

MEETING DATE: December 7, 2009

AGENDA ITEM: **Joint Public Hearing:** Approval of a
Cooperation Agreement between the City
of Culver City and the Culver City
Redevelopment Agency Relating to the
Funding of Public Infrastructure
Improvements.

ATTACHMENTS

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COOPERATION AGREEMENT

THIS COOPERATION AGREEMENT (the "Agreement") is entered into this ____ day of _____, 2009 (the "Effective Date"), by and between the CITY OF CULVER CITY, a municipal corporation (the "City") and the CULVER CITY REDEVELOPMENT AGENCY, a public body, corporate and politic (the "Agency"), with reference to the following facts:

A. Redevelopment Plan for the Culver City Redevelopment Project:

1. Pursuant to Ordinance No. CS-712, adopted on July 26, 1971, the City Council for the City of Culver City (the "City Council") adopted a final redevelopment plan for the Slauson-Sepulveda Redevelopment Project, Project No. 1 ("Project Area No.1"); and

2. The redevelopment plan for Project Area No. 1 was amended by the City Council pursuant to Ordinance Numbers CS-892 (adopted on June 6, 1977), 89-034 (adopted on December 11, 1989, and 94-034 (adopted on December 27, 1994); and

3. Pursuant to Ordinance No. CS-729, adopted on December 28, 1971, the City Council adopted a final redevelopment plan for the Overland-Jefferson Redevelopment Project No. 2 ("Project Area No. 2"); and

4. The redevelopment plan for Project Area No. 2 was amended by the City Council pursuant to Ordinance Number 94-035 (adopted on December 27, 1994); and

5. Pursuant to Ordinance No. CS-862, adopted on November 24, 1975, the City Council adopted a final redevelopment plan for the Washington-Culver Redevelopment Project No. 3 ("Project Area No. 3"); and

6. The redevelopment plan for Project Area No. 3 was amended by the City Council pursuant to Ordinance Number 94-036 (adopted on December 27, 1994); and

7. Project Area No. 1, Project Area No. 2, and Project Area No. 3 were merged into the Culver City Redevelopment Project (as Component Areas Nos. 1, 2, and 3, respectively, of the "Project"), and the Redevelopment Plan for Culver City Redevelopment Project (the "Redevelopment Plan") was adopted pursuant to Ordinance No. 98-014 (adopted on November 23, 1998); and

8. Pursuant to Ordinance No. 98-015, adopted on November 23, 1998, the City Council added Component Area No. 4 to the Project; and

9. The Redevelopment Plan was amended by the City Council pursuant to Ordinance Number 2004-001 (adopted on January 12, 2004); and

10. The Redevelopment Plan was amended by the City Council pursuant to Ordinance Number 2005-006 (adopted on September 12, 2005); and

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11. The Redevelopment Plan is incorporated herein by reference and made part hereof as though fully set forth herein.

B. The Agency and the City wish to cooperate with one another to bring about the redevelopment of the Project and accomplish various tasks set forth in the Redevelopment Plan.

C. Pursuant to Section 33220 of the California Community Redevelopment Law (Health & Safety Code, Section 33000 *et seq.*), for the purposes of aiding and cooperating in the planning, undertaking, construction or operation of the redevelopment projects in the Project, the City may, among other things, exercise the following powers: sell any of its property to the Agency; cause public improvements to be furnished in connection with redevelopment; plan or replan and zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances; and enter into agreements with the Agency respecting action to be taken to any of the foregoing powers.

D. As outlined in Recital A above, the City has engaged in such redevelopment activities pursuant to Section 33220 of the California Community Redevelopment Law (Health & Safety Code, Section 33000 *et seq.*) that has aided and assisted in implementing the Redevelopment Plan and intends to engage in further redevelopment activities.

E. Pursuant to Section 33445(a) of the California Community Redevelopment Law (Health & Safety Code, Section 33000 *et seq.*), the Agency may, with the consent of the City Council, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements which is publicly owned either within or outside a project area, if the City Council makes certain determinations.

F. Pursuant to Section 33445(c) of the California Community Redevelopment Law (Health & Safety Code, Section 33000 *et seq.*), when the value of the land or the cost of the installation and construction of the building, facility, structure or other improvement, or both, has been, or will be, paid or provided for initially by the City, the Agency may enter into a contract with the City under which the Agency agrees to reimburse the City for all or part of the value of the land or all or a part of the cost of the building, facility, structure, or other improvement, or both.

G. Pursuant to Section 33679 of the California Community Redevelopment Law (Health & Safety Code, Section 33000 *et seq.*), the Agency may commit tax increment revenues to pay all or a portion of the costs relating to land acquisition for, installation of, and construction of any publicly owned building, other than parking facilities, subject to a public hearing by the legislative body.

H. The Agency and the City Council now desire to enter into this Agreement to provide for development and construction of public infrastructure improvements and other redevelopment activities within the Project, and to make payments by the Agency to the City of certain costs related to such development and construction and other redevelopment activities, subject to all of the terms and conditions of this Agreement.

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NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and promises contained herein, the parties hereto agree as follows:

TERMS

1. INTRODUCTORY PROVISIONS

The Recitals above are an integral part of this Agreement and set forth the intentions of the parties and the premises on which the parties have decided to enter into this Agreement.

2. PUBLIC IMPROVEMENTS

a. The City, or the Agency upon written request of the City, agrees to develop and construct, or cause to be developed and constructed, the Public Improvements (as defined hereinbelow) in accordance with plans and specifications approved in writing by the party hereto not developing and constructing the applicable Public Improvements, subject to the availability of funding therefor. The "Public Improvements" are more particularly described in Attachment No. 1, which is attached hereto and incorporated herein by reference.

b. The City (or Agency, as applicable) agrees to commence and complete, or cause to be commenced and completed, development and construction of the Public Improvements, or any of them, within the times required by plans approved therefor by the City Council and by other documents entered into by the City (or Agency, as applicable) in connection with such activities.

c. The City (or Agency, as applicable) will keep records of the costs incurred and expended in connection with the development and construction of the Public Improvements, or any of them (the applicable "Public Improvement Costs"), in order that an accurate record of the Agency's liability to the City can be ascertained. The City (or Agency, as applicable) shall periodically, but not less than annually, submit to the other party a statement of all applicable Public Improvement Costs incurred by the City (or Agency, as applicable) in rendering activities and services of the City (or Agency, as applicable) to the other party pursuant to this Paragraph 2.

d. The Agency agrees to pay consideration to the City for Public Improvement Costs incurred by the City, and/or to pay for Public Improvements Costs incurred by the Agency, from tax increment and any other lawfully available funds pursuant to Sections 33445 and 33679 of the California Community Redevelopment Law (Health & Safety Code, Section 33000 *et seq.*).

e. The obligation of the Agency to make payments to the City, and/or incur Public Improvement Costs on behalf of the City, under this Paragraph 2 shall, without necessity of further action by the Agency or City, be junior and subordinate to all other bonds, obligations or indebtedness heretofore or hereafter voluntarily incurred by the Agency to the extent, if any, that the Agency expressly provides to contrary effect in the instruments creating such other obligations or indebtedness.

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3. LIABILITY AND INDEMNIFICATION

In contemplation of the provisions of Section 895.2 of the California Government Code imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement as defined by Section 895 of the California Government Code, the parties hereto, as between themselves, pursuant to the authorization contained in Sections 895.4 and 895.6 of the California Government Code, shall each assume the full liability imposed upon it, or any of its officers, agents or employees, by law for injury caused by negligent or wrongful acts or omissions occurring in the performance of this Agreement to the same extent that such liability would be imposed in the absence of Section 895.2 of the California Government Code. To achieve the above-stated purpose, each party indemnifies, defends and holds harmless the other party for any liability, losses, cost or expenses that may be incurred by such other party solely by reason of Section 895.2 of the California Government Code. The provisions of Section 2778 of the California Civil Code are made a part hereof as if fully set forth herein.

4. MISCELLANEOUS PROVISIONS

a. Indebtedness. The obligations of the Agency under this Agreement shall constitute an indebtedness of the Agency within the meaning of Section 33670 of the California Community Redevelopment Law (Health & Safety Code, Section 33000 *et seq.*).

b. Time of Essence. Time is expressly declared to be of the essence in this Agreement and of every provision hereof in which time is an element.

c. Notices. Any notice to be given or other document to be delivered by any party to the other or others hereunder, may be delivered in person to an officer of any party, or may be deposited in the United States mail, duly certified or registered, return receipt requested, with postage prepaid, or by Federal Express or other similar overnight delivery service, or by facsimile machine if concurrently delivered by another permissible method set forth in this Paragraph, and addressed to the party for whom intended, as follows:

City: City of Culver City
9770 Culver Boulevard
Culver City, CA 90232
Attention: City Manager
Telephone: (310) 253-6000

Agency: Culver City Redevelopment Agency
9770 Culver Boulevard
Culver City, CA 90232
Attention: Assistant Executive Director
Telephone: (310) 253-5760

Any notice that is personally delivered (including by means of professional messenger service, courier service such as United Parcel Service or Federal Express, or by U.S. Postal Service), shall be deemed received on the documented date of receipt; and any notice that is sent by United States mail, duly certified and registered, with postage prepaid shall be

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deemed received on the third day after mailing.

d. Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their respective heirs, personal representatives, successors and assigns, except as otherwise provided in this Agreement.

e. Titles and Captions. Titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement or any provision hereof. All references to "Paragraph" shall mean the Paragraphs of this Agreement unless otherwise specified.

f. Interpretation. No provision in this Agreement is to be interpreted for or against either party because that party or his legal representatives drafted such provision.

g. Further Assurances. The parties agree to promptly execute such other documents and take such other actions as may be reasonably necessary to further the purposes of this Agreement.

h. Severance. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provision shall be deemed to be severed and deleted from the Agreement, and the severance and deletion shall not in any way affect the validity of the remaining provisions of this Agreement.

i. Entire Agreement; Waivers and Amendments. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or part of the subject matter hereof. The terms of this Agreement are only for the benefit of the City and the Agency, and there are no other intended or incidental third party beneficiaries hereto.

