

City of Piedmont  
COUNCIL AGENDA REPORT

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DATE: August 1, 2011

FROM: Mark Bichsel, Finance Director  
Mark Feldkamp, Parks and Projects Manager

SUBJECT: Consideration of Appropriations of Capital Improvement Project Funds

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RECOMMENDATION

The Capital Improvement Project Committee recommended, in the May 21, 2011 budget workshop, that the landscaped triangle modifying the intersection of Ronada and Ramona be activated with an appropriation of \$30,911 for FY 11-12, the 801 Magnolia project be activated with an appropriation of \$75,000 for FY 11-12 and that the dilapidated stucco wall in the courtyard of City Hall receive an appropriation of \$15,000 for FY 11-12.

BACKGROUND

Included in this report is the CIP Committee report to the City Council in the May 21, 2011 budget session regarding the above mentioned appropriation requests. As staff recalls, the appropriation requests were met with agreement by the City Council. However, the subject was not mentioned again at the two budget sessions in June of 2011 and therefore not approved by the City Council. Thus, we are bringing forward the appropriation requests for your approval.

Ramona/Ronada Median: The \$30,911 appropriation request will allow staff to proceed with the first phase of the project; installation of the water meter and the development of construction documents.

801 Magnolia, Education Wing: In conjunction with the current progress by the Piedmont Center for the Arts renovating the sanctuary of 801 Magnolia, the CIP Committee requests \$75,000 in seed money that allows staff to explore possible uses for the education wing of 801 Magnolia and allow for design development for future uses. While staff certainly agrees with this recommendation, it is important to emphasize that this appropriation does not determine the future use of the education wing. Staff anticipates also utilizing this funding for immediate necessary maintenance and repair costs.

City Hall Courtyard Wall Renovation: The proposed \$15,000 will allow staff to proceed with design development. Staff will use these drawings to solicit preliminary bids that will allow staff to have an accurate figure for construction costs and phased funding. Ideally, staff proposes to

replace the existing stucco wall with a new reinforced concrete block and stucco wall that is in keeping with the existing historic character of City Hall and adjacent courtyard.

Status of CIP before the above proposed changes:

Total amount of funds for CIP	2,638,671
Projects classified to be spent	2,065,547
Reserve funding	\$573,124

**Impact of proposed changes:**

Ramona/Ronada intersection	\$30,911
Neighbor fund raising	(1,500)
Re-deployment of Grand and Rose	(14,411)
Re-deployment of Tree Removals	(15,000)
Cost of Ramona/Ronada intersection	0

801 Magnolia Building Repairs	75,000
City Hall stucco wall repair	15,000
Total cost	90,000

Increase of CIP spending and reduction of reserve	90,000
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Reserve of CIP funds before above appropriations	573,124
Cost of appropriation requests	(90,000)
Revised CIP reserve	483,124

<b>CAPITAL IMPROVEMENT PROJECTS</b>			
<b>PROJECTS</b>	<b>Carryover budget from prior years</b>	<b>Spend</b>	<b>Defer</b>
<b>Street/Traffic/Public Safety</b>			
1 Fire Hydrant Replacement	\$34,393	\$34,393	\$0
2 Moraga Canyon Sports Fields	\$148,168	\$148,168	\$0
3 Tree Removals	\$15,000	\$15,000	\$0
4 Community Pool	\$600,000		\$600,000
5 Survey Monuments	\$6,852		\$6,852
6 Pedestrian Path Signage	\$10,000		\$10,000
7 Ramona/Ronada intersection	\$50,000		\$50,000
<b>Sub-Total: Street/Traffic/Public Safety</b>	<b>\$864,413</b>	<b>\$197,561</b>	<b>\$666,852</b>
<b>Buildings &amp; Grounds</b>			
8 801 Magnolia Building Repairs	\$331,491		\$331,491
9 City Hall Fuel Tank Rehabilitation	\$15,163		\$15,163
10 Community Hall Painting	\$4,401		\$4,401
11 City Hall Basement Renovations	\$297,740		\$297,740
12 Crocker Park Garage	\$25,779		\$25,779
<b>Sub-Total: Buildings &amp; Grounds</b>	<b>\$674,574</b>	<b>\$0</b>	<b>\$674,574</b>
<b>Parks/Landscaped Area/Median</b>			
13 Hampton Renovation Plan	\$353,405		\$353,405
14 Grand / Rose Median Landscape	\$14,411	\$14,411	\$0
15 Beach Access / Landscape Plan	\$30,000		\$30,000
16 Coaches Field Improvement	\$653,575	\$653,575	\$0
17 St. James Entry Pillar Renov	\$7,500		\$7,500
18 Dracena Drainage and Turf Replacement	\$70,000		\$70,000
19 Havens athletic field	\$1,200,000	\$1,200,000	\$0
20 Ricardo/York Stairway	\$23,355		\$23,355
21 Rose/Kingston	\$5,000		\$5,000
<b>Sub-Total: Parks/Landscaped Area/Median</b>	<b>\$2,357,246</b>	<b>\$1,867,986</b>	<b>\$489,260</b>
<b>Grand Total</b>	<b>\$3,896,233</b>	<b>\$2,065,547</b>	<b>\$1,830,686</b>

