

APPROVED

REPORT OF GENERAL MANAGER

NO. 08-41

DATE: February 6, 2008

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**BOARD OF RECREATION
and PARK COMMISSIONERS**

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SUBJECT: BRAND MEMORIAL PARK – COMMUNITY BUILDING PROJECT (W.O. E170935F) –ALLOCATION OF SUBDIVISION/QUIMBY FEES

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
*S. Huntley _____	K. Regan _____
V. Israel _____	M. Shull _____

SH

Ray Adams
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$63,700 in Subdivision/Quimby Fees from the Carey Ranch Account 460K-CY to the Brand Park Account 460K-BF;
2. Authorize the Chief Accounting Employee to transfer \$9,084 in Subdivision/Quimby Fees from the Pacoima Recreation Center Account 460K-PN to the Brand Park Account 460K-BF;
3. Authorize the Chief Accounting Employee to transfer \$212,327 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account 460K-00 to the Brand Park Account 460K-BF;
4. Authorize the Chief Accounting Employee to transfer \$24,290 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account 460K-00 to the Brand Park Account 460K-BF;
5. Authorize the Chief Accounting Employee to transfer \$78,742 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account 460K-00 to the Brand Park Account 460K-BF;

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6. Authorize the Chief Accounting Employee to transfer \$3,407 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account 460K-00 to the Brand Park Account 460K-BF; and,
7. Approve the allocation of \$424,913 in Subdivision/Quimby Fees from the Brand Park Account 460K-BF for the Community Building project (W.O. #E170935F) at the Brand Memorial Park, as described in the Summary of this report.

SUMMARY:

The Brand Memorial Park – Community Building Project (W.O. #E170935F), which is currently in construction, involves the construction of a new single-story, 3,050 square-foot community building that includes an assembly room, a small office, a serving/warming lunchroom, restrooms, storage areas, and mechanical spaces that are incidental for the operation of the facility, as well as, landscape improvements throughout the courtyard including a new gazebo, trellis, paving, and irrigation work. The current estimated cost of this project is \$3,232,186.

The approved California Environmental Quality Act document dated April 19, 2007, (Board Report No. 07-98) required an archaeological investigation of the site to determine the presence of potentially significant historical archaeological deposits. The environmental services were rendered by the consultant firm, Jones and Stokes, with a majority of the archaeological investigation performed by its sub-consultant, Applied Earthworks, Inc. The investigation proceeded in several phases. During the initial phase, prior to construction, significant deposits in the form of Mission-era structural remains including cultural deposits containing artifacts and domestic features were found to be intact. The current phase of the archaeological investigation, which has been ongoing during the construction phase of the community center, involves active monitoring of the site during excavation and trenching, and the resulting post-field analysis, reporting, and curation of any artifacts identified.

The challenge of an archaeological investigation for any project is the difficulty in controlling the final cost of such an undertaking. It is unknown at the outset what additional artifacts will be uncovered until after the excavation is begun; therefore, the level and amount of artifact removal, cleaning, analysis and curation is unknown.

The additional archaeological costs in the Brand Memorial Park – Community Building project are attributable to the extent of the findings and to the slow progress of the construction contractor's unfamiliarity with the excavating equipment required for such a delicate archaeological operation. The excavation revealed stratified midden deposits, an oven foundation formed of Spanish tile, and approximately 45 linear feet of rock foundation wall

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believed to be the Mission granary. Moreover, faunal remains were discovered, which will require detailed analysis to record the data and reduce the amount of data that will have to be permanently curated. Originally budgeted for only 12 boxes for curation, the current archaeological findings will now require an unanticipated 24 boxes for curation.

The environmental consultant's estimated cost of the entire archaeological investigation is \$450,000 versus the \$243,000 originally budgeted for this work scope. This figure does not include any compensation that the contractor may be seeking for delays due to the archaeological investigation. The estimate is for the projected costs incurred by the archaeological consultant only.

The overall project shortfall is estimated to be \$798,611, which includes the archeological consultant and the construction contractor's anticipated costs. With the approval of these funds, the estimated shortfall for this project will be \$373,698. The funding for the Brand Memorial Park – Community Building project is as follows:

<u>Source</u>	<u>Amount</u>
Proposition K – Year 10	\$456,200
Proposition 12 Murray-Hayden	\$946,000
Proposition 40 Per Capita	\$531,375
Proposition A	\$500,000
<u>Quimby (pending approval)</u>	<u>\$424,913</u>
TOTAL	\$2,858,488

Currently, \$33,363.33 is available in the Subdivision/Quimby Fees in the Brand Park Account 460K-BF. Upon approval of this report, Subdivision/Quimby Fees in the amounts of \$391,550 can be transferred to the Brand Park Account 460K-BF for a total allocation of \$424,913 to the Brand Memorial Park – Community Building project. These Subdivision/Quimby Fees were collected within two miles of Brand Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

FISCAL IMPACT STATEMENT:

Upon Board approval of the allocation, \$424,913 in Subdivision/Quimby Fees will be available for this project. The assessments of the future operations and maintenance cost have yet to be determined.

Report prepared by Paul Davis, Environmental Specialist III, Vivien Quintos, Management Analyst II, Grants Administration; and Camille Walls, City Planner, Planning and Development.