

# Agenda Report

July 8, 2013

**TO:** Honorable Mayor and City Council

**THROUGH:** Finance Committee

**FROM:** Department of Public Works

**SUBJECT: APPROPRIATE \$125,000 OF PRIVATE FUNDS FROM LA CASITA FOUNDATION TO RENOVATION OF LA CASITA DEL ARROYO CAPITAL IMPROVEMENT PROJECT (CIP)**

## **RECOMMENDATION:**

It is recommended that the City Council appropriate \$125,000 of private funds received from the La Casita Foundation to the Renovation of La Casita del Arroyo (77460) Capital Improvement Program (CIP) project and authorize staff to make the necessary adjustments.

## **BACKGROUND:**

In FY 2012, the La Casita Foundation (Foundation) asked the City to participate in a public/private partnership to renovate the historic La Casita del Arroyo, a City-owned building located at 177 South Arroyo Boulevard. Designed in 1932 by noted architect Myron Hunt and built during the Depression, La Casita del Arroyo serves as a rental facility for public and private functions. The project is needed to correct deficiencies and enhance the facility to current building and safety standards.

The project as initially conceived consisted of interior enhancements at an estimated project cost of \$250,000. The Foundation committed to raise half of the cost if the City would fund the other half. Subsequently the City expanded the project scope to include needed roof replacement, heating, ventilation and air conditioning (HVAC) upgrades, and parking lot improvements, increasing the total project cost to \$500,000. Constructing all improvements concurrently is the most economical approach to upgrading this historic facility.

As part of the FY 2013 – 2017 CIP, the City Council appropriated \$50,000 for project design and as a demonstration of the City's commitment to the partnership with La Casita Foundation. In the FY 2014 – 2018 CIP, the City Council appropriated an

additional \$325,000 to fund the renovation of the facility. The Foundation has raised the remaining \$125,000 needed to complete the project.

The renovation of La Casita del Arroyo includes interior and exterior enhancements. Interior work includes upgrades to the bathrooms, kitchen, banquet room and entry area including Americans with Disabilities Act (ADA) improvements. The project will also upgrade the facility's HVAC, plumbing and electrical systems, as well as fire sprinkler enhancements. Exterior work includes parking lot improvements for ADA compliance and exterior structure upgrades including roof repair/replacement to increase the facility's useful life.

In terms of project schedule, the City retained Onyx Architects, a local Pasadena firm in July 2012 to prepare design and construction plans for the project. Construction documents were completed in May 2013 and plans submitted to the City for plan check and issuance of a building permit in early-June 2013. The Department of Public Works plans to bid the project for construction in July 2013 with City Council approval of the construction contract anticipated in late-September 2013. Project completion is tentatively projected for February 2014.

#### **COUNCIL POLICY CONSIDERATION:**

Renovation of La Casita del Arroyo is consistent with the City Council strategic plan goals to improve, maintain and enhance public facilities and infrastructure, ensure public safety, and improve mobility and accessibility throughout the City of Pasadena. In addition, accepting the private funds offered by La Casita Foundation is consistent with the strategic plan goal to maintain fiscal responsibility and stability.

Additionally, the project is consistent with Objective 2 of the Public Facilities Element of the General Plan by encouraging more efficient development and utilization of public facilities and Objective 5 by encouraging a high level of maintenance of existing facilities.

#### **ENVIRONMENTAL ANALYSIS:**

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), the General Rule which states that CEQA only applies to projects that may have an effect on the environment.

**FISCAL IMPACT:**

In FY 2013, the City Council appropriated \$375,000 of Residential Impact Fees to fund this project. This action will result in an increase of \$125,000 of private capital which will fully fund the project.

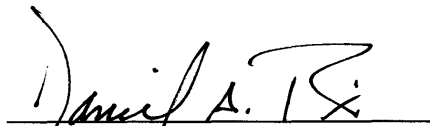
Residential Impact Fee	\$375,000
Private Funds – La Casita Foundation	\$125,000
<b>Total Sources</b>	<b>\$500,000</b>

Respectfully submitted,



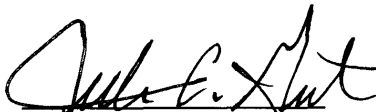
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