

APPROVED

SEP 04 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-175

DATE September 4, 2019

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LUMMIS HOUSE MUSEUM – GENERAL IMPROVEMENTS (PRJ21146)
(PRJ21298) PROJECT – ALLOCATION OF QUIMBY FEES – COMMITMENT OF
PARK FEES

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


General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the Lummis House Museum – General Improvements (PRJ21146) (PRJ21298) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) staff to commit from the following funds and work order numbers, a maximum of Thirty-Nine Thousand, Five Hundred Sixty-Three Dollars and Ninety-One Cents (\$39,563.91) in Park Fees, for the proposed Project:

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000360
Park Fees	302/89/89718H	QP000799
Park Fees	302/89/89718H	QP000844
Park Fees	302/89/89718H	QP000360
Park Fees	302/89/89718H	QP000565
Park Fees	302/89/89718H	QP000579
Park Fees	302/89/89718H	QP000334
Park Fees	302/89/89718H	QP000464
Park Fees	302/89/89718H	QP000284
Park Fees	302/89/89718H	QP000513
Park Fees	302/89/89718H	QP000010
Park Fees	302/89/89718H	QP000120
Park Fees	302/89/89718H	QP000203
Park Fees	302/89/89718H	QP000158
Park Fees	302/89/89718H	QP000372
Park Fees	302/89/89718H	QP000302
Park Fees	302/89/89718H	QP000338
Park Fees	302/89/89718H	QP000093
Park Fees	302/89/89718H	QP000021
Park Fees	302/89/89718H	QP000668
Park Fees	302/89/89718H	QP000409
Park Fees	302/89/89718H	QP000758
Park Fees	302/89/89718H	QP000506
Park Fees	302/89/89718H	QP000440
Park Fees	302/89/89718H	QP000742
Park Fees	302/89/89716H	QT073750
Park Fees	302/89/89716H	QT073836
Park Fees	302/89/89716H	QT072410
Park Fees	302/89/89716H	QT074685
Park Fees	302/89/89716H	QM151432
Park Fees	302/89/89716H	QT062781
Park Fees	302/89/89716H	QT064503
Park Fees	302/89/89716H	QT073674

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Park Fees	302/89/89716H	QT073461
Park Fees	302/89/89716H	QT073692
Park Fees	302/89/89716H	QT073072

3. Authorize RAP's Chief Accounting Employee or designee to establish a new Quimby Fees Account No. 89460K-NQ with Lummis House as the Account Name
4. Authorize RAP's Chief Accounting Employee to transfer Sixty Thousand, Four Hundred Thirty-Six Dollars and Nine Cents (\$60,436.09) in Quimby Fees from Quimby Account No. 89460K-00 to the Lummis House Account No. 89460K-NQ;
5. Approve the allocation Sixty Thousand, Four Hundred Thirty-Six Dollars and Nine Cents (\$60,436.09) in Quimby Fees from the Lummis House Account No. 89460K-NQ to the proposed Project; and,
6. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Charles F. Lummis House Museum (Lummis Museum) is located at 200 E. Avenue 43 in Los Angeles. This 1.75-acre park provides visitors with water-wise gardens, historic structures built by Charles Lummis in the early part of the 1900's, and a free-standing restroom building (built in 1957 and not designated as a part of the historic structures on the site). The Charles Lummis House Museum is City of Los Angeles Historic Cultural Monument No. 68. Tours of the museum and its contents are provided on weekends and are free of charge to the public. Approximately 4,486 City residents live within a one-half mile walking distance of the Lummis Museum. Due to the facilities, features, programs, and services it provides, Lummis House meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

This proposed Project's intent is to provide all-gender, accessible restroom accommodations to park visitors as the Lummis Museum's existing layout prohibits such use. The scope of work for the proposed Project is to refurbish the free-standing restroom building with the removal of existing materials containing hazardous substances, all interior fixtures, finishes and partitions. The redesigned layout will include the use of push-button actuators to facilitate the opening of doors, new lavatories and water closets and other finishes and typical accessories. Roofing replacement is also included in the scope of work.

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PROJECT FUNDING

Previously, City Council approved the use of One Hundred Thousand Dollars (\$100,000.00) in Proposition A Excess Funds for the proposed Project (Council File No. 17-0428).

Upon approval of this Report, Thirty-Nine Thousand, Five Hundred Sixty-Three Dollars and Ninety-One Cents (\$39,563.91) in Park Fees can be committed to the proposed Project.

