



# Park and Recreation Commission

City of Arts & Innovation

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**TO: HONORABLE COMMISSIONERS** **DATE: OCTOBER 19, 2020**  
**FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT**  
**SUBJECT: UPDATE ON THE NICHOLS PARK JOYCE JACKSON COMMUNITY CENTER MASTER PLAN PROJECT**

## **ISSUE:**

Receive an update and provide feedback on the Nichols Park Joyce Jackson Community Center Master Plan Project.

## **RECOMMENDATION:**

That the Park and Recreation Commission receive an update and provide feedback on the Nichols Park Joyce Jackson Community Center Master Plan Project.

## **BACKGROUND:**

On March 20, 2019, the Purchasing Division posted RFP No. 1887 on the City's website and received six proposals on April 18, 2019. A selection committee, consisting of four Staff from two City Departments, scored each proposal, and interviewed the four firms with the highest scores. Johnson Favaro Architecture and Urban Design received the highest rating in the overall evaluation. Subsequent to the interview, staff negotiated with Johnson Favaro to reduce their price by \$44,500.

On August 20, 2019, the City Council approved the agreement for RFP No. 1887, Nichols Park, Joyce Jackson Community Center Master Plan with Johnson Favaro Architecture and Urban Design, of Culver City, California, in the amount of \$120,000.

## **DISCUSSION:**

### **Existing Conditions**

Joyce Jackson Community Center was dedicated on June 14, 1977, in honor of Joyce Jackson and her many accomplishments at Nichols Park. The Center is 9,860 square feet and lacks a formal entry, computer lab, arts and crafts room, teen center, and daycare play yard, as well as having an undersized gym and dance room. This takes away the ability for many class and programming opportunities. In addition, the building's age is also showing as the HVAC system,

roof, flooring and other infrastructure components are beginning to fail and in need of constant repair and are overdue for replacement.

### Community Input

Beginning in December 2019, Johnson Favaro and the Parks, Recreation and Community Services Department (PRCSD) handed out and received over 65 surveys, conducted three active community center user group meetings, and held two public community outreach meetings to obtain input from the residents on what facilities and programming the community desired for the new community center.

### Master Plan

The proposed Master Plan Design attempts to visually integrate the new 19,000 square foot community center building within the park and neighboring community. The front desk located at the entrance and the large open lobby will create an inviting atmosphere for everyone who visits. Based on community input, additional interior improvements include a high school sized gym, snack bar, formal arts and crafts classroom, teen center, computer/study lab, large multipurpose room with center partition, and daycare center with attached children's play space. LEED standards have also been considered from the start of the design process to create a community center which will be environmentally friendly and energy efficient.

### Budget

The recommended budget is based on the contractor's estimate is \$13,889,000, which includes inflation estimates through the year 2022. The project will most likely be split into two phases, one to install a new exterior restroom near the ball fields to maintain facilities within the park, and the second phase to demo and replace the community center. The Department plans to submit Phase I of this project for California Development Block Grant funding, as well as look into additional funding opportunities available for the project until it can be completed in its entirety.

### CEQA Determination

PRCSD staff has determined that this Master Plan project is exempt from the California Environmental Quality Act (CEQA) pursuant Sections 15302 & 15332 of the CEQA Guidelines, as the proposed project will have substantially the same purpose and capacity once completed and is characterized as an "In-fill Development" meeting the conditions described within this section. Upon Council adoption of the Park Master Plan, PRCSD Staff will prepare Notice of Exemption documentation for the project and file with the County Clerk.

The attached PowerPoint presentation provides a further detailed update on the project as well as the final Conceptual Master Plan and rendering images.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this update. There will be a future fiscal impact to make the improvements once funding is acquired. The project will consist of two phases and is estimated to cost a total of \$13,889,000 and will be included on the next Community Improvement Projects list as an unfunded project.

Prepared by: Jordan Maus, Project Manager  
Approved by: Randy McDaniel, Deputy Director  
Approved by: Adolfo Cruz, Parks, Recreation and Community Services Director  
Approved by: Rafael Guzman, Assistant City Manager

Attachment: PowerPoint Presentation