

APPROVED

MAY 05 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-109

DATE May 5, 2022

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CLAUDE PEPPER SENIOR CITIZEN CENTER – BUILDING AND OUTDOOR IMPROVEMENTS (PRJ21453) PROJECT – COMMITMENT OF PARK FEES – 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 INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(3) [MINOR ALTERATIONS TO EXISTING STREETS, SIDEWALKS, AND PEDESTRIAN TRAILS], CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS], CLASS 4(3) [NEW GARDENING, TREE PLANTING, OR LANDSCAPING], 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED], CLASS 6 [INFORMATION COLLECTION], AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15301(c), 15304(b), 15304(f), 15306 AND 15311 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>DF</u>
J. Kim	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Claude Pepper Senior Citizen Center – Building and Outdoor Improvements (PRJ21453) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers, as shown in Attachment 1, a maximum of Two Million Dollars (\$2,000,000.00) in Park Fees, for the proposed Project;
3. Approve the proposed Project to be bid and constructed through the RAP’s list of pre-qualified on-call contractors;

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4. 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;
5. 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) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(3) [Minor alterations to existing streets, sidewalks, and pedestrian trails], Class 1(12) [Outdoor lighting and fencing for security and operations], Class 4(3) [New gardening, tree planting, or landscaping], Class 4(12) [Minor trenching and backfilling where the surface is restored], Class 6 [Information collection] and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities] of City CEQA Guidelines as well as to Article 19, Sections 15301(a), 15301(c), 15304(b), 15304(f), 15306 and 15311 of California CEQA Guidelines; and direct RAP Staff to file a Notice of Exemption with the State Clearinghouse and the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval;
6. 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,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Claude Pepper Senior Citizen Center is located at 1762 South La Cienega Boulevard in the La Cienega community of the City. This 0.40-acre facility includes an auditorium, community room, picnic tables, classrooms, computer lab, library, kitchen, and stage. Approximately 5,526 City residents live within a one half-mile walking distance of Claude Pepper Senior Citizen Center. Due to the facilities, features, programs, and services it provides, Claude Pepper Senior Citizen 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:

- The renovation of the kitchen and interior restrooms.
- Parking lot improvements, including paving, restriping, and fencing.
- Interior and exterior path of travel and ADA improvements.
- The repair and replacement of ceilings and floors.

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- The renovation of the entry area.
- Fencing and gate improvements.
- Outdoor landscaping improvements and the upgrading of park amenities, including new hydration stations.
- Methane testing and measures to reduce the risk of seepage if necessary.

PROJECT FUNDING

Upon approval of this Report, Two Million Dollars (\$2,000,000.00) in Park Fees can be committed to the proposed Project, which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contracts for this Project will be for Park Facility Construction. The budget contingency amount for the Park Facility Construction Contract will be Four Hundred Thousand Dollars (\$400,000.00).

These Park Fees were collected within five (5) miles of Claude Pepper Senior Citizen Center, which is the standard distance for the commitment of the 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
Park Fees	302/89/89716H	\$1,574,188.44	79%
Park Fees	302/89/89718H	\$425,811.56	21%
Total		\$2,000,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Spring 2023.

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Claude Pepper Senior Citizen Center.

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ENVIRONMENTAL IMPACT

The proposed Project consists of interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use; minor alterations to pedestrian trails and parking lots; outdoor lighting and fencing for security and operations, new gardening, landscaping; minor trenching and backfilling where the surface is restored; information collection and construction or placement of minor structures accessory to (appurtenant to) existing institutional facilities.

According to the parcel profile report retrieved March 17, 2022, this area resides in a liquefaction zone and a methane buffer zone. The construction of this project will not create conditions that could lead to liquefaction and the project includes methane testing and installation of measures that would reduce the risk of methane seepage if necessary. 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.

This site is not within a coastal, historic, 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 March 17, 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. Furthermore, the project is not located in proximity of a known historical resource and will not cause a substantial adverse change in the significance of a historical resource.

