

APPROVED

Apr 03, 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-050

DATE April 3, 2025

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BALDWIN HILLS RECREATION CENTER – ROOF & HVAC REPLACEMENT (PRJ21849) 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 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 _____	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Approved X Disapproved _____ Withdrawn _____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 Baldwin Hills Recreation Center – Roof & HVAC Replacement (PRJ21849) Project (Project), as described in the Summary of this Report;
2. Authorize RAP staff to commit from the fund and work order numbers specified in Attachment 1, a maximum of \$2,026,468.37 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 this 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 an NOE; and
- 7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Baldwin Hills Recreation Center is located at 5401 Highlight Place in the Baldwin Hills community of the City. This 10.87-acre property provides a baseball diamond, indoor basketball courts, outdoor basketball courts, children’s play area, picnic tables, and tennis courts for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Baldwin Hills 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:

- Methane study
- Replacement of the roof
- Replacement of the HVAC system

PROJECT FUNDING

Upon approval of this Report, \$2,026,468.37 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 Baldwin Hills 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.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$79,472.91	4%
Park Fees	302/89/89718H	\$1,946,995.46	96%
Total		\$2,026,468.37	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the roof replacement aspect of the 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

The proposed Project will have no impact on the existing shade and trees at Baldwin Hills 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 19, 2025., this area resides in a liquefaction zone and a methane zone. The construction of this Project will not create conditions that could lead to liquefaction, and the proposed Project includes a methane study that will ascertain if methane detection equipment is necessary. Based on this information, 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 19, 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 or any contaminated sites near the Project area (within 1,000 feet). 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.

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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.

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 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 Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.

ATTACHMENTS

- 1) Attachment 1 – List of Fund and Work Order Numbers

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003469
Park Fees	302/89/89718H	QP003514
Park Fees	302/89/89718H	QP003323
Park Fees	302/89/89718H	QP003133
Park Fees	302/89/89718H	QP003134
Park Fees	302/89/89718H	QP003043
Park Fees	302/89/89718H	QP003175
Park Fees	302/89/89718H	QP003153
Park Fees	302/89/89718H	QP002913
Park Fees	302/89/89718H	QP003027
Park Fees	302/89/89718H	QP003509
Park Fees	302/89/89718H	QP002915
Park Fees	302/89/89716H	QM207301
Park Fees	302/89/89716H	QM110512
Park Fees	302/89/89718H	QP003058
Park Fees	302/89/89718H	QP003530
Park Fees	302/89/89718H	QP003136
Park Fees	302/89/89718H	QP003057
Park Fees	302/89/89718H	QP002907
Park Fees	302/89/89718H	QP003457
Park Fees	302/89/89718H	QP003285
Park Fees	302/89/89718H	QP003494
Park Fees	302/89/89718H	QP003097
Park Fees	302/89/89718H	QP002962
Park Fees	302/89/89718H	QP003768
Park Fees	302/89/89718H	QP003416
Park Fees	302/89/89718H	QP002304
Park Fees	302/89/89718H	QP003474
Park Fees	302/89/89718H	QP002669
Park Fees	302/89/89718H	QP002964
Park Fees	302/89/89718H	QP003213
Park Fees	302/89/89718H	QP003826
Park Fees	302/89/89718H	QP003362
Park Fees	302/89/89718H	QP002892
Park Fees	302/89/89718H	QP003018
Park Fees	302/89/89718H	QP003539
Park Fees	302/89/89718H	QP003512
Park Fees	302/89/89718H	QP003161
Park Fees	302/89/89718H	QP003191
Park Fees	302/89/89718H	QP003246
Park Fees	302/89/89718H	QP003436
Park Fees	302/89/89718H	QP003566
Park Fees	302/89/89718H	QP003865

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003545
Park Fees	302/89/89718H	QP003705
Park Fees	302/89/89718H	QP004086
Park Fees	302/89/89718H	QP002945
Park Fees	302/89/89718H	QP004009
Park Fees	302/89/89718H	QP003962
Park Fees	302/89/89718H	QP003992
Park Fees	302/89/89716H	QM206489
Park Fees	302/89/89718H	QP004415
Park Fees	302/89/89718H	QP004270
Park Fees	302/89/89718H	QP004456
Park Fees	302/89/89718H	QP004374
Park Fees	302/89/89718H	QP004031
Park Fees	302/89/89718H	QP003980
Park Fees	302/89/89718H	QP003780
Park Fees	302/89/89718H	QP004029
Park Fees	302/89/89718H	QP003869
Park Fees	302/89/89718H	QP004022
Park Fees	302/89/89718H	QP004067
Park Fees	302/89/89718H	QP003587
Park Fees	302/89/89718H	QP003651
Park Fees	302/89/89718H	QP004175
Park Fees	302/89/89718H	QP004155
Park Fees	302/89/89718H	QP003958
Park Fees	302/89/89718H	QP001943