

APPROVED

June 16 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-153

DATE June 16, 2022

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SAINT ANDREWS RECREATION CENTER – BUILDING AND OUTDOOR PARK IMPROVEMENTS (PRJ21556) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR AND EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 1(3) [MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS]; CLASS 1(12) [OUTDOOR LIGHTING FOR SECURITY AND OPERATIONS]; CLASS 2 [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]; CLASS 4(3) [NEW LANDSCAPING]; CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] AND CLASS 11(3) [CONSTRUCTION AND PLACEMENT OF ACCESSORY STRUCTURES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302, 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

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

M. Slu
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Approve the scope of work and total budget for the Saint Andrews Recreation Center Building and Outdoor Park Improvements (PRJ21556) Project (Project), as described in the Summary of this Report;
2. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
3. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this proposed Project in the budget contingency amounts for such contracts as stated in this Report;

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4. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Interior and exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use]; Class 1(3) [Minor alteration of existing pedestrian trails]; Class 1(12) [Outdoor lighting for security and operations]; Class 2 [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]; Class 4(3) [New landscaping]; Class 4(12) [Minor trenching and backfilling where the surface is restored] and Class 11(3) [Construction and placement of accessory structures] of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
5. 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 a NOE; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Saint Andrews Recreation Center is located at 8701 South Saint Andrews Place in the South Los Angeles community of the City. This 8.58-acre facility provides baseball diamonds, basketball and tennis courts, children's play area, splash pad, indoor gym, picnic tables, and a jogging path for the surrounding community. Approximately 5,941 City residents live within a ½ mile walking distance of Saint Andrews Recreation Center. Due to the size of the park, and the facilities and features and programs it provides, Saint Andrews 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:

- Improvements to the gymnasium building, including interior and exterior painting and bathroom renovations.
- Demolition and removal of the existing play area and splash pad equipment
- Installation of a new play area and safety surfacing
- Installation of new splash pad and related mechanical equipment
- Installation of a new freestanding outdoor restroom building, with two unisex accessible stalls, near the splash pad.
- Installation of new sports field lighting with new, Light Emitting Diode (LED) light fixtures
- Installation of a new prefabricated storage building on the western side of the park
- Adjustments to existing landscaping, irrigation, and path of travel as necessary to accommodate the new playground, splash pad, and storage building.
- Installation of new hydration station.

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Renderings of the proposed play area improvements are attached to this Report.

PROJECT FUNDING

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding for the proposed Project is Two Million, Sixty Thousand Dollars (\$2,060,000.00), which will be the total budget for this Project, inclusive of the budget contingency amounts set forth below.

It is anticipated that the following pre-qualified on-call contracts will be used for the Project with the following budget contingency amounts:

| On-Call Contract | Budget Contingency Amount |
|----------------------------|----------------------------------|
| Park Facility Construction | \$120,000.00 |
| Playground Equipment | \$35,000.00 |
| Electrical Construction | \$25,000.00 |

FUNDING SOURCE MATRIX

| Source | Fund/Dept/Acct | Amount | Percentage |
|----------------------|-----------------------|-----------------------|-------------------|
| Deferred Maintenance | 302/89/89727H-SP | \$2,060,000.00 | 100% |
| Total | | \$2,060,000.00 | 100% |

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will have no impact on the existing trees at Saint Andrews Recreation Center. The new playground will include integrated shade toppers.

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ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- Interior and exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use;
- minor alteration of existing pedestrian trails;
- outdoor lighting for security and operations;
- 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;
- new landscaping;
- minor trenching and backfilling where the surface is restored;
- construction and placement of accessory structures.

According to the parcel profile report retrieved on May 13, 2022, this area does not reside in a liquefaction zone. This site is not within a coastal, methane, or buffer zone, so 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 May 13, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site, but have listed RB Case #: 900470043 near the Project area (within 500 feet). The site is a leaking underground storage site, which is being remediated. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its 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.

Based on this information, staff recommends that the Board of Recreation and Parks Commissioners' (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(3), Class 1(12), Class 2, Class 4(3), Class 4(12) and Class 11(3) of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk 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 Deferred Maintenance funds 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.

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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 new playground, splash pad, and lighting improvements at Saint Andrews Recreation Center will enhance the park users' experience and safety.

This Report was prepared by Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

ATTACHMENTS

- 1) Attachment 1 – Rendering of the new Playground Equipment



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