

# APPROVED

June 06 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 24-113

**DATE** June 6, 2024

**C.D.** 9

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** GILBERT LINDSAY RECREATION CENTER – PARK IMPROVEMENTS (PRJ21531) (PRJ21676) PROJECT – MODIFICATION OF SCOPE OF WORK – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE WILL BE NEGLIGIBLE OR NO EXPANSION OF USE]; SECTION 15301(c) [OPERATION, REPAIR, MAINTENANCE OR MINOR ALTERATION OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES]; SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] AND SECTION 15303(e) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AS WELL AS ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3), CLASS 2 AND CLASS 3(6) OF CITY CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ for\* C. Santo Domingo DF  
C. Stoneham \_\_\_\_\_ N. Williams \_\_\_\_\_

\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the modification of the scope of work and the total budget of the Gilbert Lindsay Recreation Center – Roof Replacement, Building and Park Improvements (PRJ21531) (PRJ21676) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;

## BOARD REPORT

PG. 2 NO. 24-113

4. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant as well as to Article 19, Section 15301(a) [Interior or exterior alterations involving remodeling or minor construction where there will be negligible or no expansion of use]; Section 15301(c) [Operation, repair, maintenance or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, storage areas, parking lots, aircraft parking areas, and similar facilities]; Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced] and Section 15303(e) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines as well as Article III, Section 1, Class 1(1), Class 1(3), Class 2 and Class 3(6) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
5. 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 an NOE; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Gilbert Lindsey Recreation Center is located at 429 East 42nd Place in the South Los Angeles community of the City. This 14.62-acre park features a gymnasium, basketball courts, two synthetic turf fields, a ball diamond, a skate park, and a children's play area. Approximately 18,968 City residents live within a one-half mile walking distance of Gilbert Lindsay Recreation Center. Due to the facilities, features, programs, and services it provides, Gilbert Lindsey Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On December 1, 2022, the Board of Recreation and Park Commissioners (Board) approved the following scope of work for the proposed Project (Report No. 22-301):

- Install new 30' high netting at synthetic field
- Replace chain link fence under new netting
- Protect existing surrounding trees during the construction process
- Construct new accessible concrete path in the north east planting area
- Place new asphalt paving and striping / surfacing in parking lots
- Install new T-gate at parking lot
- Replace existing chain link fencing around the synthetic field, which are not under new netting
- Replace maintenance access gates along the fence
- Replace pedestrians' gates along the fence

BOARD REPORT

PG. 3 NO. 24-113

- Add new fitness equipment and new surfacing to existing area
- Replace one drinking fountain near fitness area to city standard

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

- Roof replacement

**PROJECT FUNDING**

Previously, the Board approved the commitment of \$1,661,283.11 in Park Fees, Quimby Fees and Deferred Maintenance Funds to the Project (Report No. 22-301).

The 2021-22 Adopted Budget included \$75,000,000.00 in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for the Project is \$2,167,283.11.

RAP will need to use an additional on-call contractor to complete the additional scope of work. See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Park Facility Construction	\$180,000.00
Roof Construction	\$54,000.00

The Quimby Fees and Park Fees were collected within five miles of Gilbert Lindsay Recreation Center, which is the standard distance for the allocation and commitment of Quimby Fees and Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

**FUNDING SOURCE MATRIX**

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89718H	\$731,026.78	34%
Park Fees	302/89/89716H	\$12,897.87	1%
Quimby Fees	302/89/89460K-GL	\$93,358.46	4%
Deferred Maintenance	320/89/89727H-GK	\$1,330,000.00	61%
<b>Total</b>		<b>\$2,167,283.11</b>	<b>100%</b>

## BOARD REPORT

PG. 4 NO. 24-113

### PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below for the anticipated schedule for the proposed Project:

<b>Phase</b>	<b>Duration</b>
Pre-design	N/A
Design	N/A
Bid and Award	May 2022 – December 2022
Construction	December 2022 – September 2024
Post Construction	October 2024 – April 2025

### TREES AND SHADE

The proposed Project will have no impact on the existing shade and trees at Gilbert Lindsay Recreation Center.

### ENVIRONMENTAL IMPACT

The proposed Project consists of:

- exterior alterations to an existing facility with negligible or no expansion of use;
- minor alteration of existing parking lots;
- replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced; and
- Installation of new accessory (appurtenant) structures including fences and play areas.

According to the parcel profile report retrieved on April 29, 2024, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or critical concern or 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 May 1, 2024, the State Department of Toxic Substances Control (CTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWCB) (Geotracker at [www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)) have no listed cases within 1,000 feet of the Project area. It is not listed in the hazardous materials release sites, pursuant to Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

## BOARD REPORT

PG. 5 NO. 24-113

Based on this information, RAP staff recommends that the Board determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant as well as to Article 19, Sections 15301(a), Section 15301(c), Section 15302 and Section 15303(e) of California CEQA Guidelines as well as Article III, Section 1, Class 1(1), Class 1(3), Class 2 and Class 3(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon the Board's approval.

### FISCAL IMPACT

The approval of this Project 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 Fees, Park Fees, Deferred Maintenance Funds or funding sources other than RAP's General Fund.

This Report was prepared by Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.