All waivers of any of the provisions of this Agreement must be mutually agreed upon in writing and signed by the authorized representatives of the parties.

This Agreement may be amended any number of times upon the mutual approval of the Agency and the City and must be in writing and signed by the authorized representatives of the parties.

[Signatures begin on following page]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

Dated: _____

CITY OF CULVER CITY

By _____

Mark Scott
City Manager

Dated: _____

CULVER CITY REDEVELOPMENT
AGENCY

By _____

Mark Scott
Executive Director

APPROVED AS TO FORM:

CITY ATTORNEY

Carol Schwab
City Attorney

KANE BALLMER BERKMAN

Murray O. Kane
Agency General Counsel

ATTACHMENT NO. 1
TO
COOPERATION AGREEMENT
LIST OF PUBLIC IMPROVEMENTS

New Police Department Headquarters Facility:

The City has documented the need to replace its outmoded and under-sized Police Headquarters in order to meet today's needs. Some areas of the building do not meet either current code or accreditation standards, and are grandfathered by virtue of the age of the building. This project may either be construction of a new facility at a different location, or a major reconstruction at its present location - a final decision has yet to be made by the City Council. The project is anticipated to consolidate some dispersed functions, thereby increasing the efficiency of the Police Department. By funding its share of this project, the Agency is ensuring that crime prevention and investigation services to the project area are the best available.

Park Improvements

Several park facilities within and adjacent to the Project Area are in need of rehabilitation, including work to satisfy ADA requirements and improve access for the disabled at Blair Hills Park, Blanco Park (accessibility renovation), Culver West Alexander Park (restroom and kitchen renovation), El Marino Park (drinking fountains, doorways), Fox Hills Park (restrooms, drinking fountains, doorways, counter heights, kitchenette renovation), Lindberg Park (doorways and thresholds, restrooms and kitchen renovation), and Syd Kronenthal Park (restrooms, kitchenette and office renovation). Additionally, work is required at many parks to ensure structural integrity and continued use of the park buildings and other improvements, including Blair Hills Park (exterior trellis), Blanco Park (insulated windows), Culver City Park (floor drain), Culver West Alexander Park (vandal-resistant light fixtures), El Marino Park (new roof and doors, vandal-resistant light fixtures, removal of obsolete plumbing and wiring), and Fox Hills Park (new roof and windows, vandal-resistant light fixtures).

New Public Works Laydown Facility

The Culver City Public Works Department is in need of a laydown facility (a property used for the storage and assembly of large items, equipment and machinery used by public works, e.g. light standards and sewage pumps) of the appropriate size and location to serve the needs of both the City and the Agency, for whom a substantial amount of work is performed. The Agency's investment in such a facility enables the Public Works Department to perform

maintenance, repairs and improvements in a more efficient and economical manner and frees up other public dollars to be re-invested into other improvements beneficial to the Project Area.

Overland Avenue Bridge Replacement

The Overland Avenue bridge in Component Area No. 2 is over 70 years old, yet remains a vital element of the Overland thoroughfare that connects northern and southern Culver City, carrying an average of over 32,000 vehicle trips per day. As well as providing two lanes of traffic in each direction to and from Venice Boulevard, Century City and downtown Los Angeles to the north and Slauson and Jefferson Avenues and Los Angeles International Airport to the south, the Overland Avenue bridge also serves pedestrian and bicycle traffic crossing over Ballona Creek. Replacement of this heavily used bridge preserves a critical component of Culver City's transportation infrastructure. The bridge will be widened to accommodate dedicated bike lanes. The bridge is eligible for Federal Highway Rehabilitation and Replacement (HBRR) funding because the biennial County inspections have determined it to be structurally obsolete. The proposed funds for this project would be the local match in order to secure the federal grant.

East Washington Medians

This project involves reducing the width of the existing medians in the eastern portion of Washington Boulevard to accommodate the addition of dedicated bike lanes to this segment of Washington Boulevard, which adds additional alternative transportation options for commuters and the general public.

Also, the redesigned the medians will permit installation of left-turn lanes to improve vehicular traffic circulation and easier access to the area's business community by its patrons.

Improvements to Public Facilities

The Transportation Center provides a specific room for hazardous fluid storage. The room is over capacity, creating a risk for spillage and overwhelming of the containment area. The room requires redistribution of the material, including an additional room for storage.

Fire Station No. 2 requires replacement of ceiling tiles, replacement of lighting fixtures, replacement of stairway rails, and replacement of an emergency generator.

The Veterans' Memorial Center requires renovation of the below-grade lobby and corridors due to water leaks and problems with plumbing, the suspended ceiling, light fixtures, walls and doors, as well as the restrooms. It has been approximately 20 years since the last renovation of these areas. The HVAC system and boiler system are both in need of replacement.

Street Light Replacement

Over time, the city has been converting its old and inefficient high voltage street lights to modern, low-voltage energy efficient lamps. Approximately 15 miles of streets in Component Areas No. 2, 3 and 4 still utilize the old high voltage lights. Converting these remaining fixtures to contemporary units will reduce energy use and related expense and improve lighting conditions.

Washington Boulevard Repaving

Washington Boulevard is the longest thoroughfare in Culver City, traversing the entire east-west length of the city from just east of Lincoln Boulevard to Fairfax Avenue, and second only to Sepulveda Boulevard in average daily vehicle trips.

The western portion of Washington Boulevard, commonly defined as that portion west of the 405 freeway, is entirely within Component Area No. 4. The portion of Washington Boulevard east of the 405 freeway is entirely in either Component Area No. 4 or Component Area No. 3. The entire length of the boulevard is a commercial corridor, and as such, reconstruction of the aging concrete roadway contributes to the sustained vitality and potential growth of the local business community in these Component Areas.

Expansion of Transfer Plant

The city's robust sanitation efforts encourage recycling by both residential and commercial patrons and have steadily and significantly increased demand upon the city's transfer plant, where customer pickups are aggregated for transportation to waste disposal sites. The current plant is operating at near capacity, having maximized potential of the existing site. To process the anticipated future increased demand, additional space is required to expand the plant.

New Fire Training Yard

Due to conditions geographical, economical and practical, the previously elucidated expansion of the transfer plant is most easily achieved through expansion into the property currently utilized as the fire department's training yard. In order to expand into this property, a new location must be found for the training yard. A new fire training yard will facilitate the expansion of the transfer yard, which is itself of great benefit to the project area for the reasons detailed under "Expansion of Transfer Plant." The location of this facility is yet to be determined.

CULVER CITY REDEVELOPMENT PROJECT
CULVER CITY, CALIFORNIA

SUMMARY PERTAINING TO THE FUNDING OF SPECIFIED PUBLIC
INFRASTRUCTURE IMPROVEMENTS

(California Community Redevelopment Law Section 33679)

PURSUANT TO A PROPOSED COOPERATION AGREEMENT BY AND
BETWEEN THE CULVER CITY REDEVELOPMENT AGENCY AND THE
CITY OF CULVER CITY

Culver City Redevelopment Agency

November 19, 2009

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Introduction

The Culver City Redevelopment Agency (the "Agency"), is considering financing specified public infrastructure improvements within the community that are of benefit to the Culver City Redevelopment Project, pursuant to a Cooperation Agreement between the Agency and the City of Culver City, California (the "City".)

This Summary was prepared in accordance with Section 33679 of the California Community Redevelopment Law in order to inform the Agency and the public about the transactions. This summary describes and specifies:

- A. The costs and tax increment funds to be paid by the Agency under the proposed Cooperation Agreement.
- B. The facts supporting determinations that:
 - 1. The specified public infrastructure improvements are of benefit to the Culver City Redevelopment Project, and the immediate neighborhood in which the Project Area is located;
 - 2. No other reasonable means of financing the specified public infrastructure improvements are available to the community;
 - 3. The specified public infrastructure improvements will assist in the elimination of one or more blighting conditions inside the Project Area; and,
 - 4. The specified public infrastructure improvements are consistent with the Implementation Plan for the Project Area adopted pursuant to Section 33490 of the California Redevelopment Law.
- C. The redevelopment purpose for which additional Agency funds are being used to pay for the specified public infrastructure improvements.

II. The Cost of the Cooperation Agreement to the Agency

The estimated costs (and tax increment funds) to be paid by the Agency for the specified public infrastructure improvements in the proposed Cooperation Agreement are listed on the following page:

Proposed Public Infrastructure Improvement	Estimated Cost to Agency
New Police Department Headquarters Facility ¹	\$31,200,000 ²
Park Improvements	\$500,000 ²
New Public Works Laydown Facility	\$5,400,000 ³
Overland Avenue Bridge Replacement	\$2,000,000 ⁴
East Washington Medians	\$1,560,000 ²
Improvements to Public Facilities	\$2,600,000 ²
Street Light Replacement	\$8,740,000 ²
Washington Boulevard Repaving	\$7,800,000 ²
Expansion of Transfer Plant	\$3,120,000 ²
New Fire Training Yard	\$2,700,000 ⁴

Sub-Total \$65,620,000

Bonds interest and related charges⁵ \$35,000,000

TOTAL \$100,620,000

Notes:

¹ Preliminary Engineer's estimate

² Includes Agency contribution plus soft costs equaling 30% of project plus 20% contingency for future cost increases and/or inflation.

³ Land acquisition cost only; no other Agency expense.

⁴ Local grant match of 11.5%. Agency expenses capped at \$2M.

⁵ Assumes mix of taxable and non-taxable bonds at October 2008 interest rates of 6.5% and 5.4% respectively, cumulative interest payments alone of \$15.3M and \$14.5M, plus administration charges.

III The Facts Supporting A Determination That The Specified Public Infrastructure Improvements Are Of Benefit To The Project Area

New Police Department Headquarters Facility:

Enhanced public safety within the Project Area is made possible by providing the expanded, more efficient and modern facilities for the Police Department. Increasing public safety in the Project Area induces more private development which reverses blighting influences. An efficient and modern facility will improve

the operations of the department through reduced response times for service calls and enhanced investigation abilities. The location of this facility is yet to be determined.

