

Agenda Report

TO: FINANCE COMMITTEE **DATE:** JULY 14, 2008
FROM: CITY MANAGER
SUBJECT: KEY PROJECTS AND INITIATIVES

RECOMMENDATION:

The following report is for information only; no action is requested at this time.

BACKGROUND:

On December 10, 2007 the previous City Manager presented recommendations to the Finance Committee and City Council regarding *Unfunded Priorities* – a series of strategic, long-term projects, the fulfillment of which would necessitate the identification of new, dedicated revenue sources in order to support.

In addition to the Unfunded Priorities, through the annual review of the Capital Improvement Program Budget, the operating budget and other discussions, a number of projects and initiatives, named in the body of this report, have been identified. While these projects/initiatives are significant in their own right, based on their magnitude one or more could potentially be accomplished with existing resources.

Staff has placed these projects/initiatives in priority order based on the following criteria: 1) Has the project/initiative been the subject of prior City Council/Community Interest; 2) Has all or a portion of the project/initiative been included in the current Capital Improvement Program or operating budget; 3) Is a portion of the total funding provided by non-City sources; and, 4) Does the project/initiative represent a one-time expenditure. Staff is requesting that the Finance Committee review these projects/initiatives and their priority to determine whether there should be changes in priorities, additions or subtractions to the list. Subsequent to this, staff intends to return to the Committee with a discussion of what funding may be available to further these projects/initiatives.

Potential Projects/Initiatives

1. Construction of the Pasadena Ice Skating Facility. Work towards the construction of a new ice skating facility continues. This past March, the City Council rejected all bids for construction of the facility due to the fact that the low bid exceeded

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the project budget of \$16.2 million. Since that time staff has been exploring options in an effort to more closely align estimated project costs with anticipated cashflows from the new facility which will be necessary to pay debt service. While this effort continues, given construction cost escalations and conditions of the site, it is likely that an upfront capital contribution from the City will be necessary to achieve the project.

2. Establishment of an Urgent Care Facility. With the closure of St. Luke's Medical Center in 2002, the Pasadena area was left with only one local hospital, Huntington Memorial Hospital (HMH), to provide emergency and urgent care services for the community. Although initially designed to serve 30,000 patient visits per year, Huntington Hospital's Emergency Department is currently serving twice that patient volume. Although HMH is in the process of expanding its emergency department capacity, a recent analysis revealed that more than 30% of this volume is related to non-emergent situations. As a result of this inappropriate utilization, Huntington's emergency capacity is oversaturated and non-acute patients can wait several hours before receiving care. Moreover, the emergency room is forced to divert ambulances to other facilities more than 30% of the time, requiring paramedic units to travel to neighboring cities and causing response time delays.

The establishment of an outpatient urgent care center would enable those with non-emergent medical needs to obtain treatment at an appropriate level of care, without negatively impacting those with emergent needs. Urgent care services have been identified as one of the top priorities by both health care providers and the community during the Public Health Department's MAP strategic planning process.

A unique partnership has been formed to bring an innovative model of urgent care to Pasadena. The participants include the City of Pasadena, CHAP Clinic, Huntington Medical Foundation, and Huntington Hospital. The City has a city-owned property at 3160 E. Del Mar that could be used for the development of an urgent care center. CHAP has secured several grants totaling over \$500,000 to be used for start up operations at a co-located CHAP satellite clinic in order to offset potential utilization by uninsured clients with primary care needs. Huntington Medical Foundation would be the primary entity responsible for operations of the urgent care clinic by providing the staff and administrative support, as well as their established experience with insurance contracts, billing, and health information technology. Huntington Hospital has approved \$1.4 million to support initial operating costs.

Despite these contributions, it is currently estimated that the project may need up to an additional \$3.2 million for site development expenses because of unanticipated problems with the soil composition, renovation of the existing structure and parking needs. The partnership is actively seeking additional support through grants and has also initiated conversations with Kaiser Permanente who may be willing to be an additional partner on the project. Additional City funding would alleviate some of the burden of ongoing fund development for this project to be fully supported.

