

APPROVED

SEP 06 2017

BOARD REPORT

BOARD OF RECREATION AND PARK COMMISSIONERS

NO. 17-188

DATE September 6, 2017

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1ST AND BROADWAY CIVIC CENTER PARK - PARK DEVELOPMENT (PRJ20655) PROJECT - FINAL ACCEPTANCE; 1ST AND BROADWAY CIVIC CENTER PARK - NEW PARK DEVELOPMENT (PRJ20781) PROJECT - ALLOCATION OF QUIMBY FEES

AP Diaz

*R. Barajas

H. Fujita

V. Israel

N. Williams



General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS

1. Take the following actions regarding 1st and Broadway Civic Center Park - Park Development (PRJ20655) Project;
 - A. Accept the work performed for the 1st and Broadway Civic Center Park - Park Development (PRJ20655) Project, managed by the Department of Public Works, Bureau of Engineering (BOE) and constructed by as-needed prequalified on-call vendors, as outlined in the Summary of this Report;
 - B. Authorize the Department of Recreation and Parks' (RAP) staff to reallocate Three Million, Four Hundred Twenty-Six Thousand, Six Hundred-Eight Dollars and Eighty Five Cents (\$3,426,608.85) in Quimby Fees, currently allocated to the 1st and Broadway Civic Center Park - Park Development (PRJ20655) Project, to the 1st and Broadway Civic Center Park - New Park Development (PRJ20781) Project;
2. Take the following actions regarding 1st and Broadway Civic Center Park - New Park Development (PRJ20781) Project;
 - A. Authorize RAP's Chief Accounting Employee to transfer Two Million Three Hundred Eighty-Nine Thousand, Fifty Dollars (\$2,389,050.00) in Quimby Fees from the Quimby Account No. 89460K-00 to the 1st and Broadway Account No. 89460K-RX;
 - B. Authorize RAP's staff to allocate Five Million Eight Hundred Fifteen Thousand, Six Hundred Fifty-Eight Dollars and Eighty-Five Cents (\$5,815,658.85) from the

BOARD REPORT

PG. 2 NO. 17-188

1st and Broadway Account No. 89460K-RX to the 1st and Broadway Civic Center Park – New Park Development (PRJ20781) Project;

3. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The 1st and Broadway Civic Center Park is located at 217 West 1st Street, in the Civic Center area of the Downtown Los Angeles area, on an approximately 1.96 acre or 85,377 square feet parcel. Approximately 7,620 City residents live within a one-half (1/2) mile walking distance of 1st and Broadway Civic Center Park. The 1st and Broadway Civic Center Park site formerly was the site of a thirteen (13) story State office building that was constructed in 1931 as part of the Public Works Programs. The State building was occupied until the mid-1970's, and was demolished in 1976 due to seismic damage suffered in the 1971 San Fernando Sylmar earthquake. RAP acquired the 1st and Broadway Civic Center Park site in June 2013.

1st and Broadway Civic Center Park – Park Development (PRJ20655) Project

The Board of Recreation and Park Commissioners (Board) approved the allocation of a total of Fourteen Million, Two Hundred Seventy-one Thousand, Three Hundred Sixty-Three Dollars and Sixty-Two Cents (\$14,271,363.62) in Quimby and Zone Change Fees, Quimby and Zone Change Fee Interest, and RAP Capital Park Development B Special Funds for preacquisition, acquisition, site preparation, site demolition, and pre-development expenses related to the project. (Report No. 12-264, No. 13-072, and No. 14-085).

Since acquiring the site, the City has spent approximately Ten Million, Eight Hundred Forty-Four Thousand, Seven Hundred Fifty-Four Dollars and Seventy-Seven Cents (\$10,844,754.77) to acquire the site, secure the site and provide on-site security, conduct preliminary investigations, complete remediation and removal of the contaminated soil and standing water in the underground parking structure, demolish and excavate the remnants of the former building, and backfill, grade, and level the site.

The 1st and Broadway Civic Center Park – Park Development (PRJ20655) Project is complete. There is currently a total of Three Million, Four Hundred Twenty-Six Thousand, Six Hundred Eight Dollars and Eighty Five Cents (\$3,426,608.85) in Quimby fees available for reallocation to the next phase of the project, the 1st and Broadway Civic Center Park – New Park Development (PRJ20781) Project.

1st and Broadway Civic Center Park – New Park Development (PRJ20781) Project

Project Scope

The 1st and Broadway Civic Center Park – New Park Development (PRJ20781) Project (Project) proposes the development of a new park with landscaping, seating, water feature and restaurant.

BOARD REPORT

PG. 3 NO. 17-188

Project Funding

Previously, the Board approved the allocation of Eleven Million, Three Hundred Ninety-One Thousand, One Hundred and Fifty-three Dollars and Eighteen Cents (\$11,391,153.18) in Quimby fees for the 1st and Broadway Civic Center Park – New Park Development (PRJ20781) Project (Report Nos. 15-227 and 16-116).

Upon approval of this Report, Two Million Three Hundred Eighty-Nine Thousand, Fifty Dollars (\$2,389,050.00) in Quimby fees would be transferred from Quimby Account No. 89460K-00 to the 1st and Broadway Account No. 89460K-RX, and a total of Five Million Eight Hundred Fifteen Thousand, Six Hundred Fifty-Eight Dollars and Eighty-Five Cents (\$5,815,658.85) in Quimby fees will be allocated to the 1st and Broadway Civic Center Park – New Park Development (PRJ20781) Project.

The total amount of Quimby funding, including previously allocated Quimby Fees, for this Project will be Seventeen Million, Two Hundred Six Thousand, Eight Hundred Twelve Dollars and Three Cents (\$17,206,812.03).

These Quimby Fees were collected within five (5) miles of 1st and Broadway Civic Center Park, which is the standard distance for the allocation of Quimby 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 Fees	302/89/89460K-RX	<u>\$17,206,812.03</u>	100%
Total		\$17,206,812.03	100%

Project Construction

RAP staff has determined that sufficient funding has not yet been identified for the Project.

The project is currently in design. It is unknown at this time when construction of this Project can commence.

TREES AND SHADE

The impact on existing trees or shade at 1st and Broadway Civic Center Park, and discussion of any new trees or new shade proposed to be added to 1st and Broadway Civic Center Park, will be presented to the Board in a subsequent report.

BOARD REPORT

PG. 4 NO. 17-188

ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete Project scope has been determined.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby 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 Fees or funding sources other than the RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

This Report was prepared by Meghan Luera, Management Assistant, Planning, Maintenance and Construction Branch.