The City has documented the need to replace its outmoded and under-sized Police Headquarters in order to meet today's needs. By funding its fair share of this project, the Agency is ensuring that crime prevention and investigation services to the Project Area are the best available.

Park Improvements

There are several park facilities within and adjacent to the Project Area which are in need of rehabilitation, including work to satisfy ADA requirements and improve access for the disabled at Blair Hills Park (parking spaces, restrooms, *Appendix A*, pp. 1-4), Blanco Park (accessibility renovation, *Appendix A*, pp. 5-8), Culver West Alexander Park (restroom and kitchen renovation, *Appendix A*, pp. 13-17), El Marino Park (drinking fountains, doorways, *Appendix A*, pp. 18-23), Fox Hills Park (restrooms, drinking fountains, doorways, counter heights, kitchenette renovation, *Appendix A*, pp. 24-27), Lindberg Park (doorways and thresholds, restrooms and kitchen renovation, *Appendix A*, pp. 33-37), and Syd Kronenthal Park (restrooms, kitchenette and office renovation, *Appendix A*, pp. 28-32).

Additionally, work is required at many parks to ensure structural integrity and continued use, including Blair Hills Park (exterior trellis), Blanco Park (insulated windows), Culver City Park (floor drain) (*Appendix A*, pp. 9-12), Culver West Alexander Park (vandal-resistant light fixtures), El Marino Park (new roof and doors, vandal-resistant light fixtures, removal of obsolete plumbing and wiring), and Fox Hills Park (new roof and windows, vandal-resistant light fixtures).

Performing these rehabilitations benefits the Project Area by addressing the needs of those Project Area residents with disabilities so they may make greater use of the upgraded public facilities while ensuring the continued safe use and enjoyment of the facilities by the general public. Moreover, investment by the Redevelopment Agency for ADA related improvements frees up other public dollars to be re-invested into other improvements beneficial to the Project Area.

New Public Works Laydown Facility

The Culver City Public Works Department is in need of a laydown facility (a property used for the storage and assembly of large items, equipment and

machinery used by public works, e.g. light standards and sewage pumps) of the appropriate size and location to serve the needs of the Project Area by enabling the Public Works Department to perform repairs and improvements in a more efficient and economical manner. As well, investment by the Redevelopment Agency for the laydown area frees up other public dollars to be re-invested into other improvements beneficial to the Project Area.

Overland Avenue Bridge Replacement

The Overland Avenue bridge in Component Area No. 2 is over 70 years old, yet remains a vital element of the Overland thoroughfare that connects northern and southern Culver City, carrying an average of over 32,000 vehicle trips per day. As well as providing two lanes of traffic in each direction to and from Venice Boulevard, Century City and downtown Los Angeles to the north and Slauson and Jefferson Avenues and Los Angeles International Airport to the south, the Overland Avenue bridge also serves pedestrian and bicycle traffic crossing over Ballona Creek. Replacement of this heavily used bridge is beneficial to the Project Area by maintaining a critical component of Culver City's transportation infrastructure. The bridge will be widened to accommodate dedicated bike lanes. The bridge is eligible for Federal Highway Rehabilitation and Replacement (HBRR) funding because the biennial County inspections have determined it to be structurally obsolete. The proposed funds for this project would be the local match in order to secure the federal grant.

East Washington Medians

The existing medians in the eastern portion of Washington Boulevard are in Component Area No. 3. Reducing the width of these medians will benefit the Project Area by accommodating the addition of dedicated bike lanes to this segment of Washington Boulevard, adding additional alternative transportation options for commuters and the general public.

Moreover, the medians do not have dedicated left-turn lanes. By redesigning the medians to facilitate left- turn lanes, the Project Area will benefit through improved vehicular traffic circulation and easier access to the area's business community by its patrons.

Improvements to Public Facilities

The transportation center provides a specific room for hazardous fluid storage. The room is over capacity, creating a risk for spillage and overwhelming of the containment area. The room requires redistribution of the material, including an additional room for storage (*Appendix B*, pp. 3-4). A fully functional transportation center benefits the Project Area through the provision of affordable public transportation enabling access to employment and educational opportunities for residents and employees.

Fire Station No. 2 requires replacement of ceiling tiles, replacement of lighting fixtures, replacement of stairway rails, and replacement of an emergency generator (*Appendix B*, pp. 5-6). Fire Station No. 2 is beneficial to the Project Area by providing necessary public safety functions with reduced response times.

The Veterans' Memorial Center requires renovation of the below-grade lobby and corridors due to water leaks and problems with plumbing, the suspended ceiling, light fixtures, walls and doors, as well as the restrooms. It has been approximately 20 years since the last renovation of these areas. The HVAC system and boiler system are both in need of replacement (*Appendix B*, pp. 7-8).

These renovations will be beneficial to the Project Area by allowing the center to continue public access to ongoing and new programs serving seniors, youth, and the general public, including many social and recreational programs aimed at youth which can act as an alternative to anti-social or criminal activities.

Street Light Replacement

The city has been slowly converting its old and inefficient high voltage street lights to modern, low-voltage energy efficient lamps. Approximately 15 miles of streets in Component Areas No. 2, 3 and 4 still utilize the old high voltage lights. Converting these remaining fixtures to contemporary units will benefit the Project Area through reduced energy use and related expense and improve lighting conditions.

Washington Boulevard Repaving

Washington Boulevard is the longest thoroughfare in Culver City, traversing the entire east-west length of the city from just east of Lincoln Boulevard to Fairfax Avenue, and second only to Sepulveda Boulevard in average daily vehicle trips.

The western portion of Washington Boulevard, commonly defined as that portion west of the 405 freeway, is entirely within Component Area No. 4. The portion of Washington Boulevard east of the 405 freeway is entirely in either Component Area No. 4 or Component Area No. 3. The entire length of the boulevard is a commercial corridor, and as such, reconstruction of the concrete roadway is beneficial to the Project Area by contributing to the sustained vitality and potential growth of the local business community in these Component Areas.

Expansion of Transfer Plant

Efficient waste disposal not only benefits the entire Project Area, it is requisite to good health and the elimination of blight. Culver City maintains an in-house fleet of sanitation collection vehicles and staff. In addition to normal waste disposal requirements, the city's robust efforts encouraging recycling by both residential and commercial patrons has steadily and significantly increased demand upon the city's transfer plant, where customer pickups are aggregated for transportation to waste disposal sites. The current plant is operating at near capacity, having maximized potential of the existing site. To process the anticipated future increased demand, additional space is required to expand the plant.

New Fire Training Yard

Due to conditions geographical, economical and practical, the previously elucidated expansion of the transfer plant is most easily achieved through expansion into the property currently utilized as the fire department's training yard. In order to expand into this property, a new location must be found for the training yard. A new fire training yard is beneficial to the Project Area through facilitating the expansion of the transfer yard, which is itself of great benefit to the Project Area for the reasons detailed under "Expansion of Transfer Plant." The location of this facility is yet to be determined.

IV The Facts Supporting A Determination That No Other Reasonable Means of Financing The Specified Public Infrastructure Improvements Are Available To The Community

The City of Culver City General Fund

The City has already adopted mid-year budget amendments to reduce current year revenues by more than two million dollars and the City's Chief Financial Officer projects an approximately six million dollar shortfall in revenues for the Fiscal Year 2009-2010 budget. Moreover, without new revenues or significantly reduced expenditures, projected shortfalls in upcoming years will erode away the City's Reserve Fund until it has been depleted by 2015. New and existing capital projects are severely impacted by this economic reality. Responsible budgeting by the City will be reduced to maintenance of effort only and will require a reduction in some services. New programs and infrastructure projects will not be economically feasible in the near future.

As stated in the City Council staff reports on February 9, 2009 and March 30, 2009, the City of Culver City has a structural deficit which one-time, quick fixes cannot address over the long term. Limited financial resources have caused capital projects to be underfunded, resulting in a backlog of deferred maintenance on City facilities and public infrastructure (e.g. street paving and streetlight replacement) that exceeds \$30 million. Nor can some public works projects be funded through the enterprise fund that supports operations for the subject division, as to fund the project with enterprise funds would require raising customer service rates to an amount untenable to most users. Sanitation rates, for example, cannot reasonably be raised high enough to fund the expansion of the transfer station. Moreover, Propositions 13 and 218 make raising revenue through higher taxes a difficult challenge as voter approval would be necessary. An alternative to raising taxes and fees would be issuing bonds. The cost of many of the specified public infrastructure improvements is at such a level that issuing bonds is a more realistic manner to fund the improvements. But just as with raising taxes, voter approval of the bond issuance would be necessary since the bond payments become a legal obligation and could result in the need to raise taxes.

Due to the circumstances described above, the City does not currently have the resources to fund the specified public infrastructure improvements.

The Culver City Redevelopment Agency Tax Increment Revenue

The absence of any significant new revenues to address the multitude of shortfalls the City expects to face in confronting a structural deficit leaves the tax increment revenue

stream which flows to the Redevelopment Agency as the only reasonable means of financing the specified public infrastructure improvements. The tax increment revenue is derived from the increase in assessed value of property within the Project Area. This source of revenue is generally more stable than many of the City's sources (e.g. sales tax, business tax, and development related taxes and fees) which can fluctuate with much more volatility. As well, the utilization of tax increment to achieve these projects represents a redistribution of existing property taxes and requires no new or additional taxes or increase in existing taxes.

Also, unlike the City, the Redevelopment Agency can issue bonds without requiring voter approval. This is possible because the Agency can dedicate its future stream of tax increment revenues towards making the bond payments. As stated above, tax increment revenue is revenue derived from existing tax payments. Redevelopment Agencies cannot impose new taxes on property owners within the Redevelopment Project Area.

V The Facts Supporting A Determination That Construction Of The Specified Public Infrastructure Improvements Will Assist In Eliminating One Or More Blighting Conditions

In addition to the facts stated in Section III of this report, the specified public infrastructure improvements will: provide needed services and facilities to the Project Area residents and businesses where they are now lacking; spur new private economic investment within the Project Area; reduce physical deterioration of many specified public facilities; and shift to a more sustainable way of life.