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(3), Class 1(12), Class 4(3), Class 4(12), Class 6, and Class 11(6) of City CEQA Guidelines as well as to Article 19, Sections 15301(a), 15301(c), 15304(b), 15304(f), 15306 and 15311 of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the State Clearinghouse and the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this commitment of Park 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 Park 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.

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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 building and outdoor improvements at Claude Pepper Senior Citizen Center will enhance the park users' experience and safety.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

Attachments

Attachment 1 – Work Orders

List of Work Orders

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM160690
Park Fees	302/89/89716H	QT074563
Park Fees	302/89/89716H	QM142973
Park Fees	302/89/89716H	QT074005
Park Fees	302/89/89716H	QT074364
Park Fees	302/89/89716H	QT075024
Park Fees	302/89/89716H	QT078244
Park Fees	302/89/89716H	QT080308
Park Fees	302/89/89716H	QT082137
Park Fees	302/89/89716H	QT082365
Park Fees	302/89/89716H	QT073995
Park Fees	302/89/89718H	QP000204
Park Fees	302/89/89718H	QP000739
Park Fees	302/89/89718H	QP000863
Park Fees	302/89/89718H	QP000660
Park Fees	302/89/89718H	QP000940
Park Fees	302/89/89718H	QP000104
Park Fees	302/89/89718H	QP000820
Park Fees	302/89/89718H	QP000934
Park Fees	302/89/89718H	QP001206
Park Fees	302/89/89718H	QP001609
Park Fees	302/89/89718H	QP000987
Park Fees	302/89/89718H	QP001005
Park Fees	302/89/89718H	QP000957
Park Fees	302/89/89718H	QP000987
Park Fees	302/89/89718H	QP001162
Park Fees	302/89/89718H	QP001112
Park Fees	302/89/89718H	QP001342
Park Fees	302/89/89718H	QP000981
Park Fees	302/89/89718H	QP000948
Park Fees	302/89/89718H	QP001466
Park Fees	302/89/89718H	QP001237
Park Fees	302/89/89718H	QP001383
Park Fees	302/89/89718H	QP001349
Park Fees	302/89/89718H	QP001395
Park Fees	302/89/89718H	QP001025
Park Fees	302/89/89718H	QP001617
Park Fees	302/89/89718H	QP001544
Park Fees	302/89/89718H	QP001202
Park Fees	302/89/89718H	QP001629
Park Fees	302/89/89718H	QP001435
Park Fees	302/89/89718H	QP001440
Park Fees	302/89/89718H	QP001603
Park Fees	302/89/89718H	QP000965

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001101
Park Fees	302/89/89718H	QP001725
Park Fees	302/89/89718H	QP001444
Park Fees	302/89/89718H	QP001696
Park Fees	302/89/89718H	QP001290
Park Fees	302/89/89718H	QP001717
Park Fees	302/89/89718H	QP001781
Park Fees	302/89/89718H	QP001707
Park Fees	302/89/89718H	QP001706

