

APPROVED
May 01, 2025
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-071

DATE May 01, 2025

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DENKER RECREATION CENTER – ROOF AND HVAC REPLACEMENT (PRJ21847) 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 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Approved X Disapproved _____ Withdrawn _____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 Denker Recreation Center – Roof and HVAC Replacement (PRJ21847) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers shown in Attachment 1, a maximum of \$1,954,747.59 in Park Fees for the proposed Project;
3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
4. 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;
5. 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

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substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines, and direct RAP 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;

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 an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Denker Recreation Center is located at 1550 West 35th Place in the Exposition Park area of the City. This 2.81-acre facility provides a children's play area, recreation center building, and ball diamonds for the use of the surrounding community. Additionally, the Betty Hill Senior Citizen Center is located at this park. Due to the facilities, features, and services provided at the facility and at Betty Hill Senior Citizen Center, Denker Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The Project's scope of work involves replacing of Denker Recreation Center's HVAC and roof.

PROJECT FUNDING

Upon approval of this Report, \$1,954,747.59 in Park Fees can be committed to the proposed Project, which is the total budget including 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:

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

The Park Fees were collected within five miles of Denker 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	302/89/89718H	\$1,954,747.59	100%
Total		\$1,954,747.59	100%

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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:

Phase	Duration
Pre-design	N/A
Design	N/A
Bid and Award	March 2025 – June 2025
Construction	July 2025 – March 2026
Post Construction	April 2026 – November 2026

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures 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 on March 18, 2025, this area resides in a liquefaction zone and a methane zone. The construction of this Project will not create conditions that could lead to liquefaction, and the proposed project includes a methane study that will ascertain if methane detection equipment is necessary. Based on this information, 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 March 18, 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 of Recreation and Park Commissioners (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 of California CEQA Guidelines as well as 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 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.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Project Work Order List

PROJECT WORK ORDER LIST
DENKER RECREATION CENTER – ROOF AND HVAC REPLACEMENT
(PRJ21847) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP001139
Park Fees	89718H	QP002074
Park Fees	89718H	QP002066
Park Fees	89718H	QP002824
Park Fees	89718H	QP003024
Park Fees	89718H	QP004217
Park Fees	89718H	QP003690
Park Fees	89718H	QP004244
Park Fees	89718H	QP004197
Park Fees	89718H	QP004314
Park Fees	89718H	QP003897
Park Fees	89718H	QP004233
Park Fees	89718H	QP004088
Park Fees	89718H	QP004361
Park Fees	89718H	QP004478
Park Fees	89718H	QP004386
Park Fees	89718H	QP004239
Park Fees	89718H	QP004360
Park Fees	89718H	QP004370
Park Fees	89718H	QP004514
Park Fees	89718H	QP004455
Park Fees	89718H	QP004448
Park Fees	89718H	QP004486
Park Fees	89718H	QP004226
Park Fees	89718H	QP004347
Park Fees	89718H	QP004261
Park Fees	89718H	QP001356
Park Fees	89718H	QP001621
Park Fees	89718H	QP003381
Park Fees	89718H	QP004149
Park Fees	89718H	QP003477
Park Fees	89718H	QP003848
Park Fees	89718H	QP003835
Park Fees	89718H	QP003701
Park Fees	89718H	QP003815
Park Fees	89718H	QP003635
Park Fees	89718H	QP003634
Park Fees	89718H	QP003723
Park Fees	89718H	QP003936
Park Fees	89718H	QP004526
Park Fees	89718H	QP002516
Park Fees	89718H	QP004656
Park Fees	89718H	QP004656