



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 18, 2017 REPORT NO. 101

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of May 18, 2017

SUBJECT: Reallocation of Regional Park Improvement Funds for California Tower
Seismic Retrofit (L12003) and Casa de Balboa Fire Alarm System (WBS
TBD)

SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund (RPIF) Oversight Committee (Oversight Committee) approve the recommendation to reallocate the following?

1. Transfer \$100,000 from Mission Trails Regional Park Cowles Mountain Trail Rehabilitation (S10065) to California Tower Seismic Retrofit (L12003).
2. Transfer \$115,000 from Mission Trails Regional Park Trail Realignments (S10066) to California Tower Seismic Retrofit (L12003).
3. Transfer \$13,787 from City Facility Improvements (ABT00001) to California Tower Seismic Retrofit (L12003).
4. Transfer \$804,698.72 from Regional Park Improvements (AGF00005) to Casa de Balboa Fire Alarm System (WBS TBD).

Should the Oversight Committee also approve the following allocation of funds for projects within Coastal Erosion and Access annual allocation, AGF00006?

1. Allocate \$200,000 to Bermuda Avenue Coastal Access and Seawall Repair (B17110).
2. Allocate \$425,000 to Santa Cruz Avenue Access Stairs and Walkway (WBS TBD).
3. Allocate \$375,000 to Narragansett Street Coastal Access (WBS TBD).

Director's Recommendation – Approve the recommendation for reallocations to California Tower Seismic Retrofit (L12003) and Casa de Balboa Fire Alarm System (WBS TBD) and the allocation of funds for projects within the Coastal Erosion and Access annual allocation, AGF00006.

Fiscal Impact – This reallocation of RPIF will allow California Tower Seismic Retrofit project to begin the construction phase, Casa de Balboa Fire Alarm System to enter design, and the Coastal Erosion and Access projects to complete the design, permitting, and initiate feasibility studies.

Water and Energy Conservation Status – Not applicable.

Environmental – This activity will not result in a direct or reasonably foreseeable indirect physical changes in the environment, and are therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c) (2). The individual projects recommended to be funded will comply with CEQA requirements.

BACKGROUND

The San Diego Regional Park Improvement Fund (RPIF) is one of two capital improvement project funds to receive Mission Bay Park lease revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund. The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 and became effective July 1, 2009, with the start of Fiscal Year 2010.

Per the Charter and Measure J, RPIF is derived from the first \$3.5 million available or 35%, whichever is greater, of the excess revenue received over a threshold amount of \$20 million in Mission Bay leasehold revenues. The first \$20 million of Mission Bay leasehold revenues goes into the City's General Fund and may be used for any municipal purpose.

California Tower Seismic Retrofit (L12003) has had previous allocation of RPIF that helped complete the design phase. Once the design was completed, based on a 2009 study, a revised cost estimate was prepared which indicated a funding shortfall. 650,000 was allocated to this project for Fiscal Year 2018 via the January 19, 2017 report entitled "Recommended Allocations of Fiscal Year 2017 Regional Park Improvement Funds."

Casa de Balboa was built in 1915 for the Panama-California Exposition. After the original building was destroyed by a fire in 1978, it was rebuilt. Currently housed within its spacious confines are the Museum of San Diego History and Research Archives, the Museum of Photographic Arts, the San Diego Model Railroad Museum, the Committee of 100, the Balboa Art Conservation Center, and the Café in the Park.

On January 19, 2017, the Park and Recreation Department presented the report, "Recommended Allocations of Fiscal Year 2017 Regional Park Improvement Funds" to the San Diego Regional Park Improvement Fund Oversight Committee. In the report the Department recommended an allocation of \$1,000,000 to Coastal Erosion and Access (AGF00006). The recommended allocation for Fiscal Year 2018 was to complete the design and permitting process for the Bermuda Ave. beach access and initiate feasibility studies and design for the Santa Cruz Avenue

and Narragansett Street locations. The approval did not specify how much of the \$1,000,000 allocation would go to each project.

