

# CAPITAL IMPROVEMENT DIVISION PROGRAM MANAGEMENT REPORT CAPITAL IMPROVEMENT PLAN



**FUNDED BY:**  
PROPOSITION A - 2000 NEIGHBORHOOD PARK BOND  
PROPOSITION C - OPEN SPACE FUND  
STATE AND FEDERAL GRANTS  
PHILANTHROPIC GIFTS

In the course of upcoming months, the Capital Improvement Division Monthly Report will be changing to address questions from the Recreation and Park Commission and PROSAC in attempt to improve reporting on the Capital Program. As such, we have modified the spreadsheet to show more information about revenues and expenditures. During this time, we welcome any input which leads to improved reporting. Thanks for your patience and continued support of our program.



San Francisco Recreation & Parks

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Expenditures through January 31, 2004



## PROGRAM STATUS REPORT

<b>CAPITAL PROGRAM</b> A \$400 Million Capital Improvement Program	<b>STATUS DATE</b> January 31, 2004
<b>RECREATION AND PARK DEPARTMENT</b> Elizabeth Goldstein, General Manager	<b>CAPITAL PROGRAM MANAGER</b> Yomi Agunbiade

### BACKGROUND

In March of 2000 the citizens of San Francisco passed Proposition A, a \$110 Million General Obligation Bond, and Proposition C, a continuation of the Open Space Fund, to implement the Recreation and Park Department's Capital Improvement Plan. The Capital Plan outlines the renovation of the Department's 230 facilities in at least 440 projects over a ten-year period beginning with Fiscal Year 2000-2001. The Plan defines the anticipated start year for the planning for each of those facilities. The Plan is a guide to the department's improvement program and is meant to be flexible, adjusted and modified to meet the department and community's needs. The Recreation and Park Commission will authorize necessary adjustments.

### CAPITAL PROGRAM BUDGET

The original program budget, based on a 1999 assessment, is \$400,000,000. That assessment was not escalated to cover possible increases in labor or material costs for future years. Since inception in July 2000, the projected sources of funds, amounts appropriated, bonds sold, and expenditures to date are as follows:

Source	Budget (10 Years)	Appropriated Since FY 00-01	Reserves/ Pending Grant Awards as of 1/31/04	Expended as of 1/31/04	Encumbered as of 1/31/04	Remaining Balance as of 1/31/04
Neighborhood Park Bond <sup>(1)</sup>	110,000,000	42,123,598	-	20,525,322	12,424,946	9,173,332
Open Space Funding <sup>(2)</sup>	120,000,000	64,254,667	-	42,238,690	1,982,110	20,033,867
State and Federal Grants <sup>(3), (4)</sup>	100,000,000	82,681,489	45,207,975	30,374,673	3,989,644	3,109,197
Revenue Bonds	30,000,000	-	-	-	-	-
Philanthropic Gifts <sup>(5)</sup>	40,000,000	12,248,017	-	11,401,002	419,869	427,146
<b>Sub-Total</b>	<b>400,000,000</b>	<b>201,307,770</b>	<b>45,207,975</b>	<b>104,539,687</b>	<b>18,816,569</b>	<b>32,743,542</b>
<b>Other Fund Sources:</b>						
1987 Park Improvement Bond		4,331,960	-	4,331,960	-	-
1992 Golden Gate Park Bond		3,758,611	-	2,118,566	24,226	1,615,819
1997 Zoo Facilities Bond		51,623,940	51,380,205	122,752	-	120,983
Downtown Park Fund		4,910,674	309,000	3,327,818	23,340	1,250,516
General Fund & Other Department Funds		22,544,830	(198,950)	18,122,307	3,182,681	1,438,792
<b>Total</b>	<b>400,000,000</b>	<b>288,477,785</b>	<b>96,698,230</b>	<b>132,563,090</b>	<b>22,046,816</b>	<b>37,169,652</b>

(1) Appropriated includes \$960,000 of bond interest.

(2) Projected at \$12 million annual revenue over 10 years. Increase in Open Space amounts from Dec-03 to Jan-04 report is due to prior year projects managed by Capital Division.

(3) \$50 million budgeted for Golden Gate Park Projects.

(4) Projected at \$10 million annual revenue over 10 years.

(5) Projected at \$4 million annual revenue over 10 years.



