	89718H	QP003199
Park Fees	89718H	QP003433
Park Fees	89718H	QP003822
Park Fees	89718H	QZ140491
Park Fees	89718H	QP003543
Park Fees	89718H	QP003275
Park Fees	89718H	QP002873
Park Fees	89718H	QP002931
Park Fees	89718H	QP003050
Park Fees	89716H	QM210700
Park Fees	89718H	QP003298
Park Fees	89718H	QP003034
Park Fees	89718H	QP002912
Park Fees	89718H	QP003504
Park Fees	89716H	QT082467
Park Fees	89718H	QP002245
Park Fees	89718H	QP003916
Park Fees	89718H	QP003606
Park Fees	89718H	QP003235
Park Fees	89718H	QP003864
Park Fees	89716H	QM219576
Park Fees	89718H	QP004103
Park Fees	89718H	QP004015
Park Fees	89718H	QP004051
Park Fees	89718H	QP004166
Park Fees	89718H	QP003922
Park Fees	89718H	QP003740
Park Fees	89718H	QP004164
Park Fees	89716H	QT074774
Park Fees	89718H	QP004310
Park Fees	89718H	QP004512
Park Fees	89718H	QP003926

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP004420
Park Fees	89716H	QM143076
Park Fees	89716H	QM160315
Park Fees	89716H	QT072727
Park Fees	89718H	QP000764
Park Fees	89718H	QP000789
Park Fees	89718H	QP000377
Park Fees	89718H	QP000882
Park Fees	89718H	QP000547
Park Fees	89716H	QM063047
Park Fees	89716H	QM162584
Park Fees	89716H	QT063090
Park Fees	89716H	QT074971
Park Fees	89718H	QP001326
Park Fees	89718H	QP001624
Park Fees	89718H	QP001622
Park Fees	89718H	QP000962
Park Fees	89718H	QP001490
Park Fees	89718H	QP001505
Park Fees	89718H	QP001308
Park Fees	89716H	QM172546
Park Fees	89718H	QP002052
Park Fees	89718H	QP001623
Park Fees	89718H	QP002267
Park Fees	89718H	QP001866
Park Fees	89718H	QP001992
Park Fees	89718H	QP002282
Park Fees	89718H	QP002232
Park Fees	89718H	QP001736
Park Fees	89718H	QP001956
Park Fees	89718H	QP002103
Park Fees	89718H	QP001630
Park Fees	89718H	QP002183
Park Fees	89716H	QM180683
Park Fees	89716H	QT073598
Park Fees	89718H	QP002836
Park Fees	89718H	QP002505
Park Fees	89718H	QP002505
Park Fees	89718H	QP002776
Park Fees	89718H	QP002681
Park Fees	89718H	QP002366
Park Fees	89718H	QP002884
Park Fees	89718H	QP003155
Park Fees	89718H	QP003515
Park Fees	89718H	QP003021
Park Fees	89718H	QP003332
Park Fees	89718H	QP002861

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP003498
Park Fees	89718H	QP003030
Park Fees	89718H	QP002922
Park Fees	89716H	QM191276
Park Fees	89716H	QT082766
Park Fees	89716H	QT082822
Park Fees	89718H	QP003934
Park Fees	89718H	QP003592
Park Fees	89718H	QP004119
Park Fees	89718H	QP003895
Park Fees	89718H	QP003989
Park Fees	89718H	QP003798
Park Fees	89716H	QM150555
Park Fees	89716H	QM150559
Park Fees	89716H	QM153312
Park Fees	89718H	QP000131
Park Fees	89718H	QP000217
Park Fees	89716H	QM153982
Park Fees	89716H	QM162310
Park Fees	89716H	QM164034
Park Fees	89716H	QT074500
Park Fees	89716H	QT074662
Park Fees	89718H	QP000759
Park Fees	89718H	QP000760
Park Fees	89718H	QP000699
Park Fees	89718H	QP000818
Park Fees	89718H	QP000594
Park Fees	89718H	QP000266
Park Fees	89718H	QP000757
Park Fees	89716H	QM153434
Park Fees	89716H	QM161801
Park Fees	89716H	QM162314
Park Fees	89716H	QM170355
Park Fees	89716H	QM172172
Park Fees	89716H	QM183309
Park Fees	89716H	QT071823
Park Fees	89716H	QT074526
Park Fees	89718H	QP001579
Park Fees	89718H	QP001014
Park Fees	89718H	QP001455
Park Fees	89718H	QP001419
Park Fees	89716H	QM060423
Park Fees	89716H	QM160439
Park Fees	89716H	QM170355
Park Fees	89716H	QM170494
Park Fees	89716H	QM183577
Park Fees	89716H	QM191724

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89716H	QT072298
Park Fees	89716H	QT073387
Park Fees	89716H	QT073891
Park Fees	89716H	QT074945
Park Fees	89716H	QT075028
Park Fees	89718H	QP001835
Park Fees	89718H	QP001837
Park Fees	89718H	QP002144
Park Fees	89718H	QP001798
Park Fees	89718H	QZ084604
Park Fees	89718H	QP004661
Park Fees	89718H	QP004605
Park Fees	89718H	QP004570
Park Fees	89716H	QM235838
Park Fees	89718H	QP004636
Park Fees	89718H	QP004169
Park Fees	89718H	QP004600
Park Fees	89718H	QZ084604
Park Fees	89718H	QP002299
Park Fees	89718H	QP002027
Park Fees	89718H	QP002548
Park Fees	89718H	QP002885
Park Fees	89718H	QP003249
Park Fees	89718H	QP003453