

APPROVED
June 09, 2025
**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 25-082

DATE June 09, 2025

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTCHESTER RECREATION CENTER – OUTDOOR PARK IMPROVEMENTS (PRJ21499) (PRJ21501) PROJECT – FINAL ACCEPTANCE – DECOMMITMENT OF PARK FEES; ROOF AND HVAC REPLACEMENT (PRJ21864) PROJECT – COMMITMENT OF PARK FEES – 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] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 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Approved X Disapproved _____ Withdrawn _____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. Accept the work performed for the Westchester Recreation Center – Outdoor Park Improvements (PRJ21499) (PRJ21501) Project, constructed by Department of Recreation and Parks (RAP) prequalified on-call contractors, as outlined in the Summary of this Report;
2. Authorize RAP staff to decommit of \$483,781.57 in Park Fees from the Westchester Recreation Center – Outdoor Park Improvements (PRJ21499) (PRJ21501) Project;
3. Approve the scope of work and the total budget of the Westchester Recreation Center – Roof and HVAC Replacement (PRJ21864) Project (Project), as described in the Summary of this Report;
4. Authorize RAP staff to commit a maximum of \$1,942,970.01 in Park Fees for the proposed Project from the fund and work order numbers shown in Attachment 1;
5. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;

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6. 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;
7. Determine that the proposed 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] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;
8. 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,
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Westchester Recreation Center is located at 7000 West Manchester Avenue in the Westchester area of the City. This 23.79-acre facility provides baseball fields, basketball courts, a children's play area, a skate park, two gymnasiums, a senior center, and a swimming pool. Due to the facilities, features, programs, and services it provides, Westchester Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Westchester Recreation Center – Outdoor Park Improvements (PRJ21499) (PRJ21501) Project

On October 21, 2021, the Board of Recreation and Park Commissioners (Board) approved the allocation and commitment of \$2,000,000.00 in Quimby Fees, Zone Change Fees, and Parks Fee for the following scope of work (Board Report No. 21-179):

- Refurbishment of the ballfields including, but not limited to, replacement of bleachers, improvements to backstops and dug outs, improvements to irrigation systems, regrading and infill, installation of sod
- Replacement of ballfield fencing
- Improvements to the path of travel
- Upgrades to the ballfield lighting
- Tree trimming and pruning

The Westchester Recreation Center – Outdoor Park Improvements Project was managed and completed in Summer 2022 by utilized RAP's on-call contract vendors. The total amount of expenditures was \$1,516,218.43.

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Upon approval of this Report, \$483,781.57 in Park Fees can be decommitted from the Westchester Recreation Center – Outdoor Park Improvements (PRJ21499) (PRJ21501) Project in order to be made available for the Westchester Recreation Center – Roof and HVAC Replacement (PRJ21864) Project.

Westchester Recreation Center – Roof and HVAC Replacement (PRJ21864) Project

PROJECT SCOPE

The scope of work of the proposed Project involves the following:

- Replacement of the HVAC of the old and new gymnasium buildings
- Replacement of the roof and upgrades to the electrical panel of old gymnasium building
- Waterproofing walls for new gymnasium building

PROJECT FUNDING

Upon approval of this Report, \$1,942,970.01 in Park Fees can be committed to the proposed Project, which will be the total budget for this Project, inclusive of the budget and contingency amounts 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:

On-Call Contract	Contingency Amount
Roof Construction	\$25,000.00
HVAC Construction	\$25,000.00

The Park Fees were collected within five miles of Westchester Recreation Center, which is the standard distance for the commitment of 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
Park Fees	302/89/89716H	\$27,214.74	1%
Park Fees	302/89/89718H	\$1,915,755.27	99%
Total		\$1,942,970.01	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2025 – May 2025

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Phase	Duration
Construction	June 2025 – February 2026
Post Construction	February 2026 – July 2026

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Board action consists of the acceptance of a project to renovate some outdoor features of the Westchester Recreation Center and of the allocation of funding and approval of the scope of work for the replacement of the roof and the Heating, Ventilation, and Air Conditioning (HVAC) system.

The Board exempted the renovation of the outdoor features on October 21, 2021 (Board Report No. 21-179). This project has been completed and staff recommend that the Board make no new determination pursuant to the California Environmental Quality Act (CEQA) to accept the performed work.

The roof and HVAC replacement consists of the replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved May 6, 2025, this area does not reside in a liquefaction, coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact on 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 6, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 1,000 feet). According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, staff recommends that the 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 of City CEQA Guidelines. RAP staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon Board's approval.

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FISCAL IMPACT

The approval of this commitment of 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 Park Fees 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.

ATTACHMENTS:

Attachment No. 1 – Work Order Sheet

ATTACHMENT 1

Westchester Recreation Center – Roof and HVAC Replacement (PRJ21864) Project

WORK ORDER LIST

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM187610
Park Fees	302/89/89716H	QT073598
Park Fees	302/89/89716H	QT074945
Park Fees	302/89/89716H	QT074526
Park Fees	302/89/89716H	QT077174
Park Fees	302/89/89718H	QP000594
Park Fees	302/89/89718H	QP001419
Park Fees	302/89/89718H	QP001455
Park Fees	302/89/89718H	QP001156
Park Fees	302/89/89718H	QP001883
Park Fees	302/89/89718H	QP001574
Park Fees	302/89/89718H	QP001294
Park Fees	302/89/89718H	QP001876
Park Fees	302/89/89718H	QP002394
Park Fees	302/89/89718H	QP001992
Park Fees	302/89/89718H	QP002034
Park Fees	302/89/89718H	QP002185
Park Fees	302/89/89718H	QP003501
Park Fees	302/89/89718H	QP003453
Park Fees	302/89/89718H	QP002862
Park Fees	302/89/89718H	QP002603
Park Fees	302/89/89718H	QP002624
Park Fees	302/89/89718H	QP002891
Park Fees	302/89/89718H	QP002966
Park Fees	302/89/89718H	QP003046
Park Fees	302/89/89718H	QP003584
Park Fees	302/89/89718H	QP003933