## PROGRAM STATUS and HIGHLIGHTS

Proposition C states, "the Department shall prepare, for Commission consideration and approval, a five-year Capital Plan, to be updated annually, for the development, renovation, replacement and maintenance of capital assets, and the acquisition of real property." The process of updating the Capital Plan for fiscal year 03-04 started with public meetings in September of 2003, discussion and review of the proposed plan at the Park, Recreation and Open Space Advisory Committee in November. Final comments and revisions were accepted until January 2, 2004. The process culminated at the January 15<sup>th</sup> meeting of the full commission, where the commission approved all proposed changes to the Capital Plan. The Plan is now available on the Capital Division website at <http://parks@sfgov.org>

## PROJECT STATUS

There are currently 198 capital improvement projects during the report period including acquisitions. Of that amount, 51 projects have been completed.

Planning	77
Design	32
Bid	3
Construction	27
Closeout	6
Complete	51
Cancelled	2

### Projects Receiving NTPs (February 2004)

Project	Month
Alamo Square	February
Eureka Valley Recreation Center	February
Garfield Square	March
McNab Lake Island at McLaren Park	February

### Project Openings (February – April 2004)

Project	Month
Rochambeau Playground and Clubhouse	March
St. Mary's Square	March
Campbell Rutland Mini Park	March
Palou-Phelps Mini Park	April

## PROJECT HIGHLIGHTS

### McNab Lake Island at McLaren Park

McNab Lake is a man made kidney shaped lake located in the Northwest side of McLaren Park. Silt and runoff from the surrounding watershed had created sediment mounds in the lake which fostered tullees and other water plants. These 'islands' eventually attracted nesting birds and turtles. In 2002 the lake was drained and dredged to remove the sediment and restore the lake. We initiated our project in response to the community's request for two islands to permanently provide habitat for nesting birds. The San Francisco Conservation Corps will be constructing two 35' diameter islands using precast



concrete blocks which will be backfilled with soil. Construction is estimated to last 3-5 weeks. The department along with volunteers will plant the islands.

### **Palace of Fine Arts**

The restoration of the Palace of Fine Arts and Lagoon is a project to be implemented under the Recreation and Park Capital Plan. The scope of work includes restoration of the Rotunda and Colonnade, restoration and reconstruction of the Lagoon and Park, and associated landscape improvements. Most recently, the nomination for National Register of Historic Places (NRHP) for the Palace of Fine Arts was approved by the San Francisco Landmark Preservation Advisory Board, the Historic Preservation Commission, and the State Resources Commission. The recommendation is being sent to the National Parks Service in Washington D.C. for the final decision.

The Project is funded through a public-private partnership between the City and the Maybeck Foundation. The City is committing \$4 Million to the project. The Maybeck Foundation is committing to raise \$11 Million in private funds. Public funds are from a combination of Neighborhood Park Bonds, State Proposition 40, and other sources.

### **GRANT & GIFTS UPDATES**

As described above, funding for the Capital Program included the receipt \$100,000,000 in state and federal grant funds and \$40,000,000 in philanthropic gifts over a period of ten years. The Recreation and Park Department is actively pursuing this important funding goal with one full-time grant writer and the help of the Friends of Recreation and Park and number of neighborhood groups. The expenditures of these funds are shown in the detailed spreadsheet included with this report.

### **NEW SPREADSHEET OVERVIEW**

The new spreadsheet lists initiated projects since FY 99-00 in the following categories: Acquisition, Golden Gate Park, Neighborhood Park, Other (Marina Yacht Harbor, Candlestick, Outside San Francisco) and Citywide.

Starting on the left of the spreadsheet, the columns provide information as follows:

**General Project Name Information** - Project Name, Project Director, Project Phase

**City's Financial System (FAMIS) Data** - Budget, Expenditure, Encumbrance, Balance

**Project Estimate** - Revised Estimated Project Budget

**Budget Appropriation by Fund Sources** - Open Space, Neighborhood Park Bond, Grants and Gifts, Other Bonds, Downtown Park Fund, and Others Funds

