

APPROVED

3 - 1 - 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-052

DATE March 1, 2017

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRANADA HILLS PARK – POOL AND BATHHOUSE REPLACEMENT (PRJ21109) PROJECT; ALLOCATION OF QUIMBY FEES; ALLOCATION OF QUIMBY FEE INTEREST

AP Diaz	_____	V. Israel	_____
<i>fcs</i> *R. Barajas	<u>CSP</u>	N. Williams	_____
H. Fujita	_____		



 General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Two Million Five Hundred Eight Thousand One Hundred Forty-Eight Dollars (\$2,508,148.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Granada Hills Park Account No. 89460K-GR;
2. Authorize the RAP's Chief Accounting Employee to transfer One Million Dollars (\$1,000,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the Granada Hills Park Account No. 89460K-GR;
3. Authorize the RAP's Chief Accounting Employee to reallocate Four Hundred Sixty-Eight Thousand Two Hundred Twenty-Nine Dollars and Twenty-One Cents (\$468,229.21) in Quimby Fees, currently allocated to the Granada Hills Park – Building and Outdoor Park Improvements (PRJ20270) Project, to the Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project;
4. Approve the allocation of Three Million Nine Hundred Seventy-Six Thousand Three Hundred Seventy-Seven Dollars and Twenty-One Cents (\$3,976,377.21) in Quimby Fees and Quimby Fee Interest from Granada Hills Park Account No. 89460K-GR for the Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project; and,
5. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

Granada Hills Park is located at 16730 Chatsworth Street in the Granada Hills area of the City. This 17.76 acre facility provides a variety of services and programs to the community, including baseball, basketball, soccer, gymnasium, swimming pool, and tennis courts. An estimated Eight Thousand Four Hundred Fourteen (8,414) City residents live within a one-half (½) mile walking distance of Granada Hills Park. Due to the facilities size, features, programs, and services it provides, Granada Hills Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project proposes the general renovation of existing 4,835 square foot bathhouse and the development of a new 75 foot x 120 foot pool tank, 9,828 square foot pool deck, and splash pad.

RAP staff estimates the Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project will cost approximately Nine Million Four Hundred Fifty Dollars (\$9,450,000.00).

PROJECT FUNDING

Upon approval of this Report, One Million Dollars (\$1,000,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the Granada Hills Park Account No. 89460K-GR and allocated to Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project. Additionally, Two Million Five Hundred Eight Thousand, One Hundred Forty-Eight Dollars (\$2,508,148.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 can be transferred to the Granada Hills Park Account No. 89460K-GR and allocated to Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project.

Finally, Four Hundred Sixty Eight Thousand Two Hundred Twenty-Nine Dollars and Twenty-One Cents (\$468,229.21) in Quimby Fees, currently allocated to the Granada Hills Park – Building and Outdoor Park Improvements (PRJ20270) Project, can be reallocated to the Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project.

The total funding available for the Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project would be Four Million Nine Hundred Seventy-Six Thousand, Three Hundred Seventy-Seven Dollars and Twenty One Cents (\$4,976,377.21).

Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City. The Quimby Fees were collected within Five (5) miles of Granada Hills Park, which is the standard distance for the allocation of the Quimby Fees to 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
Sunshine Canyon Community Amenities Trust Fund No. 699-14	Engineering Special Services Fund No. 682-50	\$1,000,000.00	20%
Quimby Fees	302/89/89460K-GR	\$2,976,377.21	60%
Quimby Interest	302/89/89460K-GR	\$1,000,000.00	20%
Total		\$4,976,377.21	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has not yet been identified for the Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project. However, staff recommends that the available funding be transferred to the Granada Hills Park Account No. 89460K-GR, and allocated to Granada Hills Park – Pool and Bathhouse Replacement (PRJ21109) Project, and that those funds remain in that account until the complete project scope has been determined and sufficient funds have been identified to begin project implementation.

It is unknown at this time when construction of this project can commence.

TREES AND SHADE

The impact on existing trees or shade at Granada Hills Park, and discussion of any new trees or new shade are proposed to be added to Granada Hills Park, will presented to the Board in a subsequent Report.

ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete Project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees will have no fiscal impact and the estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General fund.

The maintenance cost of the proposed park improvements are unknown at this time.

This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Maintenance and Construction Branch.