

BURBANK REDEVELOPMENT AGENCY
JANUARY 13, 2004

A regular meeting of the Burbank Redevelopment Agency was held in the City of Burbank Council Chamber, 275 East Olive Avenue, on the above date. The meeting was called to order at 6:37 p.m. by Ms. Murphy, Chairman.

Invocation The invocation was given by Chaplain Margaret Burdge, Providence St. Joseph Medical Center.

Flag The pledge of allegiance to the flag was led by Police Chief Tom
Salute Hoefel.

ROLL CALL

Present- - - - - Members Campbell, Golonski, Ramos, Vander Borght and Murphy.

Absent - - - - - Members None.

Also Present - - Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Campos, Secretary.

10:28 P.M. Following a City Council public hearing and the combined oral
Meeting communications, the Council and the Agency held a joint meeting.
Continued

Jt. Mtg. w/
Council Ms. Davidson-Guerra, Assistant Community Development Director/
RA 90 Redevelopment and Housing presented a report on the South San
RA 43 Fernando Streetscape Project. She informed the Council that the
S. San Fernando Streetscape Project includes a half-mile portion of South San
Streetscape & Fernando Boulevard between Verdugo and Alameda Avenues, and
Robert R. Ovrom that the proposed design includes: median improvements with low-
Park/Community level landscaping; an irrigation system; 48-inch and 60-inch box
School Projects trees; landscape accent lighting; and, a public art component. She
 also noted that the Schematic Design and Design Development
 Phases of the project had been completed. She added that the
 project's cost was projected at \$2.8 million and staff was in the
 process of identifying more opportunity costs from utility
 enhancements, such as the use of reclaimed water and setting
 infrastructure for undergrounding overhead utilities. She requested
 that the Council approve a Professional Services Agreement with
 David Evans and Associates in the amount of \$156,000 to prepare
 the construction documents for the streetscape improvements. She
 also discussed the project schedule and stated that the completion
 date was anticipated for February 2005.

Mr. Clifford, Capital Projects Manager, gave a brief background on the Robert R. Ovrom Park/Community School Project. He described the project's components, including: below-grade parking; assembly rooms; administrative offices; classrooms; computer laboratory; flex

space; shared data telecomm and security room; park; basketball court; play areas; swing area; out-door recreation area which could be used for picnics and barbecues; restrooms; emergency storage for the Burbank Unified School District (BUSD); and, trash enclosure.

Mr. Wolff, representing Wolff Lang Christopher, architect, discussed the project elevations and the different design elements including: the parking level; two-story main structure; entryways; courtyard; and, the curvilinear roof designed to collect water runoff.

Mr. Clifford discussed that one of the alternative design considerations was the provision of subterranean versus surface parking. He explained that staff determined that the cost of purchasing and relocating the adjacent property to provide 22 surface parking spaces was \$1.7 million as opposed to \$1.3 million for 40 subterranean parking spaces. He also noted that in order to provide surface parking, 35 percent of the project area would be eliminated. He then discussed other design alternatives and their associated fiscal impacts and stated that replacing the curvilinear roof with a flat roof would save \$200,000 and replacing the brick veneer with stucco would save \$115,000. He also reported that compared to similar projects completed by the Architect, the project was approximately \$259 per square foot (sf) as opposed to other projects that range up to \$278 per sf.

Regarding the Leadership in Energy and Environmental Design (LEEDS) strategy, Mr. Clifford reported that this would be the first LEEDS certified facility if completed before the Development and Community Service Building, and that staff's intent was to achieve the highest certification level at the least incremental cost. He stated that staff recommended a Gold certified level at a cost of approximately \$183,000 or two percent of the total budget, and that savings of approximately \$4,400 a month in water and electric consumption would be realized in addition to other intangible benefits such as natural lighting and quality indoor environment. He noted that staff would continue to evaluate LEEDS standard in the Design Development Phase and the Construction Development Phase.

Mr. Clifford requested that the Council consider combining the project with the South San Fernando Streetscape Project and utilizing the Guaranteed Maximum Price (GMP) delivery strategy approved by the Council in July 2003. He explained that this would eliminate duplicate costs such as advertising, qualifying and award of contractor bids, mobilization and the General Contractor overhead, as well as achieve logistical and schedule efficiencies.

