

APPROVED

JAN 20 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-015

DATE January 20, 2022

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROSECRANS RECREATION CENTER – HVAC REPLACEMENT (PRJ21005) (PRJ21590) PROJECT – MODIFICATION OF PROJECT SCOPE - COMMITMENT OF QUIMBY AND PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 2(6) [REPLACEMENT OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA CEQA GUIDELINES

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the revised scope of work for the Rosecrans Recreation Center – HVAC Replacement (PRJ21005) (PRJ21590) Project (Project), as described in the Summary of this Report;
2. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of Three-Hundred Twenty-Five Thousand Dollars (\$325,000.00) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT069586
Park Fees	302/89/89718H	QP002401
Park Fees	302/89/89718H	QP000548

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 alterations involving remodeling or minor construction where there be negligible or no expansion of use] and Class 2(6) [Replacement of existing heating and air-conditioning systems] of City CEQA Guidelines and Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Rosecrans Recreation Center is located at 840 West 149th Street in the Harbor Gateway community of the City. This 10.55-acre property includes baseball fields, soccer fields, a children's play area, a gymnasium, and picnic areas. Approximately 2,059 City residents live within a one half-mile walking distance of Rosecrans Recreation Center. Due to the facilities, features, programs, and services it provides, Rosecrans Recreation Center meets the standard for a Community Park as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On February 3, 2016, the Board of Recreation and Park Commissioners (Board) approved the proposed Project which included the following improvements to Rosecrans Recreation Center (Report No. 16-033):

- Renovation and improvement of the HVAC systems

RAP staff has determined that it is necessary to modify the existing scope of work of the Project to the following:

- Replacement and upgrade of the recreation center's heating, ventilation and air conditioning system and related building and mechanical system improvements necessary for the installation and operation of the equipment such as ducting, system controls, electrical conduits, drain lines, control wiring, condensate lines, refrigerant piping and associated components.

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The revised scope of work listed above will require additional funding in order to complete the Project.

PROJECT FUNDING

Previously, Board Report 16-033 approved the allocation of Thirteen Thousand One Hundred Fifty-Eight Dollars (\$13,158.00) in Quimby Fees from Rosecrans Recreation Center Account No. 89460K-RA to the proposed Project.

Upon approval of this Report, Three-Hundred Twenty-Five Thousand Dollars (\$325,000) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Three-Hundred Thirty-Eight Thousand One-Hundred and Fifty-Eight Dollars (\$338,158.00).

The anticipated pre-qualified on-call contracts for this Project will be for Heating, Ventilation and Air Conditioning Construction, Retrofit, Maintenance and/or Repairs. The budget contingency amount for the Heating, Ventilation and Air Conditioning Construction, Retrofit, Maintenance and/or Repairs Contract will be Thirty-Five Thousand Dollars (\$35,000.00).

These Quimby and Park Fees were collected within five (5) miles of Rosecrans Recreation Center, which is the standard distance for the commitment 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-RA	\$13,158.00	4%
Park Fees	302/89/89718H	\$40,446.96	12%
Park Fees	302/89/89716H	\$284,553.04	84%
Total		\$338,158.00	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 2022.

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Rosecrans Recreation Center.

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ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving remodeling or minor construction where there be negligible or no expansion of use and replacement of existing heating and air-conditioning systems.

This site is within the methane buffer zone, but the nature of the project is such that it does not increase the risk of methane seepage. Impact on a recognized environmental resource of hazardous or critical concern, so there is no reasonable possibility that the project will have a significant effect due to its location or unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. As of December 28, 2021, 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 resources and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, staff recommends that the Board determines 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) and Class 2(6) of City CEQA Guidelines and Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this allocation and commitment of Quimby Fees and 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 Quimby, Zone Change and 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.

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 HVAC Replacement at Rosecrans Recreation Center will enhance the park users' experience and safety.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Maintenance and Construction Branch.