Upon approval of this Report, Sixty Thousand, Four Hundred Thirty-Six Dollars and Nine Cents (\$60,436.09) in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the Lummis House Account No. 89460K-NQ and allocated to the proposed Project

The total amount of funding available for this proposed Project, including previously allocated funds, is Two Hundred Thousand Dollars (\$200,000.00).

These Park Fees and Quimby Fees were collected within ten (10) miles of the Lummis Museum, which is the standard distance for the allocation of the Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Work Order	Amount	Percentage
Park Fees	302/89/89718H	QP000360	\$37,197.97	19%
		QP000799		
		QP000844		
		QP000360		
		QP000565		
		QP000579		
		QP000334		
		QP000464		
		QP000284		
		QP000513		
		QP000010		
		QP000120		
		QP000203		
		QP000158		
		QP000372		
		QP000302		
		QP000338		
		QP000093		
		QP000021		
		QP000668		
QP000409				
QP000758				
QP000506				
QP000440				

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		QP000742		
Park Fees	302/89/89716H	QT073750 QT073836 QT072410 QT074685 QM151432 QT062781 QT064503 QT073674 QT073461 QT073692 QT073072	\$2,365.94	1%
Quimby Fees	302/89/89460K-NQ		\$60,436.09	30%
Proposition A-II	205/89/89PHBH		100,000.00	50%
Total			\$200,000.00	100%

PROJECT CONSTRUCTION

RAP staff estimates the proposed Project to cost approximately Two Hundred Thousand Dollars (\$200,000.00). RAP staff has determined that sufficient funding has been identified for the construction of the proposed Project.

Construction of the proposed Project is anticipated to begin in September of 2019, beginning with hazardous materials removal.

TREES AND SHADE

The proposed Project will have no impact on trees or shade.

ENVIRONMENTAL IMPACT

Through Report No. 17-130, the Board of Recreation and Parks Commissioners determined that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines. A Notice Of Exemption was filed with the Los Angeles County Clerk on June 1, 2019. RAP staff found that the proposed Project has not substantially changed and that the circumstances of the proposed Project also have not substantially changed. Therefore no further CEQA determination is required.

FISCAL IMPACT

The estimated costs for the design, development, and construction of the proposed improvements are anticipated to be funded by Proposition A, Park Fees and Quimby funds other than RAP's General Fund. The maintenance of the proposed improvements can be performed by current RAP staff with no overall impact to existing maintenance services at this facility.

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STRATEGIC PLAN INITIATIVES AND GOALS

Goal No. 1: Provide Safe and Accessible Parks

Key Outcome No. 2: Safe and welcoming environments at all parks

Result: Upgrading this facility will allow general park users and especially those with disabilities to access the restroom and will enable RAP staff to better maintain it

This Report was prepared by Aren Galustians, Architectural Associate II, Planning, Construction, and Maintenance Branch.

LIST OF ATTACHMENTS

- 1) Report No. 17-230

APPROVED

MAY 17, 2017

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BOARD OF RECREATION AND PARK COMMISSIONERS

NO. 17-130

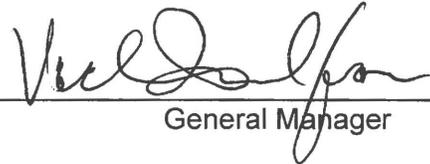
DATE May 17, 2017

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LUMMIS HOUSE GENERAL IMPROVEMENTS PROJECT – PROPOSITION A EXCESS FUNDS; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) OF THE CITY CEQA GUIDELINES (EXTERIOR AND INTERIOR ALTERATIONS OF EXISTING PUBLIC FACILITIES)

AP Diaz _____	V. Israel _____
R. Barajas _____	<i>for</i> N. Williams <u>EC</u>
H. Fujita _____	



General Manager

Approved ✓ _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

- 1) Find that the proposed Lummis House General Improvements Project is categorically exempt from the California Environmental Quality Act (CEQA), and direct Department of Recreation and Parks (RAP) staff to file a Notice of Exemption; and,
- 2) Authorize the RAP Chief Accounting Employee to prepare a check to the Los Angeles County Clerk with the amount of \$75.00 for the purpose of filing a Notice of Exemption.

