



REPORT TO THE CITY COUNCIL

Presented to City Council
Date 12/9/08
Disposition Rec 08 237
adopted

December 9, 2008

AGENDA ITEM NO. 1 L
COUNCIL MEETING 12/09/2008
APPROVED BY
DEPARTMENT DIRECTOR
CITY MANAGER [Signature]

FROM: RANDALL L. COOPER, Director
Parks, After School, Recreation and Community Services Department

BY: PAUL MELIKIAN, Administrative Manager
Parks, After School, Recreation and Community Services Department

SUBJECT: A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO ADOPTING THE 52ND AMENDMENT TO THE ANNUAL APPROPRIATION RESOLUTION NO. 2008-162 TO APPROPRIATE \$800,000 IN THE GENERAL SERVICES DEPARTMENT TO REPLACE THE ROOFS OF THE FRESNO ART MUSEUM AND ROMAIN NEIGHBORHOOD CENTER

RECOMMENDATIONS

Staff recommends that the City Council approve the attached resolution appropriating \$800,000 in the General Services Department to re-roof the Fresno Art Museum and Romain Neighborhood Center. The funding is derived from fuel savings realized in the General Fund as a result of the recent drop in crude oil prices.

EXECUTIVE SUMMARY

The Fresno Art Museum and Romain Neighborhood Center have been identified by Staff as the highest priority roof replacements in the City park system. At Romain, the roof systems on the Gym, Administrative and PAL offices as well as the field restrooms have all exceeded their life expectancy. The roofs are leaking and need to be replaced. A proposed scope of work includes the removal of the existing asbestos-containing roofing material, gutter replacement, installation of insulation equivalent to R-19, installation of dens-deck and a new layer of 72 mil PVC felt back thermoplastic roof membrane roofing system. The proposed roof meets cool roof guidelines and has a 20-year warranty, with a life expectancy of 25-30 years. The estimated cost of the roofs at Romain is \$150,000.

The current roof system on the Fresno Art Museum is at the end of its serviceable life. Continuous roof leaks over the years have posed, and continue to pose a threat to valuable art that is displayed in the museum. A proposed scope of work includes testing and abatement of any asbestos-containing roofing material, repair of roof sheeting, and the installation of a 38,182 sq ft. new thermoplastic roof membrane roofing system. The proposed roof system will hold up to the leaves, debris, standing water, and foot traffic experienced on this roof due to the many trees that surround the building. The proposed roof meets cool roof guidelines and has a 20-year warranty, with a life expectancy of 25-30 years. Although cheaper options are available for roofing materials, the thermoplastic roof membrane roofing system is the best value (life expectancy) for the money. The estimated cost of the Art Museum's roof is \$650,000.

The total estimated cost for the roofs at both facilities of \$800,000 includes a contingency, however as with most roofing jobs, the extent of water damage and mitigation is not fully known until the roofs have been fully removed.

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Roof Replacement at Fresno Art Museum and Romain Neighborhood Center

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KEY OBJECTIVE BALANCE

It is widely known that our aging City park system has many deferred maintenance and rehabilitation needs, some of which have been communicated to the Council this year. The Department recognizes the need to approach these repair, rehabilitation, and maintenance issues from a global perspective, and is currently working with the City Manager's Office and General Services Department to compile a Facilities Condition Index for all City facilities. The work of identifying and assessing the condition of park system assets *alone* is a tremendous task that will outrun the life of these dilapidated roofs. Similar to the situation at Ted C. Wills for the demolition of the colonnade beams, the need for the roofs is too great to wait for the Facilities Condition Index and corresponding funding plan to be completed.

BACKGROUND

The Fresno Art Museum and Romain Neighborhood Center were built in 1960 and 1959, respectively. The Art Museum's Board is responsible for making repairs and maintenance inside the building, however the City is responsible to maintain/repair the exterior of the building, parking areas, and surrounding grounds including the walks, curbs, parkways and surrounding lawn and garden. Romain Neighborhood Center is one of the heaviest used recreation facilities in the City. Programming at this center is put on by the PARCS Recreation Division and Police Activities League program.

FISCAL IMPACT

As stated, fuel savings are available to pay for these projects because of a recent drop in crude oil prices. The FY 2009 Adopted Budget assumed that the price of crude would average \$100 per barrel; however as of December 4th, 2008, the price of crude oil had dipped below \$44. This will generate fuel savings citywide with over \$800,000 to be realized in the Police Department. Additional savings are expected as industry analysts project the price to drop even further before the year's end.

Attachment AAR Amendment

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO ADOPTING THE 52ND AMENDMENT TO THE ANNUAL APPROPRIATION RESOLUTION NO. 2008-162 TO APPROPRIATE \$800,000 IN THE GENERAL SERVICES DEPARTMENT TO REPLACE THE ROOFS OF THE FRESNO ART MUSEUM AND ROMAIN NEIGHBORHOOD CENTER

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FRESNO:

THAT PART III of the Annual Appropriation Resolution No. 2008-162 be and is hereby amended as follows:

	<u>Increase/(Decrease)</u>
TO: GENERAL SERVICES DEPARTMENT	
Fleet Operating	\$ (800,000)
Facilities Management Oper	800,000

THAT account titles and numbers requiring adjustment by this Resolution are as follows:

<u>General Fund</u>	
Appropriations:	
Account: 59312 Fleet Services Charges	<u>\$ (800,000)</u>
Fund: 10101	
Org Unit: 152010	
KRA: 0401001000	
Total Appropriations	<u>\$ (800,000)</u>

Appropriations:	
Account: 59309 Facilities Management Charge	<u>\$ 800,000</u>
Fund: 10101	
Org Unit: 119901	
ProjectID: PC00006	
KRA: 0401001000	
Total Appropriations	<u>\$ 800,000</u>

Increase / (Decrease)

Fleet Operating

Revenues:

Account: **38002** Equipment Rental

\$ (800,000)

Fund: **50501**

Org Unit: **530401**

Total Revenues

\$ (800,000)

Appropriations:

Account: **56260** Gasoline

\$ (800,000)

Fund: **50501**

Org Unit: **530401**

KRA: **0403004000**

Total Appropriations

\$ (800,000)

Facilities Management Oper

Revenues:

Account: **38003** Non-Recurring

\$ 800,000

Fund: **51001**

Org Unit: **530701**

Total Revenues

\$ 800,000

Appropriations:

Account: **58004** Special Projects

\$ 800,000

Fund: **51001**

Org Unit: **530701**

KRA: **0403004000**

Total Appropriations

\$ 800,000

THAT the purpose is to reallocate \$800,000 in General Fund fuel savings from the Police Department to City Manager Capital to fund the replacement of the roofs of the Fresno Art Museum and Romain Neighborhood Center. This resolution will also adjust the Fleet Operating Fund for the fuel savings and increase appropriations in Facilities Management to enable the department to complete the projects.

