

APPROVED

REPORT OF GENERAL MANAGER

JAN 03 2007

NO. 07-04

DATE January 3, 2007

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTCHESTER RECREATION CENTER - ALLOCATION OF ZONE CHANGE/PARK FEES FOR BUILDING IMPROVEMENTS

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
*S. Huntley	_____	K. Regan	_____
B. Jensen	_____	M. Shull	_____

Robert H. Jensen (for)
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board approve the allocation of \$240,000 in Zone Change/Park Fees from the Westchester Recreation Center Account 440K-WR for construction of the building improvements described in this report at the Westchester Recreation Center.

SUMMARY:

The project scope for the building improvements at Westchester Recreation Center consists of the complete replacement of the old roof, the installation of a new AC system, and the replacement of an interior movable partition wall in the main room. The air conditioning units and duct work are on the roof, and replacing both at the same time is the most logical and cost effective solution. Additionally, the moveable partition wall in the main room is damaged beyond repair and needs to be replaced. It is estimated that these building improvements will cost approximately \$240,000.

Currently, \$730,240.80 is available in Zone Change/Park Fees in the Westchester Recreation Center Account 460K-WR. Upon the approval of this report, Zone Change/Park Fees in the amount of \$240,000 can be allocated to the building improvements project at the Westchester Recreation Center. The remaining funds in the Westchester Recreation Center Account 460K-WR will be used for future projects at the facility. These Zone Change/Park Fees were collected within two miles of Westchester Recreation Center, which is the standard distance for the allocation of Zone Change/Park Fees for community parks.

Council District 11 and West Region staff support the recommendation as set forth in this report.

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Staff has determined that the subject project will consist of replacement of the old roof, installation of a new AC system, and replacement of an interior movable partition wall in the main room, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1(1) and Section 1b, Class 2(6) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

These improvements would result in savings in repeated repairs. The efficiency of the new AC system should also save the City electricity costs.

Report prepared by Vivien Quintos, Management Analyst II, Grants Administration, and Camille Walls, City Planner, Planning and Development.