REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 21, 2017 REPORT NO. 101

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of September 21, 2017

SUBJECT: Reallocation of Regional Park Improvement Funds from ABT00001 City Facility Improvements and B17181 Casa De Balboa Fire Alarm to B17063 Torrey Pines South Golf Course Improvements for the Purpose of Installing Water Service to the Torrey Pines Glider Port at Torrey Pines City Park.

SUMMARY

Issue – Should the Oversight Committee also approve the following reallocations of funds within the Regional Park Improvement Fund (RPIF)?

1. $12,184.18 from ABT00001 City Facility Improvements to B17181 Casa De Balboa Fire Alarm to B17063 Torrey Pines South Golf Course Improvements for the purpose of installing water service to the Torrey Pines glider port at Torrey Pines City Park.

2. $137,815.82 from B17181 Casa De Balboa Fire Alarm to B17181 Casa De Balboa Fire Alarm to B17063 Torrey Pines South Golf Course Improvements for the purpose of installing water service to the Torrey Pines glider port at Torrey Pines City Park.

Director's Recommendation – Approve the recommended transfers of funds for B17181 Casa De Balboa Fire Alarm to B17063 Torrey Pines South Golf Course Improvements for the purpose of installing water service to the Torrey Pines glider port at Torrey Pines City Park.

Fiscal Impact – This allocation of RPIF will allow for the purchase of a water meter and installation of a pipe to connect a potable water line to the glider port for B17063 Torrey Pines South Golf Course Improvements.

Water and Energy Conservation Status – Not applicable.

Environmental – This activity will not result in any 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.

B17063 Torrey Pines South Golf Course Improvements will be designed to address deferred maintenance issues and complete required improvements at the Torrey Pines Golf Course South Course and prepare course for the 2021 U.S. Open Tournament in accordance with the City's agreement with the United States Golf Association (USGA). The water supply for the Torrey Pines Glider Port has historically been received from the golf course. Among other items, the improvements from the Torrey Pines South Golf Course Improvements project would cause the water supply to be eliminated as there is no alternative source available. A potential funding source to continue to provide water service to the Torrey Pines Glider Port would be through RPIF.

B17181 Casa De Balboa Fire Alarm allows for the complete replacement of the fire alarm system. The system was assessed and identified as an urgent system in need of replacement. The existing Faraday fire alarm panel is obsolete and no longer available or supported. This project was allocated $804,698.72 of Regional Park Improvement Fund via the "Reallocation of Regional Park Improvement Funds for California Tower Seismic Retrofit (L12003) and Casa de Balboa Fire Alarm System (WBS TBD)" action that was approved by the Regional Park Improvement Fund Committee on May 18, 2017.

ABT00001 City Facilities Improvements is an annual allocation that provides for capital improvements at City facilities. B15068 Hall of Nations Foundation Repair was a sublet of ABT00001 City Facilities Improvements that provided for building improvements to repair the foundation of the Hall of Nations. This project was allocated $250,000 of Regional Park Improvement Fund via the "Recommended Allocations of Fiscal Year 2014 and 2015 Regional Park Improvement Funds" action that was approved by the Regional Park Improvement Fund Committee on November 20, 2014. The project was completed in Fiscal Year 2017.

The City believes in effective cash management when it comes to its Capital Improvement Projects (CIP). One of the practices the City follows to ensure timely completion of projects requires the reallocation of funds to priority projects that are farther along in the CIP process and thus closer to completion.

DISCUSSION

An estimated $150,000 is needed for the purpose of buying a water meter and installing a pipe to connect the water line to the glider port. This is needed in order to continue water service to the site. There are currently no viable options to deliver water to this site. The $12,184.18 in ABT00001 City Facilities Improvements is surplus funds from the completion of B15068 Hall of Nations Foundation Repair and will not adversely affect any current project. The $137,815.82 from B17181 Casa De Balboa Fire Alarm will also not affect the project as it has been communicated that this project may cost less than previously believed. If additional funds are needed, it will be budgeted when it becomes available, either through the completion of other projects, during the proposed budget process, or a combination of both.

RECOMMENDATIONS

The Department is recommending the approval of the transfers of funds for B17063 Torrey Pines South Golf Course Improvements for the purpose of installing water service to the Torrey Pines glider port at Torrey Pines City Park.

ALTERNATIVES

1. Approve the recommended transfers of funds for B17181 Casa De Balboa Fire Alarm to B17063 TP South Golf Course Improvements for the purpose of installing water service to the Torrey Pines glider port at Torrey Pines City Park.
2. Do not approve the recommended transfers of funds for B17181 Casa De Balboa Fire Alarm to B17063 TP South Golf Course Improvements for the purpose of installing water service to the Torrey Pines glider port at Torrey Pines City Park.

Respectfully submitted,

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