



County of Los Angeles
INTERNAL SERVICES DEPARTMENT

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Los Angeles, California 90063

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Director

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Speed. Reliability. Value.

July 23, 2024

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION
FRANKLIN D. ROOSEVELT PARK TECH CENTER REMODELING PROJECT
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT NO. 8A060
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
(FY 2024-25)
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)**

SUBJECT

Approve a finding that the Franklin D. Roosevelt Park Tech Center Remodeling Project is exempt from the California Environmental Quality Act (CEQA), establish, and approve Capital Project No. 8A060, delegate authority to the Director of the Internal Services Department (ISD), or designee, to accept and execute grant funds, approve the project budget and appropriation adjustment, and authorize the Director of ISD, or designee, to complete the proposed project using both ISD personnel and outside contractor(s) using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Franklin D. Roosevelt Park Tech Center Remodeling Project exempt from the California Environmental Quality Act (CEQA) for the reasons stated in this letter and in the record of the project.
2. Delegate authority to the Director of the Internal Services Department (ISD), or designee, to accept grant funds, conduct all negotiations; and execute and submit all documents including, but not limited to, agreements and amendments which may be necessary for the completion of the Franklin D. Roosevelt Park Tech Center Remodeling Project, from one-time revenue in the

amount of \$2,000,000 from the California Budget Act of 2022 which was deposited in ISD's Trust Fund Account (XA6 - Delete the Divide).

3. Establish and approve the proposed Franklin D. Roosevelt Park Tech Center Remodeling Project, Capital Project No. 8A060 with a total budget of \$506,000.
4. Approve the enclosed appropriation adjustment to increase \$506,000 in appropriation for the Franklin D. Roosevelt Park Tech Center Remodeling, Capital Project No. 8A060, offset with one-time revenue from the California Budget Act of 2022, which has been deposited in ISD's Trust Fund Account (XA6 - Delete the Divide), to fully fund the proposed Project.
5. Authorize the Director of the Internal Services Department, or designee, to complete the Franklin D. Roosevelt Park Tech Center Remodeling Project using both ISD personnel and an outside contractor obtained through a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the above recommendations will find the proposed Franklin D. Roosevelt (FDR) Park Tech Center Remodeling Project (Project) exempt from the California Environmental Quality Act (CEQA), allow ISD to accept grant funds and execute all grant documents; establish and approve Capital Project No. 8A060, approve the project budget and the appropriation adjustment, and authorize ISD to complete the proposed Project using both ISD personnel and an outside contractor obtained through a Board-approved Job Order Contract (JOC) .

The proposed Project will remodel existing spaces within FDR Park's Senior Center and Gymnasium located at 7600 Graham Ave, Los Angeles, CA 90001. To support the Los Angeles County "Delete the Divide" Initiative, stakeholders requested that ISD develop an estimate (with supporting plan) to meet the State grant-funding requirements to construct a technology center within the Firestone-Florence community. As envisioned, the proposed technology center will greatly increase both digital equity and accessibility for the community. This center would be a hub for technology training, educational use, and computer access in an area where many households do not have internet access or a home computer.

ISD evaluated the Senior Center and Gymnasium, which are both located at FDR Park. The proposed project would include placement of as many computer workstations as is comfortable in the small conference room located in the Senior Center. ISD would also provide four computer workstations in the Youth Recreation Room located next to the Gymnasium.

The proposed internal remodeling work for these buildings includes the removal of existing ceiling tiles, flooring tiles, drywall, electrical conduit lines, and a cork board; the installation of fireproofing sealant for the conduits, wood framing, and backing for a TV, drywall, ceiling tiles, flooring tiles, lighting, electrical receptacles, cables, HVAC ductwork, registers, and grilles, and fire alarm sensors; and the application of paint. The procurement of furniture, fixtures, and equipment (FF&E) will be handled through a separate purchase order and is included in the total cost for the Proposed project.

The estimated project duration is approximately four (4) months which includes proposed construction and project completion.

In September 2023, the California Governor's Office of Business and Economic Development awarded the County of Los Angeles \$2,000,000 to convert existing space at FDR Park into a technology center. The estimated budget for the proposed Capital Project No. 8A060 is currently estimated at \$506,000. The remaining budget will be used for computer equipment, marketing and engagement, and staffing support until ongoing funds are identified.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3: Realize Tomorrow's Government Today, Focus Area Goal G: Internal Controls and Processes, Strategy ii. Manage and Maximize County Assets by investing in public infrastructure that will improve the operational effectiveness of an existing County asset.

Green Building/Sustainable Design Program

The proposed Project will support the Board's Green Building/Sustainable Design Program by incorporating design features that will optimize energy efficiency.

The project would be designed and constructed to comply with Title 24 of the California Code of Regulations. Title 24 contains building standards to conserve electricity and natural gas in new and existing buildings within the State. When possible, ISD will document all Title 24 related improvements that qualify for Leadership in Energy and Environmental Design (LEED) building points to apply toward future LEED certification for the County buildings.

FISCAL IMPACT/FINANCING

The total cost for the proposed Capital Project No. 8A060 is currently estimated at \$506,000, which includes construction, change order allowance, jurisdictional approvals, FF&E and ISD County services (Enclosure A). The remaining grant budget will be used for computer equipment, marketing and engagement, and staffing support until ongoing funds are identified.