3. Preservation of Annandale Canyon Estates as Open Space. The Annandale Canyon Estates property consists of 37 parcels covering approximately 20.6 acres. The owner-developer has offered to sell the property at a total acquisition cost of approximately \$7 million. Acquiring the land would preserve some of the last remaining open space in the City. The City has received a grant of \$2.5 million from the Santa Monica Mountains Conservancy and preliminary surveys indicate that property owners living near the area would be willing to participate in an assessment district yielding another \$1.5 million. Staff is actively pursuing funding from state and county sources for the \$3 million balance; however, if these funds do not materialize or are not sufficient to close the gap, the expenditure of City resources would be necessary to complete the purchase.

4. Rose Bowl Loop Improvements. This project provides for improvements to the three-mile recreation loop around the Rose Bowl and for the development of a pedestrian lane with buffer. Phase 1 of this project will include a study to analyze potential traffic improvements to increase the usability for pedestrians and bikers. The study will explore the feasibility of a one-way traffic loop around the Rose Bowl and phase II would implement the identified traffic improvements. A total of \$50,000 has already been appropriated for the traffic study. The unfunded portion of the project is \$350,000. That amount is based on slurry sealing the three-mile loop and restriping the lane lines and striping a colored buffer strip only. It does not include physical widening of the roadway or construction of curb or barriers.

5. Villa Parke Synthetic Soccer Field Upgrade. Sports play on natural turf must be strictly limited to prevent deterioration which leads to unsafe playing conditions. Even with limitations on use, sports fields must undergo periodic major renovation in addition to ongoing maintenance. Synthetic sports fields can sustain almost unlimited use without deterioration and thus can greatly expand the capacity of a sports field. While not maintenance free, synthetic fields require less maintenance than natural turf. In addition, synthetic fields do not require regular irrigation. The field at Villa Parke is an ideal site for conversion to synthetic due to high user demand and the presence of lights. It also has an existing drainage system and it is fenced, which is important to protect any new field from unauthorized use. The estimated cost of converting the field to synthetic is \$1.2 million.

6. Transportation Improvements. These improvements total a combined \$4.37 million and would include the following:

- **Implementation of Neighborhood Traffic Management efforts in Bungalow Heaven** – including installation of 26 chokers and associated reconstruction of several intersections along the south side of Washington Blvd. and the north side of Orange Grove Blvd. between Mentor Ave. and Holliston Ave. – Estimated Cost \$765,000.
- **Electronic Speed Signs** – that alert drivers to how fast they are traveling have proven to be effective at reducing speeds. A total of 30 locations where speed is a concern could be outfitted with these devices at a cost of \$800,000 and

negligible annual operating costs.

- **Traffic Signal Modifications near Gold Line Crossings** – Installation of flashing yellow signals at several key intersections up to two blocks away from the Gold Line crossing would enable the Gold Line Traffic Control System to operate more advanced signal phasing sequences which would react more efficiently to train arrivals thereby reducing traffic congestion and queues on approaches to the Gold Line intersections. Estimated cost \$1.2 million.
- **Pedestrian Way Finding Signage** – would direct people to area amenities and parking and provides a sense of arrival. Wayfinding signage would tie the business districts in the Central District into a unified whole and would facilitate a “park once” strategy for the area. Estimated cost \$1.6 million.

7. Joint City-PUSD Opportunities for Partnership. On May 12, the City Council and the Board of Education approved the establishment of a City/PUSD staff committee to prepare, research, and make recommendations for partnering opportunities which included:

- Career Internship Program
- Truancy Program
- Security Rangers
- Grounds and Field Maintenance
- Joint Permitting Software
- Joint Recycling Program
- Joint Facilities Use

As these initiatives are further pursued the associated fiscal impact will be identified by the joint City/PUSD staff committee and presented to each body for independent review. Consequently, at this time no firm cost estimates are available, however, as it is anticipated that some of these initiatives may involve significant expenditure, it may be appropriate to designate funds for this effort.

