



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: DECEMBER 1, 2020**

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT **WARD: 3**

SUBJECT: NICHOLS PARK JOYCE JACKSON COMMUNITY CENTER MASTER PLAN PROJECT

ISSUE:

Approval of the Nichols Park Joyce Jackson Community Center Master Plan Project.

RECOMMENDATIONS:

That the City Council approve the Nichols Park Joyce Jackson Community Center Master Plan.

COMMITTEE RECOMMENDATION:

The Safety, Wellness, and Youth Committee met on November 18, 2020 with Chair Perry, Vice Chair Conder and Member Melendrez present to consider the Nicholas Park Joyce Jackson Community Center Master Plan. Following discussion, it was moved by Vice Chair Conder and seconded by Member Melendrez to: 1) receive and order filed an update on the Nicholas Park Joyce Jackson Community Center Master Plan Project; and 2) recommend that the City Council approve the Nicholas Park Joyce Jackson Community Center Master Plan. The motion carried unanimously.

BACKGROUND:

On March 20, 2019, the Purchasing Division posted RFP No. 1887 – Nicholas Park, Joyce Jackson Community Center Master Plan 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. Following 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 infrastructural components are beginning to fail and need 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. The input received provided an overwhelming preference for a new larger gym. This input was then used to prioritize the amenities and direct the design of the new community center.

Master Plan

The proposed Master Plan Design attempts to visually integrate a new 19,000 square foot community center building within the park and neighboring community. The front desk located at the entrance and 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. A new exterior restroom was also added to provide facilities to the larger team sports field users at Nicholas Park. 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 project budget 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: 1) construction of a new exterior restroom (\$481,000) near the ball fields to maintain facilities within the park; and 2) demolition and replacement of the community center (\$13,408,000). The Department plans to submit Phase I of this project for Community Development Block Grant funding, as well as look into additional outside funding opportunities available for the project until sufficient funding is obtained to complete the project 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 presentation provides a further detailed update on the project as well as the final Conceptual Master Plan and rendering images.

FISCAL IMPACT:

The project will consist of two phases and is estimated to cost a total of \$13,889,000. The PRCSD is seeking outside funding for this project and no city funds are anticipated to be provided at this time. The project will be included on the next Community Improvement Projects list as an unfunded project.

Prepared by:	Adolfo Cruz, Parks, Recreation and Community Services Director
Certified as to availability of Funds:	Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to Form:	Kristi J. Smith, Interim City Attorney

Attachments:

1. Master Plan
2. Presentation