

REPORT OF GENERAL MANAGER

NO. 02-88

DATE March 6, 2002

C.D. 02

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VICTORY/VINELAND CHILDCARE CENTER (#2701N) - APPROVAL OF FINAL PLANS AND CALL FOR BIDS

J. Duggan JP
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
*M. Tamuri WT
J. Combs _____

Emery
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Rescind the Board Action of February 6, 2002, on Board Report No. 02-48 (attached);
2. Review, consider and adopt the Final Mitigated Negative Declaration (MND) that was prepared for the proposed construction of a childcare center at Valley Plaza Recreation Center, finding that all potentially significant environmental effects of the project have been properly disclosed, evaluated and mitigated in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines, and that the MND reflects the Department's independent judgement and analysis;
3. Adopt the Mitigation Monitoring Program contained in Section 6 of the Final MND that was prepared in accordance with the requirements in Section 21081.6 of CEQA and which specifies mitigation measures designed to reduce or eliminate the potentially significant environmental impacts identified in the MND;
4. Direct staff to file the Notice of Determination (NOD) for the project with the County Clerk;
5. Approve, subject to L.A. for Kids Steering Committee and City Council approval, that the Victory/Vineland Childcare Center be located at Valley Plaza Park in lieu of Victory/Vineland Recreation Center and direct the Board Secretary to transmit this report to the L.A. for Kids Steering Committee, and then to City Council for approval;
6. Approve the adoption of the name of Victory/Valley Childcare Center, for this new facility;
7. Approve Final plans and specifications; and,

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8. Advertise the date for receipt of bids as Tuesday, March 12, 2002 at 3:00 p.m. in the Board Room.

SUMMARY:

On February 6, 2002, the Board took action on Board Report No. 02-48 to recommend that the City Council approve certain elements associated with the Final Mitigated Negative Deceleration associated with the development of the proposed project. Further research indicates that only Board approval is required and not the approval of the City Council. As a result, this Report has been prepared to correct the record and submitted to supersede Board Report No. 02-48 in its entirety.

Submitted are plans and specifications for Victory/Vineland Childcare Center (#2701N), located at 6451 Saint Clair Avenue, Los Angeles, CA 91605, as prepared by The Albert Group, Architects.

The proposed project involves the construction of a new child care center building with a director's office, two (2) children's classrooms, isolation room, multipurpose room, workroom, kitchen, restrooms, storage rooms, and children's outdoor playground.

The designer's estimate for construction is \$1,306,780.00. Funds are available for this project in the amount of \$1,400,000.00 from Account Nos. P330, H900 and P204, Fund Nos. 43P, 205 and 209 respectively. The construction period for this project has been set at 365 calendar days.

Site testing revealed poor subsoil conditions and the presence of underground gasses at Victory/Vineland Recreation Center. As a result, vapor extraction, gas monitoring and vapor protection systems would be required for new construction and the cost of these systems would cause us to exceed current budgets. The Valley Plaza site has none of these problems, therefore, the project can be constructed here within budget. Physical and operational factors at Valley Plaza are identical to those originally proposed for Victory/Vineland.

In compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the proposed project and made available to governmental agencies and the general public for review and comments from January 10-30, 2002. Because of the proximity of the project site to the CA-170/Victory Boulevard interchange, noise and air quality impacts were two of the major environmental issues that were rigorously evaluated in the MND. In conjunction with this effort, mitigation measures have been identified which will reduce any of the project's potentially significant impacts to a level less than significant. These mitigation measures have been formally documented in the Mitigation Monitoring Program which is contained in Section 6 of the Final MND. Copies of the Final MND have been provided to the Board for its review and consideration to adopt both the Final MND and the Mitigation Monitoring Program.

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A community meeting was conducted at Valley Plaza Recreation Center on November 15, 2001 to discuss the project. At this meeting there was no objection to the proposed name adoption, Victory/Valley Childcare Center. Fifteen members of the Community attended, along with the Council District 2 staff and Valley Region staff. This particular name provides an identity with the adjacent community.

Council District's office concurs with the findings of the final MND, the proposed change of location, the proposed name for the childcare center, and the recommended Board actions.

This project is a recipient of Proposition A funds in the amount of \$233,895.00. On November 6, 1996, the Board determined that the level of Youth at Risk employment should be determined to be a minimum of 15% of the labor cost; therefore, \$11,695.00 is the minimum amount that the contractor must dedicate for the employment of youth.

The bid package has been approved by the City Attorney's Office.

Prepared by Ada Fernandez-De La Rosa, Project Manager.