**Summary Data** - Total Appropriated Funds, Future Grants (applied for) and Gifts (pledged).







**RPD CAPITAL IMPROVEMENT MONTHLY EXPENDITURE REPORT**  
**AS OF JANUARY 31, 2004**

REPT CAT	DIST	CAPITAL PLAN PROJECT NAME	PHASE	BUDGET	RESERVED	EXPENDED	ENCUMBERED	BALANCE	REVISED ESTIMATED PROJECT BUDGETS	TOTAL OSP FUNDS	TOTAL NP BOND FUNDS	TOTAL GRANTS FUNDS	TOTAL GIFTS FUNDS	TOTAL 87-92+97 BOND FUNDS	TOTAL DOWNTOWN PARK FUNDS	TOTAL OTHER GF & OTHER DEPT FUNDS	TOTAL APPROPRIATED FUNDS	TOTAL FUTURE POTENTIAL GRANTS & GIFTS	
NP	99	Lincoln & Sharp Irrigation	Construction	621,000	-	620,976	-	24	621,000	-	-	-	-	-	-	621,000	621,000	-	
<b>99 OUTSIDE SF TOTAL</b>				<b>621,000</b>	<b>-</b>	<b>620,976</b>	<b>-</b>	<b>24</b>	<b>621,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>621,000</b>	<b>621,000</b>	<b>-</b>	
NP	CW	Master Neighborhood Bond		3,099,560	-	2,687,812	120,743	291,005	-	-	764,794	-	-	-	-	-	-	764,794	
NP	CW	Bond - Issuance Cost		-	-	-	-	-	-	-	270,135	-	-	-	-	-	-	270,135	
NP	CW	Natural Areas-Capital Plan Impl & Acquis		3,302,054	-	2,998,441	145,001	158,612	-	2,229,667	43,580	-	-	-	-	-	-	2,273,247	
NP	CW	Other Program Costs		1,909,084	-	1,618,073	10,681	280,330	-	-	95,975	-	-	-	-	-	-	95,975	
<b>CITY-WIDE TOTAL</b>				<b>8,310,698</b>	<b>-</b>	<b>7,304,326</b>	<b>276,425</b>	<b>729,947</b>	<b>-</b>	<b>2,229,667</b>	<b>1,174,484</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,404,151</b>	
NP	UA	Master Community Pools		55,634	-	-	-	55,634	-	-	-	-	-	-	-	-	-	-	
NP	UA	Master Mini-Parks		477,937	-	-	-	477,937	-	-	-	-	-	-	-	-	-	-	
NP	UA	Master Parks & Squares		3,489,994	-	1,005,592	-	2,484,402	-	-	-	-	-	1,119,300	1,006,546	-	2,125,846		
NP	UA	Master Playgrounds		1,323,238	-	151,254	-	1,171,984	-	-	-	-	-	-	-	-	-	-	
NP	UA	Master Rec Centers		736,339	-	-	-	736,339	-	-	-	-	-	-	-	-	-	-	
NP	UA	Master Regional Parks		335,525	-	-	-	335,525	-	-	-	-	-	-	-	-	-	-	
NP	UA	Master Signage & Information		352,964	-	227,445	50,111	75,408	-	-	-	-	-	-	-	352,964	352,964		
NP	UA	Master-Clubhouse		934,261	-	-	-	934,261	-	-	-	-	-	-	-	-	-	-	
<b>UNALLOCATED TOTAL</b>				<b>7,705,892</b>	<b>-</b>	<b>1,384,291</b>	<b>50,111</b>	<b>6,271,490</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,119,300</b>	<b>1,359,510</b>	<b>-</b>	<b>2,478,810</b>	
<b>NEIGHBORHOOD PARK TOTAL</b>				<b>133,215,749</b>	<b>923,000</b>	<b>87,998,398</b>	<b>19,496,130</b>	<b>24,798,221</b>	<b>304,029,416</b>	<b>47,896,175</b>	<b>41,502,122</b>	<b>28,988,270</b>	<b>2,051,316</b>	<b>4,331,960</b>	<b>4,481,674</b>	<b>13,398,569</b>	<b>142,650,086</b>	<b>54,529,246</b>	
ZOO	7	ZOO Facilities Bond Projects		7,558,507	7,314,772	122,752	-	120,983	-	-	-	-	-	51,623,940	-	-	-	51,623,940	
<b>ZOO TOTAL</b>				<b>7,558,507</b>	<b>7,314,772</b>	<b>122,752</b>	<b>-</b>	<b>120,983</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,623,940</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,623,940</b>