8. Accessibility Improvements at City Libraries, Community and Recreation Centers. This proposal would address accessibility issues at City Libraries, community and recreation centers, which are used daily by a significant number of residents. These improvements would include installation of automatic door openers; disabled access lifts, ramps and handrails; modification of restrooms; installation of accessible drinking fountains; and, upgrading elevators and widening doorways and hallways.

The total one-time cost of this proposal is \$4,125,300; \$2,801,767 for libraries and \$1,323,533 for community and recreation centers. The following facilities would be affected:

Libraries

- Central Library
- Allendale Library
- Hastings Branch Library

- Linda Vista Library
- San Rafael Library
- Santa Catalina Library
- Hill Avenue Library
- La Manda Park Library
- La Pintoresca Library

Community/Recreation Centers

- Jackie Robinson Center
- Robinson Park Center
- Victory Park Center
- Villa Parke Center

9. Reconfiguration of Police Heliport. The Police Department lacks sufficient office space for some of its personnel and storage area for a variety of specialized equipment. A reconfiguration of the current heliport property would provide a solution to both of these issues.

The Department's Special Enforcement Section has been housed in office space at 2057 N. Los Robles Avenue for several years, expending approximately \$40,000 annually on rent. While this location was initially appropriate for this section, the building has become dilapidated and parking has been reduced, no longer meeting the section's needs. The Police Department is highly desirous of moving this section back to the main Police Building.

The heliport at 2175 Yucca Lane, Altadena, not only serves the Department's Air Operations Section, but provides space for the storage of aircraft, military surplus parts, homeland security equipment, and specialized vehicles. This current storage space has proven to be inadequate for these items and as a result some items have been damaged by exposure to the elements.

A reconfiguration of the heliport property to include additional office space, new driveway access, security fencing, and the necessary utility connections, along with a newly built storage hangar to properly store all parts and equipment is projected to cost \$600,000. Completion of this project would eliminate the need for rental space thus reducing \$40,000 in annual expenses.

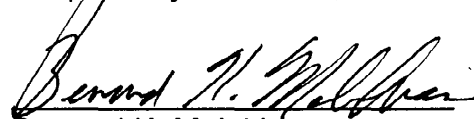
10. La Loma Bridge rehabilitation. The rehabilitation of the La Loma Bridge has been a project in the Capital Improvement Program (CIP) since 1983. To date the project has received nearly \$10 million in federal funding and is approximately \$860,000 short of full-funding in the CIP. However, recent analysis indicates that the threat posed by seismic activity is greater than previously thought. As a consequence, the current estimate to rehabilitate the bridge including seismic strengthening, has risen an additional \$4 million, bringing the total unfunded portion to \$4.86 million.

11. Pasadena Humane Society Expansion. The Pasadena Humane Society is embarking on an approximately \$20 million expansion project that will include a new animal hospital and boarding facility capable of housing animals in the wake of a natural disaster. The City of Glendale recently contracted with the Humane Society for animal control services. Under the terms of that 15 year agreement, Glendale will pay the Humane Society a fixed \$745,000 per year until 2013 at which time the annual contract amount will increase by the change in the consumers' price index. In addition, Glendale will make a one time \$2 million capital contribution towards the expansion project. The Humane Society has requested a contribution of \$2.5 million from the City of Pasadena.

FISCAL IMPACT:

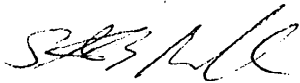
This report is for information only and has no fiscal impact. Subsequent to prioritization of these projects, staff will return to the Finance Committee for a discussion of potential funding sources.

Respectfully submitted,



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City Manager

Prepared by:



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