

January 16, 2020

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach
California

RECOMMENDATION:

Approve the proposed improvements to DeForest Park Community Center and authorize the Director of Parks, Recreation and Marine to execute all documents necessary for a new Right-of-Entry Permit with Camp Fire Angeles, a nonprofit corporation, and/or its agents to facilitate the performance of the proposed improvements, for a period of six months, with one six-month option to renew. (District 9)

DISCUSSION

On August 16, 2018, the Parks and Recreation Commission (Commission) approved the execution of a right-of-entry permit with Camp Fire Angeles (Camp Fire) to provide out-of-school programming at DeForest Park and Deforest Park Wetlands (Park). Camp Fire has provided high quality programs and services to youth and families in the Long Beach area since 1924, and currently holds a long-term lease with the City of Long Beach (City) for its headquarters generally located at Studebaker Road and Carson Street. The Department of Parks, Recreation and Marine (Department) subsequently issued Permit Number P-00196, which commenced on October 1, 2018. Since that time, Camp Fire has been providing free youth afternoon programs and fee-based youth day camps at the Park. The programming curriculum focuses on literacy, math, science, and youth development through the context of outdoor education and the stewardship of natural resources. The Initial Term of Permit P-00196 for use of the Park continues through September 30, 2021, with one two-year option to renew at the discretion of the Department director.

On November 25, 2019, Camp Fire was awarded two grants totaling \$111,137 from the Port of Long Beach Community Grants Program to complete projects related to Air Filter and Energy Efficiency at the DeForest Park Community Center (Center). The Air Filter and Energy Efficiency projects include replacement and sealing of doors and windows, installation of energy efficient lighting, and improvements to the heating, ventilation, and air conditioning (HVAC) system at the Center. These improvements, funded by the Port of Long Beach, will reduce energy use and costs at the Center. Camp Fire has notified the Department of its intention to hire contractors to complete the Air Filter and Energy Efficiency projects, described below and shown in Attachment A (Location of Proposed Improvements).

Summary of Proposed Improvements:

- Replacement and sealing of doors and windows
- Installation of Insulation
- Installation of energy efficient lighting
- Installation of HVAC systems with high performance filters and programmable thermostat
- Upgrade and replacement of high-performance filters

In the performance of the improvements above, Camp Fire and/or its contractors will coordinate with Department staff from the Facility Maintenance Division prior to commencing work. In addition, any approvals by the Department pursuant to the recommended action shall be made by the City in its non-regulatory capacity as administrator of City parks and community centers. Camp Fire and/or its contractors shall be solely responsible for obtaining all regulatory permits from the City's Department of Development Services; meeting any and all Americans with Disabilities Act (ADA) requirements (if applicable); and shall provide the Department with appropriate insurance, as set, reviewed and approved to sufficiency by the City's Risk Manager. All of the improvements will become property of the City of Long Beach, and there shall not be any implication or expectation of exclusive use of the community center in exchange for these improvements, other than what is set forth in Permit No. P-00196.

Parks and Recreation Commission approval is requested to allow Camp Fire to execute a new Right-of-Entry Permit in order to proceed with work on the proposed improvements to the community center at DeForest Park.

The proposed Permit contains the following proposed terms and conditions:

- Permittee: Camp Fire Angeles, a nonprofit corporation.
- Premises: DeForest Park Community Center, 6255 DeForest Avenue.
- Use: Permittee and/or its contractors will be authorized to use and occupy the Premises for the express purpose of staging and storing construction equipment and materials to be used in connection with the Air Filter and Energy Efficiency improvements to the DeForest Park Community Center.



MEMBERS OF THE PARKS AND RECREATION COMMISSION

January 16, 2020

Page 3

- Term: Six (6) months.
- Renewal Options: One 6-month option, at the discretion of the Director.
- Permit Fee: The public benefit provided by the performance of the improvements will offset any fee related to this right-of-entry Permit. The Department does not waive any fees relating to the improvements as may be required by other City departments.
- Maintenance: Permittee will be responsible for maintenance of the Premises in accordance with the terms of Permit No. P-00196.
- Insurance: Permittee will purchase and maintain all applicable insurance and endorsements, as required and approved by the City's Risk Manager.
- Termination: Either party may terminate the Permit with 30 days' written notice following the completion of the improvements.

FISCAL IMPACT

There is no fiscal impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully Submitted,



GLADYS KAISER
MANAGER
COMMUNITY RECREATION SERVICES



HURLEY OWENS
MANAGER
MAINTENANCE OPERATIONS



MEREDITH REYNOLDS
MANAGER
PARK PLANNING & PARTNERSHIPS



MEMBERS OF THE PARKS AND RECREATION COMMISSION

January 16, 2020

Page 4

APPROVED:



GERARDO MOUET
DIRECTOR

GM:SS:MR:GK:HO:lcc

Attachment A: Location of Proposed Improvements at DeForest Park and Wetlands



Attachment A Site Map



**DeForest Park Community Center
6255 DeForest Avenue**