New Police Headquarters Facility:

Crime is a blighting condition which can be reduced with better police facilities. As well, reducing response time to the Project Area and improving investigative efficiency for police can reduce blight and enhance public safety.

Park Improvements

Improving park facilities performs a two-fold service toward the reduction of blight. As well as the direct impact of improved facilities and elimination of graffiti and vandalism, the improvements will serve to encourage park patronage from residents of the Project Area which in turn reduces juvenile delinquency and related crimes. Within these facilities social and recreational programs are

offered for youths of the Project Area, which can act as an alternative to anti-social, blighting activities.

New Public Works Laydown Facility

The realization of a fully operational laydown facility will allow the Public Works Department to perform repairs and improvements within the Project Area in a more efficient and economical manner, thus increasing the speed and breadth of Agency efforts to eradicate blight.

Overland Avenue Bridge Replacement

The existing Overland Avenue bridge is 70 years old, and is decrepit, replete with metal corrosion and crumbling concrete in its structure. Inadequate lighting invites vandalism and discourages nighttime use by the residents of the Project Area. Replacement of the bridge with a new structure will discourage vandalism and increase the attractiveness of the Project Area.

East Washington Medians

Redesigned medians in the eastern portion of Washington Boulevard will accommodate the addition of dedicated bike lanes to this segment of Washington Boulevard, adding additional alternative transportation options for commuters and the general public to and from the Project Area.

As well, improving traffic circulation and improved alternate transportation options will encourage patronage of the businesses in the Project Area by allowing safer and easier vehicle maneuvering and directional changes. An improved business climate can act as a stimulus to revitalization of the Project Area, encouraging reinvestment in appearance and eradication of blighting elements.

Improvements to Public Facilities

Improvements to the transportation center will enhance overall efficiency of the system, thereby affording residents of the Project Area improved access to jobs and schools. Increased employment and educational opportunities improves the financial conditions of the residents of the Project Area and thus helps eliminate blighting conditions driven by unemployment and underemployment of residents.

Improvements to Fire Station No. 2 will allow greater efficiency and reduced service call times, thus improving service and safety within the Project Area.

Improvements to the Veterans' Memorial Center will allow the complex to better serve the residents of the Project Area through both continuing and new programs serving seniors, youth, and the general public, including many social and recreational programs aimed at youth which can act as an alternative to anti-social, blighting activities.

Street Light Replacement

Efficient and effective street lighting has traditionally been accepted as a leading factor in reducing vandalism and other crimes that cause or exacerbate blighting within the project Area. Light reduces blight. By replacing the existing high voltage, low efficiency street lights with contemporary energy efficient lamps, the Agency will reduce factors directly causing or contributing to blighting.

Washington Boulevard Repaving

The entire length of Washington Boulevard is a commercial corridor, and as such, proper maintenance of the roadway is integral to the sustained health of the local business community in these Component Areas, and thus of benefit to the Project Area itself. An improved business climate can act as a stimulus to revitalization of the Project Area, encouraging reinvestment in appearance and eradication of blighting elements.

Expansion of Transfer Plant

Efficient waste disposal not only benefits the entire Project Area, it is requisite to good health and the elimination of blight. Culver City maintains an in-house fleet of sanitation collection vehicles and staff. The current plant is operating at near capacity, having maximized potential of the existing site. To process the anticipated future increased demand, additional space is required to expand the plant.

New Fire Training Yard

A new fire training yard assists in the elimination of blight by allowing the existing transfer plant to absorb the current fire training yard for expansion of the plant. In

order to expand into this property, a new location must be found for the training yard. The location of this facility is yet to be determined.

VI The Facts Supporting A Determination That The Specified Public Infrastructure Improvements Are Consistent With The Implementation Plan For The Project Area

New Police Headquarters Facility:

The proposed Police Department facility is consistent with achieving Goal No. 3.0, Objective No. 3.1.1: *"Provide Rehabilitation Patrol Services for redevelopment project sites to protect Agency investment in the Project Area."*

The proposed Police Department/Fire Department Facility and the demolition of Old Fire Station No. 3 is consistent with achieving Goal No. 3.0, Objective No. 3.1.12: *"Rehabilitate or replace outdated public facilities to improve public safety and enhance the quality of life."*

Park Improvements

The specified public infrastructure improvements to park facilities is consistent with addressing Blighting Condition No. 1.4: *"The community open space and recreational and public facility space is less than the recommended standard of four acres per thousand of population."*

The specified public infrastructure improvements to park facilities is consistent with addressing Blighting Condition No. 2.3: *"Community open space, recreational and public facility space is substandard in Component Area No. 2."*

The specified public infrastructure improvements to park facilities is consistent with addressing Blighting Condition No. 3.2: *"Inadequate provision for light, ventilation, sanitation, open spaces, and recreation facilities primarily in the industrial and residential areas."*

The specified public infrastructure improvements to park facilities is consistent with achieving Goal No. 3.0, Objective No. 3.1.12: *"Rehabilitate or replace outdated public facilities to improve public safety and enhance the quality of life."*

New Public Works Laydown Facility

The realization of a fully operational laydown facility is consistent with addressing Blighting Condition No. 2.2: *"The roadway and utility infrastructure is substandard in some areas."*

The realization of a fully operational laydown facility is consistent with addressing Blighting Condition No. 2.3: *"Community open space, recreational and public facility space is substandard in Component Area No. 2."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 1.0, Objective No. 1.1.1: *"Facilitate the construction of public transportation improvements throughout the Project Area."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 1.0, Objective No. 1.1.2: *"Facilitate the construction of pedestrian access and circulation improvements throughout the Project Area."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 1.0, Objective No. 1.1.3: *"Replace the aging Overland Avenue bridge."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 1.0, Objective No. 1.1.4: *"Replace aging high voltage street lights with low energy use lighting."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 1.0, Objective No. 1.1.5: *"Replace overhead utility lines on major corridors with underground facilities."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 1.0, Objective No. 1.1.6: *"Repair Washington Boulevard roadway."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 3.0, Objective No. 3.1.12: *"Rehabilitate or replace outdated public facilities to improve public safety and enhance the quality of life."*

The realization of a fully operational laydown facility is consistent with achieving Goal No. 3.0, Objective No. 3.1.13: *"Implement streetscape and median improvements in the West Washington A.I.P."*

Overland Avenue Bridge Replacement

Replacement of the existing Overland Avenue bridge is consistent with addressing Blighting Condition No. 2.2: *"The roadway and utility infrastructure [in Component Area No. 2] is substandard in some areas."*

Replacement of the existing Overland Avenue bridge is consistent with addressing Blighting Condition No. 2.4: *"Increases in regional and local traffic continue to impact Component Area No. 2."*

Replacement of the existing Overland Avenue bridge is consistent with achieving Goal No. 1.0, Objective No. 1.1.1: *"Facilitate the construction of public transportation improvements throughout the Project Area."*

Replacement of the existing Overland Avenue bridge is consistent with achieving Goal No. 1.0, Objective No. 1.1.3: *"Replace the aging Overland Avenue bridge."*

East Washington Medians

Redesigned medians in the eastern portion of Washington Boulevard is consistent with addressing Blighting Condition No. 3.5: *"The existence of inadequate streets, open space, and utilities, primarily in the industrial areas."*

Redesigned medians in the eastern portion of Washington Boulevard is consistent with achieving Goal No. 1.0, Objective No. 1.1.1: *"Facilitate the construction of public transportation improvements throughout the Project Area."*

Redesigned medians in the eastern portion of Washington Boulevard is consistent with achieving Goal No. 1.0, Objective No. 1.1.2: *"Facilitate the construction of pedestrian access and circulation improvements throughout the Project Area."*

Redesigned medians in the eastern portion of Washington Boulevard is consistent with achieving Goal No. 1.0, Objective No. 1.1.6: *"Repair Washington Boulevard roadway."*

Improvements to Public Facilities

The proposed improvements to public facilities is consistent with addressing Blighting Condition No. 2.3: *"Community open space, recreational and public facility space is substandard in Component Area No. 2."*

The proposed improvements to public facilities is consistent with achieving Goal No. 1.0, Objective No. 1.5.4: *"Invest in new public improvements."*

The proposed improvements to public facilities is consistent with achieving Goal No. 3.0, Objective No. 3.1.12: *"Rehabilitate or replace outdated public facilities to improve public safety and enhance the quality of life."*

Street Light Replacement

Replacing aging high voltage street lights with low energy use lighting is consistent with achieving Goal No. 1.0, Objective No. 1.1.4: *"Replace aging high voltage street lights with low energy use lighting."*

Replacing aging high voltage street lights with low energy use lighting is consistent with achieving Goal No. 1.0, Objective No. 1.5.4: *"Invest in new public improvements."*

Washington Boulevard Repaving

Repaving Washington Boulevard is consistent with addressing Blighting Condition No. 2.2: *"The roadway and utility infrastructure [in Component Area No. 2] is substandard in some areas."*

Repaving Washington Boulevard is consistent with addressing Blighting Condition No. 2.4: *"Increases in regional and local traffic continue to impact Component Area No. 2."*

Repaving Washington Boulevard is consistent with addressing Blighting Condition No. 3.5: *"The existence of inadequate streets, open space, and utilities, primarily in the industrial areas."*

Repaving Washington Boulevard is consistent with achieving Goal No. 1.0, Objective No. 1.1.1: *"Facilitate the construction of public transportation improvements throughout the Project Area."*

Washington Boulevard is consistent with achieving Goal No. 1.0, Objective No. 1.1.2: *"Facilitate the construction of pedestrian access and circulation improvements throughout the Project Area."*

Repaving Washington Boulevard is consistent with achieving Goal No. 1.0, Objective No. 1.1.6: *"Repair Washington Boulevard roadway."*

Expansion of Transfer Plant

The proposed recycling plant is consistent with addressing Blighting Condition No. 3.2: *"Inadequate provision for light, ventilation, sanitation, open spaces, and recreation facilities primarily in the industrial and residential areas."*