Mr. Clifford informed the Council that during the land assemblage efforts, the City exercised the proper due diligence to identify and mitigate the presence of identifiable and potentially hazardous materials as a consequence of each parcel's prior use. He noted that the City maintains that the project site is environmentally free of hazardous materials and poses no environmental threats. However, since the project has a school element, he stated that there exists a stricter protocol mandated by the State to ensure potential environmental issues have been appropriately addressed. For the subject project, he noted that this will involve the State of California Department of Toxic Substances Control (DTSC). He clarified that there is no legal requirement for the City to engage the DTSC to oversee any further environmental investigations since the BUSD has not requested nor elected to receive State funds for its community day school. However, through discussion with the oversight committees, it was deemed in the City's best long-term interest to accept the DTSC's recent grant funding to complete a Preliminary Endangerment Assessment (PEA) since it will provide further and undeniable assurances that the project site is environmentally safe for all users. In order to complete the PEA, he stated that the Council must approve an Indemnification Agreement between the City and DTSC to accept funding for the PEA and a Cooperation Agreement between the City and BUSD for preparation of the PEA.

Mr. Clifford also stated that should the Council approve proceeding with the Design Development Phase, the Construction Document Phase would commence in April 2004; the PEA report was anticipated to be completed no later than June 2004; 90 percent Construction Documents would be issued to the State Architect in September 2004; complete Construction Documents would be presented for Council approval in January 2005; construction would commence in March 2005 and be completed in March 2006; and, occupancy was anticipated for May 2006.

With regard to the fiscal impact, Mr. Clifford reported that the project's budget was initially established in December 1999 at \$6 million based on a conceptual plan that included 16,000 sf of program space for a neighborhood recreation center and a community day school (one or two-story facility), on-site surface parking for approximately 16 vehicles, with the remainder of the site to be utilized for outdoor recreational amenities. He added that several conceptual plans were presented to the Park, Recreation and Community Services Board, the Council, the Board of Education and the Planning Board (for a parking determination) between April and June 2003, with unanimous acceptance of one conceptual plan and approval to proceed with the Schematic Design Phase. He

explained that the accepted conceptual plan was revised from the initial conceptual plans with the primary deviations being: the provision of a semi-subterranean parking garage below a LEEDS-certified two-story building; the serpentine roof; achieving LEEDS certification; inclusion of the DTSC and Art in Public Places; and, approximately \$1 million as project contingency funds. He stated that these revisions increased the project budget by \$3.2 million to \$9.2 million. He also noted that the BUSD will be paying for their Furniture Fixture and Equipment; computers; appliances; utilities; maintenance; custodial and insurance services; and, demolition of the current on-site improvements.

Mr. Clifford then discussed the appropriations for the project to-date and stated that available funding sources for the \$8,416,582 unfunded costs included: Park and Development Fees, \$153,000; Development Impact Fees, \$1 million; various park grants, \$2.9 million; Youth Endowment Services (YES) Fund, \$1.1 million; interest on the \$1.5 million City funds in escrow and \$1.58 million BUSD escrow funds; and, an estimated YES Fund balance through June 2003, \$500,000. He noted that the funding sources total approximately \$7.4 million representing a \$1.02 million funding shortfall which staff proposes to fund through Fiscal Year (FY) 2003-04 YES Fund, funds set aside for a future soccer field, Capital Projects Contingency Fund and grant funding such as the Murray-Hayden Urban Parks and Youth Services Program and the Urban Act of 2001. He noted that the Safe Neighborhood Park grant in the amount of \$15,000 and the Natural Resources Infrastructure Grant in the amount of \$1.5 million must be utilized by June 30, 2006.

Mr. Clifford concluded with staff's recommendations that the Council approve: the utilization of the GMP delivery strategy for the Streetscape Project and consolidate the Construction Management oversight with the Robert R. Ovrom Park/Community School Project; the Cooperation Agreement with the BUSD for preparation of the PEA; the DTSC Indemnification Agreement and acceptance of grant funding; a PSA amendment with Wolff Lang Christopher for additional design services for the subterranean parking; appropriation of \$500,000 from the FY 2003-04 YES Fund; revision of the City policy to reduce the \$5.2 million allocation for a soccer field to \$4.18 million and appropriation of \$1.02 million to the Robert R. Ovrom Park/Community School Project; and, direction to proceed with the Design Development Phase of the Robert R. Ovrom Park/Community School Project.