Approval of the enclosed appropriation adjustment will increase \$506,000 in appropriation for the Franklin D. Roosevelt Park Tech Center Remodeling, Capital Project No. 8A060, offset with one-time revenue from the California Budget Act of 2022, which has been deposited in the ISD's XA6 Delete the Divide Trust Account, to fully fund the proposed Project.

Operating Budget Impact

It is anticipated that the occupancy and ongoing operation of this space will minimally increase operating and maintenance costs. As a result, the Department of Parks and Recreation may submit to the Chief Executive Office (CEO) a funding request through the budget process. The Department will work on the funding request with the CEO to allow the Department to operate and maintain the new facility.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Local and Targeted Worker Hire Policy, updated on May 17, 2023, the proposed Project will include a best-efforts Local Worker hiring goal of at least thirty percent (30%). The "Targeted Worker" component will not be included as part of the proposed Project.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed Project is exempt from the Civic Art Allocation because the estimated eligible project costs are less than \$500,000.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA. The scope of work consists of remodeling the interior of an existing space. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that the work will meet the exemption criteria set forth in Sections 15301(d), 15302, and 15303 of the State CEQA Guidelines and Classes 1(c), 2, and 3 of the County's Environmental Document Reporting Procedures and Guidelines, and Appendix G because the work includes repairs and minor alterations to existing public facilities with negligible or no expansion of use, replacement of features with the same purpose and capacity, and the installation of equipment at existing facilities.

In addition, based on the records of the proposed project, it will comply with all applicable regulations, the project site is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or any indications that the project may cause a substantial adverse change in the significance of a historic resource that would make the exemptions inapplicable.

Upon the Board's approval of the proposed project, ISD will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Planning and Research in accordance with section 21152 of the California Public Resources Code and will post the Notice to its website in accordance with section 21092.2.

CONTRACTING PROCESS

The proposed Project will be completed using an ISD Board-approved JOC for the construction and ISD Crafts personnel. The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced county employees, are included in all JOCs.

The JOCs contain the Board's other required provisions, including those pertaining to consideration of qualified County employees targeted for layoffs, as well as qualified GAIN/GROW participants for employment openings, compliance with the Jury Service Ordinance, Safely Surrendered Baby Law, and the Child Support program.

The JOC contractor who will perform the work is required to fully comply with all applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommendations will have minimal impact on current county services.

CONCLUSION

Please return one adopted copy of the board letter to the following: ISD Operations Service, the Chief Executive Office – Capital Programs Division, and DPR.

Respectfully submitted,



Michael Owh
Director

MO:ME:TD:sy

Enclosures

C: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Department of Parks and Recreation

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	FDR Park Tech Center Remodeling
CAPITAL PROJECT NO. :	8A060

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	N/A	N/A
Jurisdictional Approval	N/A	N/A
Award Construction Contract	1 months following Board approval	Aug 2024
Substantial Completion	3 months following Board approval	Oct 2024
Project Acceptance	4 months following Board approval	Nov 2024

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 288,000.00
Change Orders (Contingency)	\$ 48,000.00
Subtotal	\$ 336,000.00
Civic Art (if not exempt)	\$ -
Plans and Specifications	\$ -
Jurisdictional Review/Plan Check/Permits	\$ 9,000.00
FF&E	\$ 69,000.00
County Services (ISD Indirect)	\$ 92,000.00
Total Project Budget	\$ 506,000.00

PINK

BOARD OF SUPERVISORS

BA FORM 10142022

OFFICIAL COPY

July 23, 2024

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

INTERNAL SERVICES DEPARTMENT

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2024-25

4 - VOTES

Table with 2 columns: SOURCES and USES. Rows include PARKS AND RECREATION, FRANKLIN D. ROOSEVELT PARK TECH CENTER REMODELING, A01-CP-88-8752-65043-8A060, STATE-OTHER / CAPITAL PROJECTS, INCREASE REVENUE, INCREASE APPROPRIATION, SOURCES TOTAL \$ 506,000, USES TOTAL \$ 506,000.

JUSTIFICATION

Reflects an increase of \$506,000 in appropriation for the Franklin D. Roosevelt Park Tech Center Remodeling, Capital Project No. 8A060, offset with one-time revenue from the California Budget Act of 2022, which has been deposited in the Internal Services Department's Trust Account (XA6 - Delete the Divide), to fully fund the project.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
27 July 23, 2024

Vanessa Esparza

Digitally signed by Vanessa Esparza
Date: 2024.07.11 10:32:02 -07'00'

AUTHORIZED SIGNATURE

Vanessa Esparza, General Manager

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

APPROVED AS REQUESTED

RECOMMENDATION
Digitally signed by Andrea Turner
Date: 2024.07.11 10:58:14 -07'00'

APPROVED AS REVISED
CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER

BY Turner

Matthew J. Diaz
Digitally signed by Matthew J. Diaz
Date: 2024.07.11 12:11:48 -07'00'

BY J. Diaz

B.A. NO. 003

DATE 7/11/24

DATE 7/11/24