The proposed recycling plant is consistent with achieving Goal No. 1.0, Objective No. 1.2.1: *"Complete land use planning analysis and parking strategy, encourage hazardous material remediation, and where appropriate, construct needed public improvements in the Hayden, Selmaraine and Blackwelder/Smiley industrial area."*

New Fire Training Yard

A new fire training yard required in order to expand the transfer plant. Therefore, a new fire training yard is consistent with the goals of the transfer plant expansion and is consistent with addressing Blighting Condition No. 3.2: *"Inadequate provision for light, ventilation, sanitation, open spaces, and recreation facilities primarily in the industrial and residential areas."*

A new fire training yard required in order to expand the transfer plant. Therefore, a new fire training yard is consistent with achieving Goal No. 1.0, Objective No. 1.2.1: *"Complete land use planning analysis and parking strategy, encourage hazardous material remediation, and where appropriate, construct needed public improvements in the Hayden, Selmaraine and Blackwelder/Smiley industrial area."*

VII THE REDEVELOPMENT PURPOSE FOR WHICH AGENCY FUNDS ARE BEING USED

Collectively, the Agency funding proposed for the specified public infrastructure improvements provide needed infrastructure to attract private investment and thereby assists in the elimination of blighting influences. The proposed improvements will: improve economic use of nearby properties; improve access for persons with disabilities; improve recreational opportunities for Project Area residents; and, improve public safety by providing modern, spacious and efficient facilities for the Police and Fire Departments to operate in. In their entirety, the proposed expenditure of Agency funds for the specified public infrastructure projects signals to the private market that the Culver City Redevelopment Agency is investing in its community. This gives Culver City a competitive advantage over more moribund districts where similar public investment is lacking.

Furthermore, the specified public infrastructure improvements protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the community in which they exist by remedying such injurious conditions through the employment of all appropriate means.

Furthermore, non-development of blighting elements restricts employment opportunities, and the resulting lack of employment opportunity creates despair and frustration which may create destabilizing forces within the community.

ATTACHMENTS

Appendix A - Parks & Recreation Facilities

Appendix B – Public Facilities

APPENDIX A – Parks & Recreation Facilities

Excerpts from *Facility Condition Assessment Report* (2008)

Moore Iacofano Goltsman, Inc., Fullerton, CA

Blair Hills Park	1-4
Blanco Park	5-8
Culver City Park	9-12
Culver West Alexander Park	13-17
El Marino Park	18-23
Fox Hills Park	24-27
Syd Kronenthal Park	28-32
Lindberg Park	33-37

2.0 PROPERTY DESCRIPTION

2.1.0 SUBJECT FACILITY SITE IMPROVEMENTS

2.1.1 Facility: Blair Hills Park

Subject Description:

Park Facility Location: 5950 Wrightcrest Drive.

Type of Facility:

Mini Park-1.6 acres

Amenities:

Basketball court: (1) full size court. No lights

Soft Ball field: (1) field with bleachers. No lights

Open turf area: casual use

Picnic area(s): (2) 3 picnic tables under trees; shelter area, 3 picnic tables

Play equipment: 2-5 years; new play structure, swings, climbing arc, grade level play structures; new resilient surfacing (ADA) and sand.

Building: see building evaluation.

Parking: On street parking.

Overall Condition of Park Facility:

- Basketball court: Asphalt surface: Fair condition.
- Softball Field: infield: fair surface; metal backstop is in good condition as are the aluminum bleachers.
- Picnic Area(s). Picnic area under trees: Ground is uneven, area is dark and the tables are not well placed. Picnic area at shelter: The tables are in good condition; the adjacent counter is in poor condition and crowds the area.
- Play Equipment area: Equipment is in good condition as is the resilient play surfacing

Recommended Maintenance for Park Facility

Short Term/Immediate Issues

- Replace damaged chain link fencing and gates at park entry.
- Replace lifted pavement at entry and at drinking fountain.
- Provide one on site parking area for ADA access.

Long Term/Replacement and Repair Issues

- Resurface basketball court and paint new court lines.
- Renovate turf areas.
- Remove counter at sheltered picnic area.
- Complete rubberized surface at play area.

Subject Description

Building Facility Location: Blair Hills Park, 5930 Wright Crest Drive.

Type of Facility: The site includes a restroom building that is approximately 300 square feet and contains Men's and Women's restrooms and a Park and Recreation office/storage room. The structure is a slab on grade foundation with smooth face CMU and a wood framed roof structure with asphalt composition roof shingle.

2.1.1.A Overall Condition of Building Facility

- The structure itself is in good condition but the building is functionally obsolete.
- The building is not disabled accessible and cannot be made accessible without major renovations.

2.1.1.A Recommended Maintenance for Building Facility

- Recommend that the existing building be demolished and rebuilt to current codes and disabled accessible standards.

January 14, 2003

FACILITY CONDITION ASSESSMENT - ESTIMATE

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January 14, 2003

SHORT-TERM

Prepared by CLARINSY Corporation

2.1.2 Facility: Blanco Park***Subject Description***

Park Facility Location: 5801 Sawtelle, (adjacent to elementary school).

Type of Facility

Mini park-3.6 acres

Amenities:

Basketball Courts, Softball diamonds, Handball courts at adjacent school.

Soft ball diamond: Within park for drop-in play only.

Picnic areas: (1) Sheltered picnic area with 3 tables; additional area with 2 tables.

Open turf area: drop-in play /soccer practice

Pathway: Jogging/walking.

Building: see building evaluation

Parking: On street parking only.

Overall Condition of Park Facility

- Play Equipment area: Good condition
- Picnic Area(s): Good condition
- Ball field: Fair condition
- Trail: Surface condition: Good

Recommended Maintenance for Park Facility**Short Term/Immediate Issues**

- Review park area for ADA accessibility.

Long Term/Replacement and Repair Issues

- Renovate turf areas.
- Re-establish soft ball field infield.

Subject Description

Building Facility Location: Blanco Park, 5801 Sawtelle.

Type of Facility: This site includes a Building used as a day care facility. This building is approximately 1,500 square feet and is a pre-manufactured commercial building assembled on site with a raised foundation, wood framed structure. Exterior finishes are a mixture of wood siding and stucco. The building is surrounded on two sides by a wood framed trellis structure.

2.1.2.A Overall Condition of Building Facility

- The overall condition of the main building is in fair condition.
- The trellis structure is in poor condition and should be rebuilt.
- There are some disabled accessibility issues that need to be addressed.

2.1.2.A Recommended Maintenance for Building Facility**Short Term/Immediate Issues**

- Remove and rebuild the exterior trellis structure.
- Replace deteriorated wood at the exterior (fascia and trim boards, siding, etc.)
- Patch holes in stucco
- Replace roof – eliminate ponding on roof.
- Need disabled accessible landings at exterior doors
- Install new lever type accessible door hardware throughout.
- Replace the threshold to the exterior restroom
- Adjust the fixture and accessory locations to be accessible
- Renovate the existing Kitchenette to be accessible.

Long Term/Replacement and Repair Issues

- General cleaning and painting throughout
- Replace and/or refinish damaged acoustic ceiling tiles in the Daycare Room
- Seal up the exterior door in the Daycare Restroom
- Repaint the entire exterior (stucco, wood, security screens)
- Replace single pane windows with insulated windows
- Replace sheet vinyl floor in daycare restroom.

2.1.2.B Overall Condition of Building Mechanical

- Building is served by two Bard style portable classroom type heat pump units with distribution ductwork above a suspended ceiling. Toilet rooms have ceiling fans. Building is 1980 vintage indicating that the heat pumps are nearing their useful life if original.

2.1.2.B Recommended Maintenance for Building Mechanical

Short Term/Immediate Issues

- There is no short term/immediate issues at this time

Long Term/Replacement and Repair Issues

- Typical routine maintenance and/or annual service inspection is recommended.

2.1.2.C Overall Condition of Building Plumbing

- Plumbing consists of two toilet rooms each with wall hung china lav and floor mounted flush tank china water closet. Cold and hot water is provided. Water heater was not located. May be above ceiling electric. Wall mounted single water cooler is in the classroom area

2.1.2.C Recommended Maintenance for Building Plumbing

Short Term/Immediate Issues

- There are no short term/immediate issues at this time

Long Term/Replacement and Repair Issues

- Fixtures appear to be serviceable. Water cooler is noisy.

2.1.2.D Overall Condition of Building Electrical

- **Metering/Service Equipment** - The park and recreation center building has a 400 ampere, 240/120volt, 1 phase, 3 wire metering/service equipment located outdoor. The equipment is in fair condition.
- **Recreation/Classroom** - The recreation/classroom is lighted with recessed 2'x4', 4 lamp, fluorescent fixtures with prismatic lenses. The light fixtures are in fair condition.
- **Restroom and Storage Room** - The rooms have the same recessed 2'x4' fluorescent fixtures as the classroom and are in fair condition.
- **Exterior Lights** - Exterior lights are wall and ceiling mounted HID type light fixtures. Most lenses are discolored and dirty. The exterior lights are in poor condition.

2.1.2.D Recommended Maintenance for Building Electrical

Short Term/Immediate Issues

- **Recreation/Classroom** - Clean light fixtures. Replace discolored and broken lenses. Replace defective lamps and ballasts. Check all switches and receptacles. Replace defective and broken cover plates and devices.
- **Restroom and Storage Room** - Clean light fixtures. Replace discolored and broken lenses. Replace defective lamps and ballasts.

Long Term/Replacement and Repair Issues

- **Metering/Service Equipment** - Clean the interior and exterior housing of the equipment. Clean the interior rusted panel covers and provide new paint. Provide circuit breakers with permanent nameplates.
- **Exterior Lights** - Replace all exterior light fixtures with vandal resistant HID type light fixtures.

FACILITY & CONDITION ASSESSMENT - ESTIMATE 75

2.1.3

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Summary

2.1.4 Facility: Culver City Park***Subject Description***

Park Facility Location: Corner of Duquesne & Jefferson

Type of Facility

Community Park: 41.55 acres

Amenities:

Basketball courts: (2) half-court basketball courts. No lights.

