




Edwin M. Lee, Mayor  
Philip A. Ginsburg, General Manager

**Date:** December 5, 2013

**To:** Recreation & Park Commission  
Operations Committee

**Through:** Philip A. Ginsburg  
General Manager

**From:** Dennis Kern   
Director of Operations

**Subject:** FY2013 – 2014 Deferred Maintenance Budget

**Agenda Item: Discussion and possible action to approve the allocation of \$608,500 from the Open Space fund Contingency Reserve (Reserve) for the replacement of the roof at the Sharon Arts Studio in Golden Gate Park as the deferred maintenance project to be funded by the Reserve for FY 2013 –2014**

**Background.** In February 2010, the Commission approved the annual use of 50% of the available balance in the Open Space Fund Contingency Reserve to undertake much-needed deferred maintenance projects throughout the Recreation & Park system. For FY13-14, the Open Space Fund Contingency Reserve totals \$1,217,000. The Reserve's structure and its three respective fund balances are depicted in Attachment A.

Last year, for FY12-13, the Commission identified water-related infrastructure repairs as the project list for Deferred Maintenance. Last year's project list and completion status are depicted in Attachment B.

**Discussion.** For FY2013 – 2014, the Department proposes to continue major infrastructure repair and replacement as the principal focus for deferred maintenance. Chief among those significant requirements is the infrastructure integrity of the Sharon Arts Studio building roof. Built in 1888, this Victorian



Romanesque building originally had a slate roof. Throughout several natural calamities – including the 1906 earthquake and two devastating fires in 1974 and again in 1980, several structural restorations have been accomplished. In 1991, the original slate roof was replaced with synthetic slate. Over time, the synthetic slate product (which contains asbestos) has degraded and is now spalling and decomposing. This roof decomposition is shedding roof residue on to ground surfaces surrounding the building. The proposed roof replacement would remove the existing synthetic slate tiles and replace them with authentic slate tiles, thus restoring the building roof to its original context and providing a building roof with an exceptionally long life cycle. This project would reuse some of the current ornamental and structural pieces that are in good and serviceable condition such as the ornamental fiberglass hip, ridge, and top caps. Also, the existing copper flashings and skylights will be preserved and re-used. This level of original structural and ornamental detail is important since the Sharon Arts Building is a landmarked building (Landmark 124).

If approved, this project would go out to bid as required by the Administrative Code. Internal cost estimation places the total project cost including a 9% contingency within the available Reserve fund balance for deferred maintenance of \$608,500 as depicted in Attachment A.

**Staff Recommendation:** Approval of \$608,500 from the FY13-14 Open Space Fund Contingency Reserve to fund the proposed deferred maintenance projects

**Attachments:**

- A. Open Space Fund Contingency Reserve for FY13-14
- B. FY12-13 Deferred Maintenance Project List