**READY FOR FINAL**

To: City Council  
From: Capital Improvement Project Committee  
Date: May 18, 2011  
Subject: Recommendations for FY 2011-12

As requested by City Council, the Committee convened to review existing CIP projects, and to prioritize existing and suggested future projects. Because there is a significant backlog of worthy projects, and funding for the coming year is extremely limited, we did not actively solicit new ideas from the community. Our meetings on May 10 and 16 were noticed. We received public input both in person and via email.

The Committee submits the following recommendations for Council's consideration:

1. Of the projects approved and released in the 2010/11 budget but not yet completed, the fire hydrant installation at the Corporation Yard and improvements at Coaches Field should proceed with the existing funding. No new allocation was requested by staff, so none is recommended. We understand that \$500,000 in Measure W funds would be available to supplement accumulated allocations for Coaches for a level close to the cost to complete. If additional funding is needed, that allocation should be made in FY 2012/13 if possible.
2. Of the projects approved but deferred in the 2010/11 budget, the landscaped triangle modifying the intersection of Ronada and Ramona should be released to proceed. This project was proposed by neighborhood residents a few years ago, and received a temporary fix of street striping last year because of the City's financial situation. The safety issues previously identified have been magnified by the new traffic light at Ronada and Grand, as cars cut through the residential streets to make the easy left turn at that intersection. We propose that this \$70,000 (est.) project be funded over two fiscal years: in 2011/12 by redeploying money approved and allocated for general tree removal/replacement and for landscaping the existing paved median at Grand and Rose. The tree project is now funded as needed from Public Works' operating budget. We feel the Grand/Rose median project is of substantially lower priority than Ronada/Ramona because of the safety issues involved. Redeployed funding of \$29,411, plus neighbor-raised funds of \$1500 will be sufficient to bring water to the location and install hardscape. We

believe there is potential for additional private funding for landscaping, leaving a balance to be funded in fy 2012/13 of less than the \$40,000 remainder.

3. The deferred project of rehabilitating 801 Magnolia should be released to proceed. There is considerable public excitement about the partial refurbishment of 801 for an arts center, and it would be timely to make the entire building usable for the community. Public conversation about possible uses last occurred several years ago, and needs to be revisited. Allocating CIP funds in fy 2011/12 will demonstrate the City's commitment to moving forward, and could also be used for seismic and structural work necessary for any end use. Such work could proceed concurrently with public discussion about end uses. Staff estimates that rehabilitation for any use would cost between \$100-200,000. We recommend initial funding of \$75,000 in fy 2011/12, with the remainder funded in fy 2012/13 when an end use is approved and costs better known.
4. The sole new project we recommend is replacing the dilapidated stucco wall in the courtyard of City Hall. This is both a safety and an aesthetic concern and needs to be addressed in the near term. We recommend full funding at \$15,000 in fy 2011/12.
5. Should additional money become available in fy 2011/12, we recommend that approved renovations at Hampton Playfield be allowed to move forward, with priority given to drainage. This would return the field to its accustomed level of usability for youth sports and free recreation. If sufficient funding is not available to proceed in practicable phases, funds should be accumulated as rapidly as possible, as the heavily used complex continues to deteriorate.

A spread sheet is attached summarizing these recommendations. Should significant new funds become available during the fiscal year, the Committee would welcome reconvening to assess current priorities for allocation.

The CIP Committee is also charged with recommending actions to ensure that enunciated policies and priorities with respect to capital projects are followed and implemented. We have two recommendations in this area:

1. We found it difficult to follow the flow of dollars allocated to specific CIP projects, in particular the disposition of remaining funds upon completion or decision not to pursue a particular project. We recommend institution of clearer summary reporting by project, and can work with City finance staff to develop standard reports from existing sources to meet this need.
2. The Committee recommends that City Council reaffirm its policy that unused CIP funds once allocated to a particular project, but not needed upon completion or decision not to

pursue, be reallocated to another CIP project. There is a very substantial backlog of approved but deferred projects, many of which will require multiple years of funding to complete. It will accelerate movement through this backlog, as well as public confidence, if funds are quickly and clearly reallocated when they are released from their initial project allocation. This recommendation does not preclude emergency reallocation of CIP funds to another use, though does request clearer reporting of this unusual circumstance.

The Committee recognizes the valuable assistance of City staff, particularly Mark Feldkamp and Chester Nakahara, in our condensed process.