SUMMARY

The Lummis House General Improvements Project, located in the northeast Los Angeles area at 200 East Avenue 43, Los Angeles, CA 90031, was approved by the Board of Recreation and Park Commissioners at its Regular Meeting of April, 5 2017 through Report No. 17-089 (Attachment 1), which is pending a review and determination of CEQA.

The First Supervisorial District of the Los Angeles County allocated Proposition A Excess Funds in the amount of One Hundred Thousand Dollars (\$100,000.00) for the proposed Lummis House General Improvements Project (Project).

The Project includes, but is not limited to, refurbishing the interior and exterior of the free standing restroom building. The Project is expected to be completed in early 2019 through a City-approved contracted vendor managed by RAP's Planning, Maintenance, and Construction Branch.

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ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of interior and exterior alterations of existing public facilities with negligible or no expansion of use. Therefore, RAP staff recommends that the Board determine that the Project is exempt from the CEQA provisions pursuant to Article III, Section 1, Class 1 (1) 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 is funded through Proposition A Excess Funds. The filing fees of the CEQA documentation is \$75.00, and is covered by the Proposition A Excess Funds.

This Report was prepared by Bill Jones, Senior Management Analyst II, Finance Division.

LIST OF ATTACHMENT(S)

1. Board Report No. 17-089: Lummis House General Improvements – Proposition A Excess Funds; Authorization to Submit Grant Application; Acceptance of Grant Funds; City Council Resolution and Youth Employment Plan

APPROVED

ATTACHMENT 1

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BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-089

DATE April 05, 2016

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LUMMIS HOUSE GENERAL IMPROVEMENTS – PROPOSITION A EXCESS FUNDS; AUTHORIZATION TO SUBMIT GRANT APPLICATION; ACCEPTANCE OF GRANT FUNDS; CITY COUNCIL RESOLUTION AND YOUTH EMPLOYMENT PLAN

AP Diaz _____
R. Barajas _____
H. Fujita _____

V. Israel _____
N. Williams bc



General Manager

Approved

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the Department of Recreation and Parks' (RAP) submission of a Proposition A Excess Funds grant application for the Lummis House General Improvements Project, which consists of general improvements to the Lummis Home and Gardens, including, but not limited to refurbishing interior and exterior of the free standing restroom building;
2. Designate RAP's General Manager, Executive Officer, or Assistant General Manager as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Lummis House General Improvements Project;
3. Recommend to the City Council the adoption of the accompanying Resolution (Attachment No. 1), which authorizes the submission of a grant application for the Proposition A Excess Funds grant in the amount of One Hundred Thousand Dollars (\$100,000.00) from the First Supervisorial District of the County of Los Angeles in partnership with the Los Angeles County Regional Park and Open Space District for the Lummis House General Improvements Project;
4. Recommend to the City Council the adoption of the accompanying Proposition A Youth Employment Plan (YEP) (Attachment No. 2), relative to the Lummis House General Improvements Project;
5. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the Proposition A Excess Funds grant in the amount of One Hundred Thousand Dollars (\$100,000.00), if awarded, for Lummis House General Improvements Project; and

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6. Direct RAP staff to transmit a copy of the Resolution and YEP to the Mayor's Office, Office of the City Administrative Officer, Office of the Chief Legislative Analyst, and the City Clerk for Committee and City Council approval, in accordance with Proposition A grant guidelines and the Los Angeles Administrative Code Section 14.6.

SUMMARY

The First Supervisorial District of the Los Angeles County has allocated Proposition A Excess Funds in the amount of One Hundred Thousand Dollars (\$100,000.00) for the proposed Lummis House General improvements Project (Project). The funding request was initiated by Councilmember Gilbert Cedillo's Office, First Council District. RAP is required to submit a grant application in order to secure this funding.

The Lummis House is located in northeast Los Angeles at 200 East Avenue 43, Los Angeles, CA 90031. The Project includes, but is not limited to, refurbishing the interior and exterior of the free standing restroom building. The estimated Project cost, including design and construction, is approximately One Hundred Thousand Dollars (\$100,000.00). If awarded, the Project is expected to be completed in early 2019 through a City-approved contract vendor and managed by RAP's Planning, Maintenance, and Construction Branch.

FISCAL IMPACT STATEMENT

The Project will be funded using Proposition A Excess Funds, if awarded. There is no immediate fiscal impact to RAP's General Fund. However, operations and maintenance costs will be evaluated and included in future RAP budget requests. As the Project will make general improvements to an existing facility, operation and maintenance costs are anticipated to be similar to, or less than, that of the existing facility.