Baseball diamonds: (3) Little League, (1) Softball, (1) Babe Ruth League. (Soccer allowed).

Open turf area: passive activities, (Soccer play at upper fields only)

Picnic areas: at play area-10 tables.

Play area: (1) for 2-5 years

Skateboard Facility: (1) outdoor skateboard facility. No lights.

Trails: Interpretive trail on slope

Bone Yard Dog Park: within Culver City Park.

Building(s): see building evaluation

Parking: On street parking and site parking at ball fields.

Overall Condition of Park Facility

- Play Equipment area: Play equipment showing signs of wear with chipping paint and finish weathering. Play resilient surfacing is uneven.
- Picnic Area: Generally in good condition.
- Basketball Court: Concrete surface is in good condition. Backboards in good condition.
- Ball fields: Good condition

Recommended Maintenance for Park Facility**Short Term/Immediate Issues**

- Replace rubberized surfacing at all play equipment.
- Evaluate all existing play equipment for safety compliance.
- Replace older equipment and add equipment as space allows.
- Review play/park area for ADA accessibility.

Long Term/Replacement and Repair Issues

- None noted.

Subject Description

Building Facility Location: Culver City Park, Corner of Duquesne & Jefferson.

Type of Facility: This site includes an approximately 500 square foot restroom building with a Park and Recreation office and storage space. The building structure is a slab-on-grade with a mixture of smooth-face and split-face CMU and a wood framed roof structure with a metal roof.

2.1.4.A Overall Condition of Building Facility

- The building is in good condition, both interior and exterior, with no major structural issues.
- In general, the building appears to be disabled accessible (review needed).
- There are some water penetration and ponding issues that need to be addressed.

2.1.4.A Recommended Maintenance for Building Facility**Short Term/Immediate Issues**

- All exterior hollow metal doors are rusted out at the bottom and need replacing.
- Install a floor drain in the plumbing chase and connect to the sewer.
- Install new accessible restroom signage per current building code requirements
- Rework concrete near restroom entry and office/storage room doors to eliminate ponding
- Replace exterior thresholds at doors

Long Term/Replacement and Repair Issues

- Repaint all interior walls and ceilings and clean/seal concrete floors
- Repaint the entire exterior.
- Replace deteriorated fascia boards and wood trim.

2.1.4.B Overall Condition of Building Mechanical

- No mechanical equipment is provided. Building is naturally ventilated.

2.1.4.B Recommended Maintenance for Building Mechanical

- No maintenance is recommended for this building

2.1.4.C Overall Condition of Building Plumbing

- Minimum fixtures are provided. Men's has a stainless steel security style water closet with push button flush valve, a waterless urinal and a wall mounted china lav. Women's has two stainless steel security style water closets with push button flush valve and a wall mounted china lav. Fixtures appear serviceable, piping is concealed in the plumbing chase. Drinking fountain is a pedestal style. Cold water only is provided.

2.1.4.C Recommended Maintenance for Building Plumbing**Short Term/Immediate Issues**

- There are no short term/immediate issues at this time

Long Term/Replacement and Repair Issues

- Fixtures appear to be serviceable. Recommend routine maintenance.

2.1.4.D Overall Condition of Building Electrical

- Main Service Equipment - The restroom building has a 100 amps, 208/120 volt, 3 phase, 4 wire panel in the office. This panel provides power to the restroom building lights, receptacles and hand dryers. The panel was manufactured by Benjamin Electric and in good condition.

- **Lighting Fixtures** - The restroom lights are ceiling mounted 4 ft., 2 lamp fluorescent fixtures with wraparound diffusers. One of the fluorescent fixtures has a broken lens. Lighting level in the restrooms seems not adequate. There are two outdoor wall mounted fixtures: one in the front and one at the back of the restroom building. The outdoor light fixtures seem to be of the HID type, in fair condition but need cleaning.

2.1.4.D Recommended Maintenance for Building Electrical

Short Term/Immediate Issues

- **Exterior Lights**-Clean the outdoor wall mounted light fixtures and replace the lamps.

Long Term/Replacement and Repair Issues

- **Lighting Fixtures** - Replace the restroom 4 ft. fluorescent fixtures with vandal resistant type fluorescent fixture with two T-8 lamps and electronic ballast. Add one 4 ft. fluorescent fixture each, in the men's and women's restroom.
- **Panel** - Provide the 100 ampere panel in the office with a typewritten circuit directory or provide all branch circuit breakers with permanent nameplates

Addendum: Culver City Park

Subject Description

Type of Facilities: Ball field buildings at upper park area
Concession/Restroom Building -Newer buildings-well maintained
Score Booths at fields- Enclosed scorer's tower at each field.

Recommended maintenance for field buildings:

Short Term/Immediate Issues

- Review for Health code compliance
- Review for ADA accessibility

Long Term/Replacement and Repair Issues

- None noted.

January 14, 2008

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2.1.5 Facility: Culver West Alexander Park*Subject Description*

Park Facility Location: 4162 Wade Avenue

Type of Facility

Mini park- 3 acres

Amenities:

Basketball courts: (1) basketball court with lights.

Softball Field: (1) softball field for practice. No lights. (To be eliminated with 2007 park renovation).

Tennis court: (1) with lights.

Paddle Tennis courts: (2) with lights

Hand ball Courts: (3) with lights.

Horse shoe game area: (1) (To be eliminated with 2007 park renovation).

Open turf area: (1) drop-in use with lights. (The size of open turf area is to increase with the 2007 park renovation).

Picnic areas: (1) picnic area @ building with 2 tables and 1 table at play area. (The size of picnic area is to increase with the 2007 park renovation.)

Play areas: (2) for 2-5 years; one area fenced completely. (The second area is to be fenced with 2007 park renovation.)

Building: see building evaluation

Parking: On street parking and parking lot off of Wade St. (8 places + 1 HC).

Overall Condition of Park Facility

- Play Equipment area: Equipment and surfacing in good condition. (The sand area to be rubberized surface with the 2007 park renovation.)
- Picnic Area(s): Table areas are close to building for program events. Tables are in good condition.
- Tennis and Paddle Tennis Courts: Surface in good condition, nets, and benches in good condition. Paddle tennis courts uncomfortably "squeezed" into space.
- Softball field and Horse Shoe area: to be removed at 2007 renovation
- Basketball court: court surface and backboards are in good condition.

*Recommended Maintenance for Park Facility*Short Term/Immediate Issues

- Park/play area to be reviewed for ADA accessibility.
- Add picnic tables away from building.

Long Term/Replacement and Repair Issues

- None noted.

Subject Description

Building Facility Location: Culver West Alexander Park. 4162 Wade Avenue.

Type of Facility: This site includes an approximately 2,000 square foot Community Building that contains interior and exterior restrooms, a daycare classroom, a multipurpose room, a kitchen, and offices. The building structure is slab-on-grade with glazed CMU walls and wood framed roof structure over a steel post and beam structure with a built-up roof. The building has fire sprinklers.

2.1.5.A Overall Condition of Building Facility

- The building is in good condition over all from a structural and aesthetics standpoint.
- There are some disabled access issues that need to be addressed

2.1.5.A Recommended Maintenance for Building Facility

Short Term/Immediate Issues

- Remove debris from roof, clean out roof drains, and fix ponding on roof.
- Replace exterior doors and hardware to the exterior restrooms.
- Patch holes in the tile wainscot behind urinals in the exterior Men's restroom.
- Adjust restroom fixture and accessory heights/locations to conform to disabled access requirements (grab bars, paper towel dispensers, Urinals in exterior Men's restroom, etc.)
- Install new disabled accessible restroom signage per current building code requirements
- Kitchen cabinetry and daycare room cabinetry/countertops need to be replaced or modified per current disabled access and building code requirements.

Long Term/Replacement and Repair Issues

- Pressure wash and clean the exterior glazed CMU and grout lines.
- Replace scratched exterior glazing.
- Repaint exterior steel and stucco soffits.
- Replace damaged exhaust fan roof caps.
- Clean exposed CMU walls and grout joints in the multipurpose room.
- Refinish the hardwood floors in the multipurpose room.
- General cleaning and painting is required throughout the building (walls, floors, ceilings).
- Replace mirror in restrooms.
- Replace the VCT flooring in the Janitor's Closet.

2.1.5.B Overall Condition of Building Mechanical

- Mechanical system consists of four split system heat pumps. Fan units are located in closets with compressor condenser units on the roof. There is minimum ductwork distribution for portions of the building adjacent to the main multipurpose room. Building vintage is 1997 indicating considerable remaining service life of the equipment. Toilet rooms have ceiling fans. Thermostats have override timers. Several supply grilles are damaged.

2.1.5.B Recommended Maintenance for Building Mechanical

Short Term/Immediate Issues

- There are no short term/immediate issues at this time
Long Term/Replacement and Repair Issues
- Typical routine maintenance and/or annual service inspection is recommended.

2.1.5.C Overall Condition of Building Plumbing

- Plumbing consists of toilet rooms that are accessible from the inside of the building and additional toilet rooms that are accessible from the outside of the building. Water closets are typical china with flush valves, lavs are typical wall mounted china, urinals are waterless. Cold water only is provided. There is a disconnected 30 gallon electric water heater with circ pump in the janitor room along with a mop sink. A hi-lo water cooler is located in the building. Toilet rooms accessible from outside have floor mounted stainless steel water closets with push button flush valves. Overall condition is good. Fixtures appear to be serviceable. There is a pedestal style drinking fountain outside with a plugged drain.
- There is also a kitchen with two compartment sink.

2.1.5.C Recommended Maintenance for Building Plumbing

Short Term/Immediate Issues

- There are no short term/immediate issues at this time
- ##### Long Term/Replacement and Repair Issues
- Fixtures appear to be serviceable. Routine maintenance will correct minor leaks or slow acting faucets.