Mr. Vander Borcht commended staff for their efforts and requested clarification as to the implications of accepting the DTSC grant and its impact on the completion date of the project, given the expiration deadlines of some grant funds. Mr. Clifford responded that the project completion date has been revised to an additional

six months to accommodate the DTSC approval process. Mr. Vander Borgh also inquired as to why the parking spaces were increased from 16 to 40 and Mr. Clifford responded that the revision was due to a parking analysis in conjunction with the Planning Board, and that the number of parking spaces was driven by the occupancy load of the 200-person neighborhood center on the ground floor. Mr. Wolff also added that the parking analysis was based on weekday and weekend peak usage proposed for the neighborhood center and the Community School. Mr. Vander Borgh inquired as to whether water collection could also be achieved with a flat roof and Mr. Wolff responded in the affirmative, and noted that the curvilinear roof was selected for aesthetic purposes as a distinguishing element for the building.

Mrs. Ramos inquired as to whether segmenting the roof would reduce the cost and Mr. Wolff responded in the affirmative.

Mr. Campbell inquired as to whether eliminating the serpentine roof would prevent achieving a LEEDS certification and Mr. Wolff responded in the affirmative, and noted that the bulk of the increase in cost was due to the subterranean parking.

Mr. Golonski indicated support for a landmark building in the South San Fernando area as proposed by the Architect and noted that the area has been underserved by park facilities for a long time and deserves the same quality of buildings as in any other part of the City.

Ms. Murphy expressed concern regarding the City's construction cost increasing by \$3.2 million while the BUSD's cost has been maintained at \$1.5 million. She requested clarification on the proposed uses and inquired whether the community room could be used as meeting space for service clubs. Mr. Clifford responded that the computer room and the area on the lower ground would be used by both the school and public, and Mrs. Alvord, City Manager, responded that the final agreement for the use of the spaces was not yet established and that staff would consider the provision of meeting spaces as a priority.

Mr. Vander Borgh noted the value of the proposed project but inquired whether sufficient funds were available for the project prior to proceeding with the Design Development Phase.

Ms. Murphy noted that given the limited space, it was prudent to construct the building to serve a long term purpose.

Mr. Campbell inquired as to whether the Hilton Note prepayment

funds could be considered for use for this project and Mrs. Alvord responded in the affirmative.

Following further Council deliberation, the report was postponed until the Library Grant report was considered.

12:01 A.M.
Recess The Agency recessed at this time to permit the Council to continue its meeting. The Agency reconvened at 12:54 a.m. to continue the joint meeting discussion and for public comment with all members present.

Motion It was moved by Mr. Golonski and seconded by Mr. Campbell that "the following resolutions be passed and adopted:"

City Council
Reso. Adopted City Council Resolution No. 26,635 Adopting a Fixed Fee, Guaranteed Maximum Price (GMP) Project Delivery Method and Authorizing the City Manager to Advertise for Statement of Qualifications (SOQ) for Construction Management Services for the Robert R. Ovrrom Park/Community School/South San Fernando Streetscape Project and Consenting to Agency Funding of Certain Public Improvements was adopted.

City Council
Reso. Adopted City Council Resolution No. 26,636 Approving a Cooperation Agreement Between the City of Burbank and Burbank Unified School District Related to the Environmental Assessment Required for the Robert R. Ovrrom Park and Community School Project and Accepting a Grant from the California Environmental Protection Agency, Department of Toxic Control Substances was adopted.

City Council
Reso. Adopted City Council Resolution No. 26,637 Approving an Amendment to the Professional Services Agreement Between the City of Burbank and Wolff Lang Christopher Architects, Inc. was adopted.

RA 43
PSA w/David
Evans & Asso.
(So. San
Fernando
Streetscape Proj.) RESOLUTON NO. R-2096:
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE AGENCY AND DAVID EVANS AND ASSOCIATES AND AUTHORIZING THE PAYMENT OF CERTAIN PUBLIC IIMPROVEMENTS. (SOUTH SAN FERNANDO STREETSCAPE PROJECT)

01/13/04

Adopted

The resolutions were adopted by the following vote:

Ayes: Members Campbell, Golonski, Ramos, Vander Borcht and
Murphy.

Noes: Members None.

Absent: Members None.

1:05 A.M.
Adjournment

There being no further business to come before the Agency, the
meeting was adjourned at 1:05 a.m.

Secretary