ID	Account	FY Collected	Earmark Date	Amount	Earmark Status	Collection	WO#	Action		
2406	89718H	2018	10/15/2020	\$5,054.73	Pending Allocation	Development 709 (17016-10000-37843)	QP000204	Edit	Delete	Detail
2407	89718H	2019	10/15/2020	\$5,755.62	Pending Allocation	Development 1806 (17010-10000-01440)	QP000739	Edit	Delete	Detail
2408	89718H	2019	10/15/2020	\$5,752.26	Pending Allocation	Development 2018 (18014-30000-02960)	QP000863	Edit	Delete	Detail
2409	89718H	2019	10/15/2020	\$5,762.62	Pending Allocation	Development 1664 (18016-70000-05776)	QP000660	Edit	Delete	Detail
2410	89718H	2019	10/15/2020	\$5,752.26	Pending Allocation	Development 2167 (19016-20000-04782)	QP000940	Edit	Delete	Detail
2411	89716H	2019	10/15/2020	\$17,638.31	Pending Allocation	Development 1054 (2016-0690)	QM160690	Edit	Delete	Detail
2412	89718H	2018	10/15/2020	\$5,080.79	Pending Allocation	Development 414 (17016-10000-24895)	QP000104	Edit	Delete	Detail
2413	89716H	2018	10/15/2020	\$150,320.76	Pending Allocation	Development 474 (74563)	QT074563	Edit	Delete	Detail
2414	89718H	2019	10/15/2020	\$5,752.26	Pending Allocation	Development 1968 (17014-10000-03801)	QP000820	Edit	Delete	Detail
2415	89718H	2019	10/15/2020	\$17,256.79	Pending Allocation	Development 2153 (18010-10000-01718,01719)	QP000934	Edit	Delete	Detail
2416	89716H	2019	10/15/2020	\$11,900.73	Pending Allocation	Development 1643 (2014-2973)	QM142973	Edit	Delete	Detail
2417	89718H	2020	10/15/2020	\$35,394.12	Pending Allocation	Development 2680 (16014-10000-02450)	QP001206	Edit	Delete	Detail
2418	89718H	2020	10/15/2020	\$23,453.60	Pending Allocation	Development 3508 (17010-10000-04216)	QP001609	Edit	Delete	Detail
2419	89718H	2020	10/15/2020	\$17,697.06	Pending Allocation	Development 2930 (17010-10000-04866,04868)	QP001348	Edit	Delete	Detail
2420	89718H	2020	10/15/2020	\$5,930.87	Pending Allocation	Development 2279 (17010-30000-03131)	QP001005	Edit	Delete	Detail
2421	89718H	2020	10/15/2020	\$5,925.55	Pending Allocation	Development 2216 (17014-10000-04616)	QP000957	Edit	Delete	Detail
2422	89718H	2020	10/15/2020	\$5,930.87	Pending Allocation	Development 2247 (18014-30000-00032)	QP000987	Edit	Delete	Detail
2423	89718H	2020	10/15/2020	\$5,909.04	Pending Allocation	Development 2593 (18016-10000-19384)	QP001162	Edit	Delete	Detail
2424	89718H	2020	10/15/2020	\$5,920.88	Pending Allocation	Development 2503 (18016-10000-23616)	QP001112	Edit	Delete	Detail
2425	89718H	2020	10/15/2020	\$5,899.02	Pending Allocation	Development 2908 (18016-10000-24586)	QP001342	Edit	Delete	Detail
2426	89718H	2020	10/15/2020	\$5,930.87	Pending Allocation	Development 2239 (18016-20000-22493)	QP000981	Edit	Delete	Detail
2427	89718H	2020	10/15/2020	\$5,930.87	Pending Allocation	Development 2178 (18016-20000-26958)	QP000948	Edit	Delete	Detail
2428	89718H	2020	10/15/2020	\$11,726.80	Pending Allocation	Development 3230 (18019-10000-04819,04820)	QP001466	Edit	Delete	Detail
2429	89718H	2020	10/15/2020	\$11,798.04	Pending Allocation	Development 2727 (17010-10000-02953)	QP001237	Edit	Delete	Detail
2430	89718H	2020	10/15/2020	\$5,899.02	Pending Allocation	Development 3002 (17010-10000-04093)	QP001383	Edit	Delete	Detail
2431	89718H	2020	10/15/2020	\$5,891.96	Pending Allocation	Development 2935 (17010-30000-04530,04531)	QP001349	Edit	Delete	Detail
2432	89718H	2020	10/15/2020	\$5,899.02	Pending Allocation	Development 3035 (17014-10000-01600)	QP001395	Edit	Delete	Detail
2433	89718H	2020	10/15/2020	\$5,925.55	Pending Allocation	Development 2314 (17014-10000-02118)	QP001025	Edit	Delete	Detail
2434	89718H	2020	10/15/2020	\$17,590.20	Pending Allocation	Development 3513 (18010-10000-02111,02652)	QP001617	Edit	Delete	Detail
2435	89718H	2020	10/15/2020	\$5,863.40	Pending Allocation	Development 3393 (18010-70000-01851,01852)	QP001544	Edit	Delete	Detail
2436	89718H	2020	10/15/2020	\$5,909.04	Pending Allocation	Development 2685 (18014-20000-01282)	QP001202	Edit	Delete	Detail
2437	89718H	2020	10/15/2020	\$11,726.80	Pending Allocation	Development 3561 (19010-10000-02656)	QP001629	Edit	Delete	Detail
2438	89718H	2020	10/15/2020	\$5,891.96	Pending Allocation	Development 3158 (19010-20000-00112,00114)	QP001435	Edit	Delete	Detail
2439	89718H	2020	10/15/2020	\$11,783.92	Pending Allocation	Development 3157 (19010-20000-00115,00116)	QP001440	Edit	Delete	Detail