OTH	3	Marina Renovation Program	Planning	2,725,218	-	2,116,952	123,313	484,953	26,037,000	-	-	-	-	-	-	2,725,218	2,725,218	-	
OTH	10	Candlestick Park Light Tower Painting	NoPhase	-	-	-	-	-	730,000	-	-	-	-	-	-	-	-	-	
OTH	10	Candlestick Park Retaining Wall - Gate A	NoPhase	4,835	-	4,835	-	-	80,000	-	-	-	-	-	-	-	-	-	
OTH	99	Sharp Park Water Tank	Construction	125,325	-	-	-	125,325	145,000	-	-	-	-	-	-	-	-	-	
<b>OTHER TOTAL</b>				<b>2,855,378</b>	<b>-</b>	<b>2,121,787</b>	<b>123,313</b>	<b>610,278</b>	<b>26,992,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,725,218</b>	<b>2,725,218</b>	<b>-</b>
VAR	CW	ADA Coordination		143,283	-	41,560	1,717	100,006	360,000	-	-	-	-	-	-	-	-	-	
VAR	CW	Community Garden		1,002,231	-	740,601	52,951	208,679	-	900,000	-	-	-	-	-	-	-	900,000	
VAR	CW	High Need		-	-	-	-	-	936,000	-	-	-	-	-	-	-	-	936,000	
VAR	CW	ParkRen - Various*		2,326,339	-	1,471,278	25,000	830,061	811,016	-	-	-	-	-	-	-	-	811,016	
VAR	CW	ParkRen-Security Systems: Lighting and Alarms		570,126	-	342,649	5,235	222,242	150,000	-	-	-	-	-	-	344,671	494,671	-	
VAR	CW	ParkRen- Program Management		-	-	-	-	-	504,701	-	-	-	-	-	-	-	-	504,701	
VAR	CW	ParkRen-ADA Compliance		102,168	-	77,168	-	25,000	275,000	-	-	-	-	-	-	-	-	275,000	
VAR	CW	ParkRen-Erosion Control		454,117	-	226,156	6,681	221,280	350,000	-	-	-	-	-	-	284,366	634,366		
VAR	CW	ParkRen-Fencing		271,979	-	191,680	-	80,299	250,000	-	-	-	-	-	-	-	-	250,000	
VAR	CW	ParkRen-Field Rehabilitation		1,239,341	-	437,232	16,644	785,465	324,000	-	-	-	-	-	-	892,251	1,216,251		
VAR	CW	ParkRen-Hazard Materials		583,564	-	447,829	33,239	102,496	265,000	-	-	-	-	-	-	364,175	629,175		
VAR	CW	ParkRen-Irrigation		-	-	-	-	-	300,000	-	-	-	-	-	-	-	-	300,000	
VAR	CW	ParkRen-Resurfacing		1,834,099	-	1,511,520	-	322,579	814,274	8,976	-	-	-	-	-	1,464,027	2,287,277		
VAR	CW	ParkRen-Children's Play Area		440,263	-	1,208	-	439,055	440,263	-	-	-	-	-	-	-	-	440,263	
VAR	CW	SFCC Master Agreement		-	-	-	-	-	40,000	-	-	-	-	-	-	-	-	40,000	
VAR	CW	SLUG Community Gardens Contract		-	-	-	-	-	30,000	-	-	-	-	-	-	-	-	30,000	
VAR	CW	Urban Forestry-Capital Plan Implement		2,354,549	-	2,354,549	-	-	-	1,241,517	-	-	-	-	-	-	-	1,241,517	
VAR	CW	Volunteer Program		124,983	-	124,983	-	-	124,983	-	-	-	-	-	-	-	-	124,983	
<b>VARIOUS CITY-WIDE TOTAL</b>				<b>11,447,042</b>	<b>-</b>	<b>7,968,413</b>	<b>141,467</b>	<b>3,337,162</b>	<b>430,000</b>	<b>7,686,754</b>	<b>8,976</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,349,490</b>	<b>11,045,220</b>	<b>-</b>	
<b>Grand TOTAL</b>				<b>200,017,330</b>	<b>8,237,772</b>	<b>132,563,090</b>	<b>22,046,816</b>	<b>37,169,652</b>	<b>359,136,593</b>	<b>64,254,667</b>	<b>42,123,598</b>	<b>82,681,489</b>	<b>12,248,017</b>	<b>59,714,511</b>	<b>4,481,674</b>	<b>22,973,829</b>	<b>288,477,785</b>	<b>55,336,689</b>	