This Report was prepared by Sondra Fu, Senior Management Analyst II, Finance Division.

LIST OF ATTACHMENTS

- 1) Proposed Resolution
- 2) Proposition A Youth Employment Plan

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES
APPROVING THE APPLICATION FOR GRANT FUNDS FROM
THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT
FOR THE FIRST SUPERVISORIAL DISTRICT EXCESS FUNDS AND APPROVING THE
ADOPTION OF A YOUTH EMPLOYMENT PLAN FOR THE
LUMMIS HOUSE GENERAL IMPROVEMENTS PROJECT**

WHEREAS, the people of the County of Los Angeles on November 3, 1992, and on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (the Propositions), which among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or development facilities and open space for public recreation;

WHEREAS, the Propositions also created the Los Angeles County Regional Park and Open Space District (the District) to administer said funds;

WHEREAS, the District has set forth the necessary procedures governing application for grant funds under the Propositions;

WHEREAS, the District's procedures require the City of Los Angeles to certify, by resolution, the approval of the application before submission of said application(s) to the District; and

WHEREAS, said application contains assurances that the City of Los Angeles must comply with;

WHEREAS, the City of Los Angeles will enter into an Agreement with the District to provide funds for acquisition and development projects; and,

WHEREAS, the District's procedures require the adoption of a Youth Employment Plan for development projects by the governing body of the agency.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY:

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District for First Supervisorial District Excess Funds for the above project;
2. Certifies that the City of Los Angeles understands both the assurances and certification requirements in the application form;
3. Certifies that the City of Los Angeles has, or will have, sufficient funds to operate and maintain the project in perpetuity;

ATTACHMENT 1

4. Certifies that the City of Los Angeles will sign and return within 30 (thirty) days, both copies of the project agreement sent by the District for authorizing signature; and
5. Approves the adoption of a Youth Employment Plan for the project (see attached); and
6. Appoints the General Manager, Executive Officer, or Assistant General Manager, Department of Recreation and Parks, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned project

Approved and adopted the _____ day of _____, 20_____

The undersigned City Clerk of the Applicant here before named does hereby attest and certify that the forgoing is a true and full copy of a Resolution of the City Council of the City of Los Angeles adopted at a duly convened meeting on the aforementioned date, which has not been altered, amended or repealed.

HOLLY L. WOLCOTT, City Clerk

By: _____

City of Los Angeles

**Lummis House General Improvements
Grant No. TBD**

YOUTH EMPLOYMENT PLAN

Background:

The City of Los Angeles (City) is using \$100,000.00 in Proposition A Excess Funds from completed Prop A projects from the Safe Neighborhood Parks Proposition of 1996 (A-II) provided to the City of Los Angeles for the project.

The proposed project will consist of general improvements to Lummis Home and Gardens, including refurbishing the interior and exterior of the free standing restroom building.

Tasks that may be performed by at-risk youth:

If sufficient funding is available, and if the nature of the project will allow it, the City will endeavor to employ at-risk youth to perform tasks that may include but are not limited to general site clean-up, landscaping, project management assistance, administrative assistance, etc.

Estimated Cost of Youth Employment:

Total estimated hours of youth employment on the project: **None**

Estimated cost per hour: **None**

Total estimated cost of youth employment: **None**

Method of Youth Employment:

Due to the nature of the project and requirement of skilled labor, the City of Los Angeles will not employ local at-risk-youth (Ages 14-24) on the project.

Youth Employment Goal:

Under the provisions of the Los Angeles County Regional Park and Open Space District policy on employment of at-risk youth, the Proposition A Youth Employment Goal (YEG) of the City of Los Angeles is Twelve Million, One Hundred Eighty-Eight Thousand, Four Hundred Eighty-Six Thousand Dollars (\$12,188,486.00) [equal to fifty percent of the City's M&S funds allocations from the 1992 (A-I) and 1996 (A-II) Propositions]. To date, the City has received credit of employing at-risk youth totaling Fifteen Million, Six Hundred Twenty-Eight Thousand, Eight Hundred Thirty-Eight Dollars (\$15,628,838.00) in youth labor wages paid and has satisfied its Proposition A At-Risk YEG obligation. However, the City will endeavor to hire at-risk youth on this Project if the nature of work and sufficient funding permit.