

APPROVED

JAN 20 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-010

DATE January 20, 2022

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EVERGREEN RECREATION CENTER – LIGHTING AND CAMERAS UPGRADES (PRJ21587) PROJECT – REALLOCATION AND ALLOCATION OF QUIMBY AND ZONE CHANGE FEES – CANCELLATION OF EVERGREEN RECREATION CENTER YOUTH ACTIVITY CENTER HVAC IMPROVEMENTS (PRJ21053) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR OR EXTERIOR ALTERATIONS OF AN EXISTING FACILITY WHERE THERE WILL BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(8) [MAINTENANCE OF EXISTING LANDSCAPING], CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS], AND CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT FOR SAFETY] OF THE CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15301(h), AND 15303 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz M. Rudnick
H. Fujita C. Santo Domingo
J. Kim N. Williams

M. Slue
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Approve the scope of work of the Evergreen Recreation Center – Lighting and Cameras Upgrades (PRJ21587) Project (Project), as described in the Summary of this Report;
2. Approve the reallocation of Fifty Four Thousand Four Hundred Twenty One Dollars and Sixty Three Cents (\$54,421.63) in Quimby Fees currently allocated to the Evergreen Recreation Center – Childcare Improvements (PRJ1618D) Project to the proposed Project;
3. Approve the reallocation of Sixty Thousand Dollars (\$60,000.00) in Zone Change Fees currently allocated to the Evergreen Recreation Center – Youth Activity Center HVAC Improvements (PRJ21053) Project to the proposed Project;

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4. Cancel the Evergreen Recreation Center – Youth Activity Center HVAC Improvements (PRJ21053) Project;
5. Authorize Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer Two Hundred Fifty Seven Thousand Three Hundred Ninety Seven Dollars (\$257,397.00) in Quimby Fees from the Ross Synder Recreation Center Account No. 89460K-RS to the Evergreen Recreation Center Account No. 89460K-EF;
6. Authorize RAP Chief Accounting Employee to transfer Two Hundred Fifty Thousand, Five Hundred Seventy Seven Dollars and Thirty Four Cents (\$250,577.34) in Quimby Fees from the Quimby Account No. 89460K-00 to the Evergreen Recreation Center Account No. 89460K-EF;
7. Approve the allocation of Five Hundred Seven Thousand, Nine Hundred Seventy Four Dollars and Thirty Four Cents (\$507,974.34) in Quimby Fees from the Evergreen Recreation Center Account No. 89460K-EF to the proposed Project;
8. Approve the proposed Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;
9. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such construction contracts as set forth in this Report;
10. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Minor alterations of an existing facility involving negligible or no expansion of use], Class 1(8) [Maintenance of existing landscaping], Class 1(12) [Outdoor lighting and fencing for security and operations], and Class 3(4) [Installation of new equipment for safety] of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(h), and 15303 of California CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon Board of Recreation and Parks Commissioners' (Board) approval.
11. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
12. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

Evergreen Recreation Center is located at 2839 East 4th Street in the Boyle Heights community of the City. This 6.66 acre facility provides a recreation center, senior center, basketball courts, play area, and multipurpose fields. Additionally, the Evergreen Youth Activity Center is located at this site. Approximately 11,612 City residents live within a one-half mile walking distance of Evergreen Recreation Center. Due to its facilities and features, and the programs and services provided on site, Evergreen Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Project includes the following scope of work items:

- Installation of new LED Lighting and Security Cameras, including installation of new poles, electrical infrastructure, and equipment.
- Installation of new fencing.
- Replacement of various doors at the Recreation Center.
- Landscaping improvements, including removal of ivy, to improve visibility.

PROJECT FUNDING

Upon approval of this Report, Fifty Four Thousand, Four Hundred Twenty One Dollars and Sixty-Three Cents (\$54,421.63) in Quimby Fees currently allocated to the Evergreen Recreation Center – Childcare Improvements (PRJ1618D) Project can be reallocated to the proposed Project.

Upon approval of this Report, Sixty Thousand Dollars (\$60,000.00) in Zone Change Fees currently allocated to the Evergreen Recreation Center – Youth Activity Center Heating Ventilation and Air Conditioning (HVAC) Improvements (PRJ21053) Project can be reallocated to the proposed Project. On August 10, 2016, the Board approved the Evergreen Recreation Center – Youth Activity Center HVAC Improvements (PRJ21053) Project (Report No. 16-173). However, it was later determined that there was insufficient funding to complete the project. It is anticipated that the improvements approved in Evergreen Recreation Center – Youth Activity Center HVAC Improvements (PRJ21053) Project will be funded by an alternative funding source in the near future. Therefore, RAP staff is requesting that Evergreen Recreation Center – Youth Activity Center HVAC Improvements (PRJ21053) Project be canceled.

Upon approval of this Report, Two Hundred Fifty Seven Thousand, Three Hundred Ninety Seven Dollars (\$257,397.00) in Quimby Fees can be transferred from Ross Synder Recreation Center Account No. 89460K-RS to the Evergreen Recreation Center Account No. 89460K-EF and allocated to the proposed Project.

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Upon approval of this Report, Two Hundred Fifty Thousand, Five Hundred Seventy Seven Dollars and Thirty Four Cents (\$250,577.34) in Quimby Fees can be transferred from Quimby Account No. 89460K-00 to the Evergreen Recreation Center Account No. 89460K-EF and allocated to the proposed Project.

The total amount of funding available for the proposed Project is Six Hundred Twenty Two Thousand, Three Hundred Ninety Five Dollars and Ninety Seven Cents (\$622,395.97).

See below the anticipated pre-qualified on-call contracts and the budget contingency for this Project:

On-Call Contract	Budget Contingency Amount
Park Facility Construction	\$31,000.00
Electrical Construction and Retrofit	\$93,000.00

These Quimby and Zone Change Fees were collected within five (5) miles of Evergreen Recreation Center, which is the standard distance for the allocation of the Quimby and 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
Quimby Fees	302/89/89460K-EF	\$562,395.97	91%
Zone Change Fees	302/89/89440K-EF	\$60,000.00	9%
Total		\$622,395.97	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and the proposed Project is anticipated to begin in Winter 2022.

TREES AND SHADE

The proposed Project will have no impact on existing trees and shade at the park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the replacement of existing structures with no expansion of use, maintenance of existing landscaping, the installation of outdoor lighting and fencing for security purposes and the installation of new safety equipment.

According to the parcel profile report retrieved January 6, 2022, this area does reside in a methane hazard zone. This is a highly developed area where the maintenance and repair of buildings occurs regularly without incident and, as such, this not an unusual circumstance.

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This site is not within a coastal, historic zone, or hazardous waste or borderline zone so there is no reasonable possibility that the project will 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 January 6, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map, there is no scenic highway located within the vicinity of the project or within the project site.

Based on this information, RAP staff recommends that the Board of Recreation and Parks Commissioners" (Board) determines that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(8), Class 1(12), and Class 3(4) of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(h), and 15303 of California CEQA Guidelines. RAP Staff will file an NOE with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The approval of the allocation of Quimby and Zone Change Fees will have no fiscal impact on RAP's General Fund.

The estimated costs for the actions listed in the Project Scope section of this report are anticipated to be funded by Quimby and Zone Change 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 minimal impact to existing maintenance service at this facility.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: All parks are safe and welcoming

Result: The upgrades to the park's lighting and camera system will increase safety and enhance the park users' experience.

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