

# APPROVED

June 06 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 24-114

**DATE** June 6, 2024

**C.D.** 13

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** CHEVY CHASE RECREATION CENTER – ROOF REPLACEMENT AND HVAC REPLACEMENT (PRJ21782) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 AND CLASS 2(6) OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for *C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Chevy Chase Recreation Center – Roof and HAVC Replacement (PRJ21782) 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;
4. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced] of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines as well as to direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

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- 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

Chevy Chase Park is located at 4165 Chevy Chase Drive in the Atwater Village community of the City. This 2.44-acre park includes a recreation center, two children’s play areas, basketball and handball courts, and picnic areas. Approximately 2,469 City residents live within a one-half mile walking distance of Chevy Chase Park. Due to the facilities, features, programs, and services it provides, Chevy Chase Park meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project involves replacing of the recreation center’s roof and HVAC.

PROJECT FUNDING

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,00,000.00) 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. This 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 Seven Hundred Sixty-One Thousand, Sixty-Four Dollars and Seventy-One Cents (\$761,064.71), which is the total budget inclusive of the budget contingency amount set forth below.

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>
Roof Construction	\$93,000.00
HVAC Construction	\$58,000.00

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Deferred Maintenance Funds	302/89/89727H	\$761,064.71	100%
<b>Total</b>		<b>\$761,064.71</b>	<b>100%</b>

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PROJECT CONSTRUCTION

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

<b>Phase</b>	<b>Duration</b>
Predesign	NA
Design	NA
Bid and Award	March 2024 – May 2024
Construction	June 2024 – December 2024
Post Construction	January 2025 – May 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Chevy Chase Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of the existing roof and heating, ventilation, and air conditioning (HVAC) system to an existing institutional facility.

According to the parcel profile report retrieved on May 9, 2024, the Project site is not in a liquefaction zone. 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 10, 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 not listed the proposed Project site. They listed Case T0603702048, RB Case #912040052, and Case T0603700973, RB Case #900390234 within 1,000 feet of the Project area. The cases involved leaking underground storage tanks and have been closed after remediation on May 5, 1998 and June 14, 1996, respectively. None of them is 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. There will be two concurrent projects at the same facility, each in separate areas with unique access points to avoid overlap.

Based on this information, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 2(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.

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### FISCAL IMPACT

The approval of this proposed 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 Deferred Maintenance or funding sources other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

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