DISCUSSION

Park and Recreation was notified by Public Works that the revised cost estimate for the California Tower Seismic Retrofit (L12003) project added \$600,000 to the budget and for construction to continue as scheduled additional funds were needed. Due to museum usage and the associated scheduling, it is important for the project to not incur any delays. The Department determined, with the assistance of the Department’s Open Space Division that the funding could be borrowed from Mission Trails Regional Park Cowles Mountain Trail Rehabilitation (S10065) and Mission Trails Regional Park Trail Realignments (S10066) without delaying either project. Public Works also notified the Department that additional funds were available from Hall of Nations Foundation Repair (B15068), a sublet of City Facility Improvements (ABT00001), which is complete. The remaining funding gap will be resolved with transfers from the Environmental Growth Fund (1/3 and 2/3) and the General Fund.

The Department was also recently informed by the Facilities Division that the Casa de Balboa building needs a complete replacement of its fire alarm system. The system was assessed and identified as an urgent system that needs to be replaced. The existing Faraday fire alarm panel is obsolete and no longer available or supported. Also, new parts are not available for replacement. Once the system is down or not operational, there is no guarantee that the current vendor will be able to repair it.

When the Department presented the report “Recommended Allocations of Fiscal Year 2017 Regional Park Improvement Funds” to the San Diego Regional Park Improvement Fund Oversight Committee in January, it used the following breakdown for allocations:

Fiscal Year 2017 Anticipated Lease Revenue	\$2,500,000.00
Measure J impacts on Fiscal Year 2017 Anticipated Revenue	\$400,000.00
Recalculation of De Anza RV Park and Campland-by-the-Bay	\$928,078.56
Carryover revenue from Fiscal Year 2016	\$21,313.16
Total available for allocation to projects	\$3,879,391.72

The Department was informed by Financial Management while putting the final draft of the Fiscal Year 2018 Proposed Budget that the amounts had changed, with an overall increase in the amount of RPIF available for allocation as follows:

Fiscal Year 2017 Anticipated Lease Revenue	\$3,675,307.00
Carryover revenue from Fiscal Year 2016	\$51,313.16
Recalculation of De Anza RV Park and Campland-by-the-Bay	\$928,078.56
Total	\$4,654,698.72

With the difference in what was allocated by the Oversight Committee for the Fiscal Year 2018 budget, \$804,698.72 in RPIF is remaining. This funding would be used for the Casa de Balboa Fire Alarm System project.

Finally, the Department worked with Public Works to gain confirmation on amounts needed from the planned Fiscal Year 2018 RPIF allocation to Coastal Erosion and Access (AGF00006) to get Bermuda Ave Coastal Access & Seawall Repair (B17110) through the design and permitting stages and both Santa Cruz Ave Access Stairs & Walkway (WBS TBD) and Narragansett St. Access (WBS TBD) through feasibility studies. Public Works determined that Bermuda Ave Coastal Access and Seawall Repair (B17110) would need \$200,000, Santa Cruz Ave Access Stairs and Walkway (WBS TBD) would need \$425,000, and Narragansett Street Coastal Access (WBS TBD) would need \$375,000.

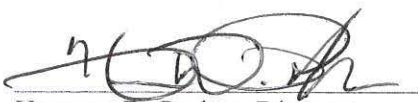
RECOMMENDATIONS

The Department is recommending the approval of the reallocations to California Tower Seismic Retrofit (L12003) and Casa de Balboa Fire Alarm System (WBS TBD) and the allocation of funds for projects within Coastal Erosion and Access annual allocation, AGF00006.

ALTERNATIVES

1. Approve the recommendation of the reallocations to California Tower Seismic Retrofit (L12003) and Casa de Balboa Fire Alarm System (WBS TBD) and the breakdown of funds for projects within Coastal Erosion and Access annual allocation, AGF00006.
2. Do not approve the recommendation of the reallocations to California Tower Seismic Retrofit (L12003) and Casa de Balboa Fire Alarm System (WBS TBD) and the breakdown of funds for projects within Coastal Erosion and Access annual allocation, AGF00006.

Respectfully submitted,


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