

APPROVED
FEB 18 2009

REPORT OF GENERAL MANAGER

NO. 09 -035

DATE February 18, 2009

~~BOARD OF RECREATION
and PARK COMMISSIONERS~~

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PERSHING SQUARE PARKING GARAGE – EXPENDITURE TO REPAIR,
REHABILITATE OR REPLACE THE EMERGENCY POWER SYSTEM

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S. Huntley _____	K. Began _____
V. Israel _____	M. Shull _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the expenditure of up to \$1,500,000 from Fund 302, Department 89, Account 812M - Pershing Square Capital Improvements to repair, rehabilitate and/or replace the Pershing Square Emergency Power System.

SUMMARY:

The Pershing Square Parking Garage (Garage) provides the downtown community with a year-round secure parking facility, operating twenty-four hours per day, seven days per week. The Garage's emergency power system failed in October 2007 and the South Coast Air Quality Management District inspectors determined that the generators were not operating in compliance with current emission standards. A temporary emergency power system is currently in use. It has been determined that the equipment needs to be repaired, replaced, or rehabilitated.

The proposed budget for design and construction of this project is \$1,500,000. The Department is currently working with the Department of Public Works, Bureau of Engineering (BOE) to obtain an approved set of design drawings. A request will be made to the Board following completion of the design phase for approval and advertisement of the construction project.

The Pershing Square Capital Improvements Account has sufficient funds to support the project's anticipated costs. Board approval of the expenditure will commit funds for the project and demonstrate to BOE the Department's readiness to move forward with the project. The project is estimated to take up to one year to complete and will include, but not be limited to, design, purchase of equipment and materials, construction, installation and start-up. Pre-approval of all

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work will be required by the Department of Recreation and Parks. Upon completion, the temporary emergency power system will be removed.

The Department anticipates some negative impacts on Garage parking operation and revenues during construction. Department staff will closely coordinate work with the Department of General Services Garage managers throughout the project in order to minimize negative impacts to Garage customers and to Garage revenues as much as possible.

FISCAL IMPACT STATEMENT:

There is no fiscal impact on the Department's General Fund since funds for the project are available from Pershing Square Garage accounts as identified in the recommendation of this report. The monthly cost for rental of temporary emergency power equipment is \$1,200. The completion of the new emergency power system will eliminate the need of temporary measures and the associated rental costs.

Report prepared by Carol Jacobsen, Senior Management Analyst, Pershing Square Garage.