2.1.5.D Overall Condition of Building Electrical

- Main Service Equipment - The recreation center has a 225 amps, 208/120V, 3 phase main panel. The panel seems to be adequate and in fair condition. The recreation center panel is fed from an outdoor free standing main switchboard which also feeds the park's outdoor area and sports lighting.
- Recreation Room - The recreation room is illuminated with surface mounted square HID fixtures with prismatic lens. The light fixtures appear to be in good condition. One exit light fixture has a missing face plate.
- Classroom and Kitchen - The rooms have 4 ft., 2 lamp fluorescent fixtures with straight blade louvers. The light fixtures seem to be in fair condition but need to be cleaned. The lights are controlled by wall toggle switches.
- Restrooms - The men's and women's restroom have compact fluorescent down lights. A 4 ft., 2-T8 lamps fluorescent fixture with louvers illuminates the lavatory area. The light fixtures are in fair condition.
- Park/Public Restrooms - The public restrooms have vandal resistant type, surface mounted fluorescent fixtures. The light fixture lenses are dirty and the fixtures seem to be in poor condition.

2.1.5.D Recommended Maintenance for Building Electrical

Short Term/Immediate Issues

- Recreation Room - Clean fixtures and replace defective lamps and ballasts. The exit light fixture with missing face plate shall be replaced.

- Classroom and Kitchen - Clean light fixtures, replace all lamps and defective ballasts.
 - Restrooms - Clean light fixtures and replace all lamps and defective ballasts.
 - Exterior Recessed Down lights - Clean light fixtures and replace all lamps.
 - Roof - Replace roof receptacles with GFI type and with weatherproof cover.
- Long Term/Replacement and Repair Issues**
- Park/Public Restrooms - Replace existing light fixtures with similar vandal resistant type of fluorescent fixtures with two T-8 lamps and electronic ballast.

January 24, 2008

Sheet 5 of 12

2.1.6 Facility: El Marino Park***Subject Description***

Park Facility Location: 5301 Berryman Avenue

Type of Facility

Mini-park 3.15 acres

Amenities:

Basketball court: (1) full basketball court with lights.

Handball wall: no lights.

Open turf area: drop-in use/soccer play.

Picnic areas: (2) picnic areas; sheltered area with 3 tables; open area with 3 tables.

Play areas: (2) for 2-5 years; for 5-12 years; swings.

Building: see building evaluation.

Parking: On street parking.

Overall Condition of Park Facility

- Basketball court: Good
- Picnic Area(s)
 - Sheltered area-Good
 - Open area-Fair
- Play Equipment- Equipment and surfacing in good condition

Recommended Maintenance for Park Facility**Short Term/Immediate Issues**

- Remove old barbecue.
- Remove concrete from under swings
- Review the possibility of relocating picnic area and removing trees at center of field to enable greater open space.
- Review play/park area for ADA accessibility.
- Repair/ ground play surface of handball court

Long Term/Replacement and Repair Issues

- Trim or remove Ficus trees at Berryman Ave.

Subject Description

Building Facility Location: El Marino Park, 5301 Berryman Avenue.

Type of Facility: This site contains two buildings. The first building is an approximately 1,100 square foot restroom and daycare facility. This structure is a slab-on-grade with smooth face CMU walls and a mixture of steel post-and-beam and wood roof framing with asphalt composition roof shingles. The second building is an approximately 250 square foot "Pottery Shack" with an attached shade structure. This structure is a slab on grade with smooth-face CMU walls and a wood roof structure with a built-up roof.

2.1.6.A Overall Condition of Building Facility

- For the Restroom/daycare facility, the restroom area looks to be in moderately good condition structurally and aesthetically with only minor cracking in the slab. The daycare facility looks to be in poor condition structurally and aesthetically with interior Tenant Improvements falling apart and a bowed floor slab. In general, this building appears to be disabled accessible in the restroom area but needs improvement in the daycare area.
- The Pottery Shack appears to be in poor condition structurally and is not disabled accessible. Unless prohibited because of historic or neighborhood/community reasons, we recommend that this building be demolished and replaced with a new building that is suited for the use and meets current disabled access and building code requirements.

2.1.6.A Recommended Maintenance for Building Facility (Restroom/Daycare)**Short Term/Immediate Issues**

- Replace existing asphalt composition roof and sheathing and clean out and/or replace gutters as required.
- Replace deteriorated fascia boards and wood trim.
- Replace existing wood doors and frames and install disabled accessible hardware. Replace thresholds at appropriate doors.
- Replace damaged louvers and screens.
- Replace the existing exterior drinking fountain with an accessible Hi-Lo drinking fountain.
- New accessible restroom signage needs to be installed.
- Rework concrete paving in front of the Women's restroom entry to eliminate ponding.
- Lower the hand dryers in both restrooms per current disabled access requirements.
- Level the daycare floor slab and install new VCT flooring. All interior wall and ceiling finishes needs to be redone.
- Replace all drywall near office and kitchen areas.
- The entire kitchen needs to be renovated to meet disabled access requirements.
- Install new disabled accessible door hardware throughout.
- The daycare entry door is not accessible.
- Daycare restrooms need all new finishes and restroom signage.
- We recommend that the entire daycare area be gutted, including the concrete floor slab, and rebuilt to current building code standards.

Long Term/Replacement and Repair Issues

- Repaint the entire exterior.
- Repaint all interior restroom walls and ceilings and clean/reseal the concrete floor.
- Clean up the existing partition doors.
- Eliminate ponding in Men's restroom

2.1.6.A Recommended Maintenance for Building Facility (Pottery Shack)**Short Term/Immediate Issues**

- Replace the existing built-up roofing and sheathing.
- Replace deteriorated wood louvers and fascia and trim boards.
- Replace existing wood doors and frames and install new disabled accessible thresholds and door hardware.
- Remove gates at old restrooms now used for storage and install new doors, frames, and hardware.
- Remove old plumbing in restrooms and plug-up/seal floor drains and unused sewer connections.
- Remove the exterior wing walls at the old restrooms.

Long Term/Replacement and Repair Issues

- The exterior CMU seems to be abnormally porous and should be refinished and repainted.
- Interior cleaning and painting is needed in the ceramics rooms.

2.1.6.B Overall Condition of Building Mechanical

- Day care area of facility may have an operating fresh air fan located in an attic with exposed ductwork for distribution. Building is quite old and system is questionably effective. Pottery room in separate building is served with an electric space heater reported to be operational. Toilet rooms are naturally ventilated.

2.1.6.B Recommended Maintenance for Building Mechanical

Short Term/Immediate Issues

- There are no short term/immediate issues at this time

Long Term/Replacement and Repair Issues

- Only item that appears functional and adequate is the electric space heater.

2.1.6.C Overall Condition of Building Plumbing

- Plumbing consists of men and women toilet rooms. Lavs are wall hung china with cold water only, urinals are waterless, water closets are wall hung stainless steel with push button flush valves. There is an exterior drinking fountain and a non operating electric 10 gallon water heater. Day care area has a wall mounted lav with a leaking p-trap and a two compartment kitchen sink. There is also a kitchen area off this room with a two compartment sink with leaking faucet and minimal water flow.

2.1.6.C Recommended Maintenance for Building Plumbing

Short Term/Immediate Issues

- Overall plumbing system needs to be reviewed and leaks repaired.

Long Term/Replacement and Repair Issues

- There are no long term issues at this time other than routine maintenance.

2.1.6.D Overall Condition of Building Electrical

- Main Service Equipment - The park and recreation center building main electrical service equipment is a 200 amps., 240/120 volt, 1 phase, 3 wire combination meter and main circuit breaker. The main service equipment is located outdoor

on the west wall. The equipment provides power to a 200 ampere panel in the main building and to a 100 ampere panel in the smaller building.

- Panel boards - The 200 ampere panel in the main recreation manufactured by Square D seems to be fairly new. The 100 ampere panel box and cover in the smaller building are starting to rust and need new paint.
- Classroom - The classroom is lighted with six 8 ft., 2 lamp, industrial type fluorescent fixtures. Two fixtures have 8 ft. T-8 lamps and the other four fixtures have 8 ft. T-12 lamps. The boy's and girl's restroom each has a 2 lamp surface, mounted fluorescent fixture which seems to be in fair condition.
- Public Restrooms - The public restrooms light fixtures are surface mounted fluorescent with wraparound plastic diffusers. The lenses are dirty and with graffiti markings.

2.1.6.D Recommended Maintenance for Building Electrical

Short Term/Immediate Issues

- Clean the fluorescent fixtures in the boys and girls restrooms and replace the lamps.

Long Term/Replacement and Repair Issues

- Panel boards - Remove the rust in the 100 ampere panel box and cover and provide new paint. Provide panel with new typewritten circuit directory.
- Classroom - Replace all classroom fixtures with 8 ft. surface mounted fluorescent fixtures with wraparound plastic diffusers, T8 lamps and electronic ballasts.
- Public Restrooms - Replace light fixtures with similar vandal resistant type fluorescent fixtures with T8 lamps and electronic ballasts.
- Exterior Wall Mounted Fixtures - Replace all wall mounted fixtures with vandal resistant HID or compact fluorescent type fixtures.

FACILITY CONDITION ASSESSMENT - ESTIMATE

January 11, 2008

Manufactured by Climbing Corporation

January 14, 2008

2017

Total - Option 2

2.1.7 Facility: Fox Hills Park***Subject Description***

Park Facility Location: Green Valley Circle & Buckingham Parkway

Type of Facility

Neighborhood park-10 acres

Amenities:

Basketball courts: (3) half-court basketball courts with lights.

Softball Fields: (2) softball fields for youth practice. No lights.

Tennis courts: (3) full tennis court with lights.

Paddle Tennis courts: (4) with lights.

Volleyball courts: (1) volleyball sand court with lights.

Gazebo: materials: wood. View area.

Par Course and loop trail: 18 station course.

Open turf area: drop-in use/soccer practice.

Picnic areas: (3) picnic areas with a total of 10 tables.

Play areas: (1) for 2-5 years.

Building(s): see building evaluation.

Parking: On street parking.

Overall Condition of Park Facility

- Play Equipment area: Good condition
- Picnic Area(s): Tables both grouped and singular spaced through park are in good condition.
- Court: Good condition.
- Ball field: Fair condition, practice only.
- Basketball court: Good condition

Recommended Maintenance for Park Facility**Short Term/Immediate Issues**

- Review play/park area for ADA accessibility.