2440	89718H	2020	10/15/2020	\$5,863.40	Pending Allocation	Development 3494 (19010-20000-01589,01590)	QP001603	Edit	Delete	Detail	
2441	89718H	2020	10/15/2020	\$11,798.04	Pending Allocation	Development 2230 (19010-70000-00267,00268)	QP000965	Edit	Delete	Detail	
2442	89718H	2020	10/15/2020	\$5,920.88	Pending Allocation	Development 2470 (19016-20000-05123)	QP001101	Edit	Delete	Detail	
2443	89716H	2020	10/15/2020	\$269,835.04	Pending Allocation	Development 2654 (74005)	QT074005	Edit	Delete	Detail	
2444	89716H	2020	10/15/2020	\$23,740.04	Pending Allocation	Development 1679 (74364)	QT074364	Edit	Delete	Detail	
2445	89716H	2020	10/15/2020	\$37,044.30	Pending Allocation	Development 3284 (75024)	QT075024	Edit	Delete	Detail	
2446	89716H	2020	10/15/2020	\$12,396.70	Pending Allocation	Development 3050 (78244)	QT078244	Edit	Delete	Detail	
2447	89716H	2020	10/15/2020	\$37,190.11	Pending Allocation	Development 1658 (80308)	QT080308	Edit	Delete	Detail	
2448	89716H	2020	10/15/2020	\$48,632.40	Pending Allocation	Development 1754 (82137)	QT082137	Edit	Delete	Detail	
2449	89716H	2020	10/15/2020	\$49,392.40	Pending Allocation	Development 3413 (82365)	QT082365	Edit	Delete	Detail	
2450	89718H	2021	10/15/2020	\$18,442.35	Pending Allocation	Development 3748 (18010-10000-03418,03419)	QP001725	Edit	Delete	Detail	
2451	89718H	2021	10/15/2020	\$18,442.35	Pending Allocation	Development 3176 (18010-10000-03641,03642)	QP001444	Edit	Delete	Detail	
2452	89718H	2021	10/15/2020	\$12,294.90	Pending Allocation	Development 3671 (18010-70000-02215,02216)	QP001696	Edit	Delete	Detail	
2453	89718H	2021	10/15/2020	\$11,726.80	Pending Allocation	Development 2793 (18010-70000-04436,04437)	QP001290	Edit	Delete	Detail	
2454	89718H	2021	10/15/2020	\$12,294.90	Pending Allocation	Development 3728 (19010-10000-02550,02551)	QP001717	Edit	Delete	Detail	
2455	89718H	2021	10/15/2020	\$12,294.90	Pending Allocation	Development 3873 (19010-20000-03994,03996)	QP001781	Edit	Delete	Detail	
2456	89718H	2021	10/15/2020	\$18,442.35	Pending Allocation	Development 3717 (19010-30000-03219,03220)	QP001707	Edit	Delete	Detail	
2457	89718H	2021	10/15/2020	\$12,294.90	Pending Allocation	Development 3716 (19010-30000-05983,05986)	QP001706	Edit	Delete	Detail	
2458	89716H	2019	10/15/2020	\$916,097.65	Pending Allocation	Development 1351 (73995)	QT073995	Edit	Delete	Detail	
Total for "Pending Allocation" Status:				\$2,000,000.00							