



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: January 17, 2019 REPORT NO. 101

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of January 17, 2019

SUBJECT: Reallocation of Regional Park Improvement Funds to Museum of Man
Seismic Retrofit (L12003)

SUMMARY

Issue – Currently, the Museum of Man Seismic Retrofit is awarding the construction contract for the California Tower seismic retrofit and needs \$2,400,000 to complete construction. Should the Oversight Committee approve the following reallocations of Regional Park Improvement Funds to Museum of Man Seismic Retrofit:

1. \$1,469,890 from Ladera Street Beach Access Stairway Emergency Project (B19009/AGF00006).
2. \$50,000 from Chicano Park ADA Upgrades (S13003).
3. \$400,000 from Junipero Serra Museum ADA Improvements (S15034).

Director's Recommendation – Approve the recommended transfers of funds for Museum of Man Seismic Retrofit.

Fiscal Impact – This allocation of RPIF will allow for the completion of construction for the California Tower phase of the Museum of Man Seismic Retrofit project.

Water and Energy Conservation Status – Not applicable.

Environmental – The transfer of funds will not result in any direct or reasonably foreseeable indirect physical changes in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).

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 City 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.

DISCUSSION

Museum of Man Seismic Retrofit provides for the seismic retrofit of the historic California Tower and Museum of Man within Balboa Park. As part of the tower seismic retrofit, the plan requires the structural re-enforcements of the walls of the electrical room located at the bottom floor of the tower. This room presently hosts the San Diego Gas and Electric and the Museum of Man electrical transformers and control panels. Phase I of this project provides for the relocation of these electrical systems, and this phase is completed. Phase II of this project provides for the seismic system upgrade of the tower; this phase is entering the construction phase. Phase III of this project provides for the seismic retrofit for the Museum of Man building; this phase is in preliminary design.

Phase II of the Museum of Man Seismic Retrofit project is currently awarding the construction contract. Due to the bids coming higher than anticipated, Phase II requires an additional \$2,400,000, of which \$1.9 million is recommended to come from Regional Park Improvement Fund to facilitate construction of the California Tower seismic retrofit. These Regional Park Improvement Funds are recommended to come from three projects (Ladera Street Beach Access Stairway Emergency Project, Chicano Park ADA Upgrades, and Junipero Serra Museum ADA) as noted below. In addition, the project will receive an additional \$500,000 in Commercial Paper. The action to place these funds into the Museum of Man Seismic Retrofit Phase II project is intended to reach City Council in the January-February timeframe.

Ladera Street Beach Access Stairway Emergency Project provides for the design and construction of the stairway at Ladera Street and the stabilization of the adjacent cliff. On February 13, 2018, a cliff collapse damaged the beach access stairway at the foot of Ladera Street (4500 block). The unstable cliff and the damage sustained to the stairway at this location has made this beach access unusable. The stairway is in the fall line of the unstable cliff and another collapse is likely. This beach access is currently closed and chained off, and the closure has created a public safety concern. The inability to utilize the beach access at the foot of Ladera will cause Police, Fire, EMS, and Lifeguard personnel to experience delayed response to beach emergencies and water rescues at this location. The project is complete and came in with significant budget savings, as much of the work involved minor alterations to the nearby bluff.

Chicano Park ADA Upgrades provides for accessibility upgrades at Chicano Park to accommodate persons with disabilities pursuant to State and federal accessibility guidelines and regulations, while respecting the park's cultural significance and attributes, and for the expansion of Chicano Park by approximately 2.0 acres through acquisition of ground lease, and development of adjacent and contiguous parcels as they become available or feasible, to serve future residents. Accessibility upgrades for existing park land may include parking areas, walkways, children's play areas, drinking fountains, park furniture, and construction of a new comfort station. A skateboard plaza, park lighting, and sports field lighting would expand the use of the existing park. The project is complete, and there are \$50,000 in savings.

Junipero Serra Museum ADA Improvements provides for the design and construction of improvements to provide Americans with Disabilities Act (ADA) access to the Junipero Serra Museum within Presidio Park. The project may include a new parking lot, security lighting,

walkways and/or accessible ramps, site furnishings and landscape enhancements. This project is currently in design and is expected to be complete in 2021, so construction funding is not needed immediately.

To continue effective cash management of the Regional Park Improvement Fund by allocating funds to projects nearing construction, staff recommends the transfers of:

- \$1,469,890 from Ladera Street Beach Access Stairway Emergency Project to Museum of Man Seismic Retrofit.
- \$50,000 from Chicano Park ADA Upgrades to Museum of Man Seismic Retrofit.
- \$400,000 from Junipero Serra Museum ADA Improvements to Museum of Man Seismic Retrofit.

If approved by the Oversight Committee, these reallocation requests will be taken to City Council for Council Action.


RECOMMENDATIONS

The Department is recommending the approval of the reallocation of funds as outlined above.


ALTERNATIVES

1. Approve the recommended reallocations of Regional Park Improvement Funds to Museum of Man Seismic Retrofit.
2. Do not approve the recommended reallocations of Regional Park Improvement Funds to Museum of Man Seismic Retrofit.

Respectfully submitted,



Approved by:
Herman D. Parker
Director
Parks and Recreation Department



Prepared by:
Ryan Barbrick
Senior Management Analyst
Parks and Recreation Department