

APPROVED

AUG 21 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-167

DATE August 21, 2019

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DENKER RECREATION CENTER – BETTY HILL SENIOR CITIZEN CENTER FACILITY IMPROVEMENTS (PRJ21115) PROJECT – FINAL ACCEPTANCE

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	C. Santo Domingo	<u>DF</u>
V. Israel	_____	N. Williams	_____


General Manager

Approved X _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

Accept the work performed for the Denker Recreation Center – Betty Hill Senior Citizen Center Facility Improvements (PRJ 21115) Project (Project), constructed by the Department of Recreation and Parks (RAP) construction forces and RAP as-needed prequalified on-call contractors, as outlined in the Summary of this Report.

SUMMARY

Denker Recreation Center – Betty Hill Senior Citizen Center Facility Improvements (PRJ 21115) Project (Project) is located in Council District 8 at 3570 Denker Avenue, in the Exposition Park community of the City. This 2.81-acre facility provides a children’s play area, recreation center building, and baseball diamonds, for the use of the surrounding community. Additionally, 10,646 residents live within a one-half (1/2) mile walking distance of Denker Recreation Center – Betty Hill Senior Citizen Center.

The Project’s scope of work included kitchen upgrades, restroom improvements, parking lot and path of travel improvements, interior lighting repairs, drinking fountain replacement, door and door hardware replacement, roofing repairs, and a new air conditioning unit.

The plans for the Project were prepared by RAP Planning, Maintenance & Construction Branch. On January 17, 2018, the Board of Recreation and Park Commissioners (Board) approved the final plans for construction of the Project (Report No. 18-013) (Attachment No. 1). The Project was completed on May 31, 2019. The total Project costs amounted to Seven Hundred Eighty-Nine Thousand, Five Hundred Seventy-Nine Dollars and Two Cents (\$789,579.02).

RAP was involved in the Project management, construction management and inspection of the Project. Work done by on-call contractors comprised of tile work in the restrooms, concrete and masonry work, and new millwork in the office and kitchen. RAP staff has reviewed and concurs

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that Project has been completed in accordance with plans and specifications. There was no contract compliance or labor issues with the work done.

TREES AND SHADE

There was no impact on existing trees and all existing trees were protected throughout the renovation and construction phase of this Project.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), the Project was determined to be categorically exempt from the provision of CEQA, as approved previously by the Board on January 17, 2018 (Board Report No. 18-013). Since the Board's previous approval of the Project and the CEQA exemption determination, the Project has not substantially changed to result in any additional environmental impacts. Therefore, no further CEQA determinations are required.

FISCAL IMPACT

The construction and indirect costs for the Project were funded entirely with interest income previously allocated by the Board (per BR #17-061). Maintenance funds for the park will be requested as part of the annual City budget process. This budget includes part time staff, materials and supplies and will provide year round maintenance, seven days a week.

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 2: Offer Affordable and Equitable Recreational Programming.

Outcome No. 3: Park programs and amenities meet and reflect the needs of older adults.

Key Metric: Number of senior centers renovated, including ADA, technology and capital improvements.

Target: Ten (10) out of 30 centers by 2022

Result: Upgrading the facility and parking lot that serves it to meet the current ADA codes, makes for a more accessible facility and a better experience for the community and staff that serve the community.

This Report was prepared by Stephen Hartounian, Architectural Associate II, Planning, Maintenance & Construction Branch and reviewed by Darryl Ford, Superintendent, Planning, Maintenance & Construction Branch.

LIST OF ATTACHMENT

1) Board Report No. 18-013

APPROVED
JAN 17 2018

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 18-013

DATE January 17, 2018

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DENKER RECREATION CENTER - BETTY HILL SENIOR CITIZEN CENTER FACILITY IMPROVEMENTS (PRJ 21115) PROJECT; APPROVAL OF FINAL PLANS; AND CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1,3) OF THE CITY CEQA GUIDELINES [ALTERATIONS TO EXISTING STRUCTURES AND PARKING LOTS WITH NEGLIGIBLE OR NO EXPANSION OF USE]

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>OSD</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, herein included as Attachment 1, for the Denker Recreation Center - Betty Hill Senior Citizen Center – Facility Improvements (PRJ21115) Project (Project);
2. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA); and direct the Department of Recreation and Parks' (RAP) staff to file a Notice of Exemption;
3. Authorize the RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption; and,
4. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Denker Recreation Center - Betty Hill Senior Citizen Center is located at 3570 Denker Avenue, in the Exposition Park area of the City. This 2.81-acre facility provides a children's play area, recreation center building, and baseball diamonds, for the use of the surrounding community. Additionally, 10,646 residents live within a one-half (1/2) mile walking distance of Denker Recreation Center - Betty Hill Senior Citizen Center. Due to the facilities, features and services

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provided at the facility and at Betty Hill Senior Citizen Center, Denker Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

On March 1, 2017 (Report No. 17-061), Board of Recreation and Park Commissioners (Board) approved the allocation of One Million Five Hundred Thousand Dollars (\$1,500,000.00) in interest income.

The Project scope of work includes kitchen upgrades, restroom improvements, parking lot and path of travel improvements, interior lighting upgrades, drinking fountain replacement, door and door hardware replacement, roofing repairs and a new air conditioning unit.

The RAP Planning Maintenance and Construction Branch architectural staff prepared the plans and specifications, and obtained all the necessary approvals for the Project. The Project was presented to the community on November 7, 2017. Approximately twenty (20) community members attended and viewed the presentation. In general, the Project was supported by the community.

After review by the RAP staff it was determined that the work can be performed by a combination of RAP's in-house construction staff and pre-qualified on call contractors. By constructing the project with in-house staff, the disruption to the park operations and programming can be minimized. Staff recommends the Project be constructed by in-house construction staff and pre-qualified on call contractors.

TREES AND SHADE

There will be no impact on existing trees or shade at Denker Recreation Center. Any and all trees are to be protected throughout the construction. All existing trees and planting are to remain in place.

ENVIRONMENTAL IMPACT STATEMENT

The proposed project consists of minor alterations of existing structures, parking lots and associated walkways. Therefore, RAP Staff recommends the Board determine that the Project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1,3) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by the Board.

FISCAL IMPACT STATEMENT

The project will be funded by a combination of the aforementioned funding source. There is no immediate fiscal impact to RAP's General Fund. It is anticipated that future operations and maintenance costs of the facility should be reduced, as the improvements provide energy efficient features.

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This Report was prepared by Stephen Hartounian, Architectural Associate I, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

1) Attachment 1 - Final Drawing and Specification