Long Term/Replacement and Repair Issues

- None noted.

Subject Description

Building Facility Location: Fox Hills Park. Green Valley Circle and Buckingham Parkway.

Type of Facility: This site includes an approximately 700 square foot Restroom/Storage building with a Park and Recreation Office and Park Maintenance Room. The structure is slab-on-grade with split-face CMU walls and a wood framed roof structure with wood roof shingles.

2.1.7.A Overall Condition of Building Facility

- The building is in good condition structurally with only minor cracking in the floor slab. The wood roof shingles are no longer a safe option for the roof. The building is not disabled accessible in general.

2.1.7.A Recommended Maintenance for Building Facility**Short Term/Immediate Issues**

- The existing roof needs to be removed and a new (non-wood) roof and roof sheathing needs to be installed.
- Replace deteriorated fascia boards and trim.
- Concrete walkways around the building are lifted and need to be removed and reinstalled.
- Replace existing exterior doors and thresholds and install new disabled accessible door hardware.
- Restrooms need to be renovated to meet current disabled accessible and building code requirements.
- Replace existing restroom partition doors.
- The ponding in the Men's restroom needs to be fixed.

Long Term/Replacement and Repair Issues

- In general, wall, floor, and ceiling finished need to be refinished.
- Pressure wash the exterior CMU.
- Repaint all exterior wood and other finishes.
- Replace existing windows and frames at the Park and Recreation Office.

2.1.7.B Overall Condition of Building Mechanical

- No mechanical equipment is provided. Building is naturally ventilated.

2.1.7.B Recommended Maintenance for Building Mechanical

- General daily and normal maintenance is recommended for this building.

2.1.7.C Overall Condition of Building Plumbing

- Plumbing consists of men and women toilet rooms. Each has two wall mounted china lavs with cold water only. Urinals are upright floor mounted with push button flush valves. Water closets are floor mounted china and either have push button flush valves or exposed flush valve. There is an exterior drinking fountain and a janitor sink in the storage room.

2.1.7.C Recommended Maintenance for Building Plumbing**Short Term/Immediate Issues**

- Flush valves that are weak need to be overhauled.

Long Term/Replacement and Repair Issues

- Plumbing appears to be serviceable. Routine maintenance is recommended to remove minor leaks.

2.1.7.D Overall Condition of Building Electrical

- **Main Service Equipment** - The restroom building has a combination 200 amps, 240/120V, 1 phase, 3 wire meter and main circuit breaker located in the maintenance/storage room. The main service equipment provides power to a 100 amp. panel for the building lights, receptacles and hand dryers. The equipment also feeds a 200 amp. panel for the tennis court lights. The main service equipment and panel are in fair condition.
- **Restrooms** - The men's and women's restroom are lighted with vandal resistant type, surface mounted, one lamp fluorescent fixtures. The light fixtures seem to be in fair condition but with dirty lenses.
- **Maintenance/Storage Room** - The maintenance/storage room are lighted with the same vandal resistant type fluorescent fixtures as the restrooms. Some lights are not working.
- **Exterior Lights** - There are four wall mounted light fixtures around the restroom building. All light diffusers are discolored. One light fixture has a broken lens.

2.1.7.D Recommended Maintenance for Building Electrical

Short Term/Immediate Issues

- **Restrooms** - Clean light fixtures and replace all lamps and defective ballasts.
- **Maintenance/Storage Room** - Clean light fixtures, replace all lamps and defective ballasts.

Long Term/Replacement and Repair Issues

- **Exterior Lights** - Replace all four wall mounted light fixtures with vandal resistant HID type light fixtures.

January 14, 2008

Sheet 6 of 12

2.1.8 Facility: Syd Kronenthal Park***Subject Description***

Park Facility Location: 3459 McManus Avenue

Type of Facility

Neighborhood park-6 acres

Amenities:

Softball fields – (2) softball fields for youth/adult. Fields have lights.

Soccer fields – (2) soccer fields for youth only. Fields have lights.

Basketball courts – (1) full basketball court with lights

Tennis courts – (1) tennis court with lights.

Paddle tennis court: (2) courts with lights

Open turf area – casual use

Trail loop: Jogging/walking.

Fitness cluster: 8 exercise items

Picnic areas – (2) sheltered picnic areas; one area with (4) tables; one area with (3) tables; additional tables (5) throughout park.

Play areas – (2) 2-5 years, (fenced); 5-12 years.

Building(s) – see building evaluation

Parking: Parking spaces on site.

Overall Condition of Park Facility

- Play Equipment area: Good
- Picnic Area(s): Good.
- Court: Good
- Ball field: Good
- Basketball court: Good

Recommended Maintenance for Park Facility**Short Term/Immediate Issues**

- Review play/park area for ADA accessibility.

Long Term/Replacement and Repair Issues

- Re-grade and replace turf to renovate all fields.

Subject Description

Building Facility Location: Syd Kronenthal Park, 3459 McManus Avenue.

Type of Facility: This site includes an approximately 4,000 square foot community building, which includes restrooms, Park and Recreation offices, and daycare/multipurpose rooms. The existing structure is slab-on-grade with wood framing with a stucco finish and a combination of metal and built-up roof assemblies. The building is fire sprinklered.

2.1.8.A Overall Condition of Building Facility

- The building appears to be in good condition structurally and aesthetically. A lack of maintenance on the roof drainage system seems to be a major issue.

2.1.8.A Recommended Maintenance for Building Facility

Short Term/Immediate Issues

- Investigate and repair roof leaks.
- Clean out interior roof gutter system and reseal all joints, flashing, etc.
- Remove all debris from flat roof area.
- Clean out roof drains and overflows.
- Rework the built-up roof to eliminate ponding.
- Caulk and seal roof flashing and parapet caps.
- Patch cracking in exterior stucco.
- Adjust heights of exterior drinking fountains to be Hi-Lo per disabled access requirements.
- Counters in the Park and Recreation office are not disabled accessible.
- Adjust heights and locations of plumbing fixtures and restroom accessories per disabled access requirements including toilets, urinals, and hand dryers.
- The kitchenette in the daycare classrooms are not disabled accessible.
- Install disabled accessible thresholds at restroom doors.

Long Term/Replacement and Repair Issues

- Install new or refinish restroom partition doors.
- All interior spaces need general cleaning and touch-up painting at walls and ceilings.
- Refinish restroom wall, ceiling, and floor finishes.
- Install new mirrors restrooms.
- Replace VCT or sheet vinyl flooring in the Park and Recreation Office, plumbing chase, storage rooms, and daycare restrooms.
- Patch cracking and evidence of leaking in drywall in the Park and Recreation Office and Hallway and throughout were occurs.
- Replace damaged acoustic ceiling panels in the daycare classrooms.
- Pressure wash exterior stucco and repaint as required.
- Replace scratched glazing.

2.1.8.B Overall Condition of Building Mechanical

- Mechanical equipment consists of three roof mounted Carrier heat pumps, two 3.5 ton units and one 7.5 ton unit. Distribution ductwork is above the ceiling. Thermostats are provided with override timers. Toilet rooms have ceiling exhaust fans. Main restrooms have a central exhaust system. There is a electrical room with separate ventilation supply and exhaust fan controlled by thermostat.

2.1.8.B Recommended Maintenance for Building Mechanical

Short Term/Immediate Issues

- There are no short term/immediate issues at this time

Long Term/Replacement and Repair Issues

- System appears serviceable. The ductwork serving the main toilet room exhaust fan is separated from the fan intake and needs to be reconnected. Routine maintenance is recommended.

2.1.8.C Overall Condition of Building Plumbing

- Plumbing consists main restrooms accessible from outside the building and restrooms accessible from inside the building. Water closets are stainless steel with flush valves. Urinals are waterless type. Lavs are wall mounted stainless steel with hot and cold water push buttons. There are two exterior drinking fountains that are dirty and cracked.
- Inside restrooms have wall mounted china lavs and handicap water closets with flush valves. There is a sink in the day care room, a janitor sink and a 40 gallon electric water heater with circ pump.

2.1.8.C Recommended Maintenance for Building Plumbing

Short Term/Immediate Issues

- Some flush valves have minor leaks or have a weak flush. Some faucets do not work properly.

Long Term/Replacement and Repair Issues

- Plumbing appears to be serviceable. Routine maintenance and repair is recommended.

2.1.8.D Overall Condition of Building Electrical

- Main Switchboard - The building main switchboard is a 225 ampere, 480/277 volt, 3 phase, 4 wire equipment located in the electrical room. The switchboard feeds three roof mounted heat pumps, a 480/277 volt panel, a 45 KVA transformer and a kiln. The main switchboard was manufactured by Challenger and in fair condition.
- Offices - Offices are illuminated with 2'x4' recessed fluorescent fixtures with parabolic louvers and three T-8 lamps. The light fixtures are in fair condition. Under the counter, in the Parks and Recreation Office, a duplex receptacle and a telephone outlet have no device covers.
- Pre-School Classroom - Lighting fixtures in the pre-school classroom are 2'x4' recessed fluorescent, 4 lamps, with regressed prismatic lens. The light fixtures are in fair condition. The lighting level in the classroom seems adequate.
- Restrooms, Janitor's Room and Storage Rooms - The rooms are illuminated with surface mounted 4 ft. fluorescent fixtures with wraparound plastic diffusers. Lighting fixtures seem to be in fair condition but with dirty lenses. Light fixtures are controlled with toggle switches.
- Kitchen - The kitchen has two surface mounted fluorescent fixtures with wraparound plastic diffusers. The lights are controlled by a wall toggle switch. The light fixtures seem to be in fair condition. The duplex receptacle near the sink is not ground fault interrupter (GFI) type.
- Main Hallway - The main hallway is lighted with wall mounted, one lamp, fluorescent fixtures with straight blade louvers. About 12 ft. section has missing

louvers. There are also wall mounted up lights to accent the hallway. The light fixtures seem to be in fair condition.

- Roof - There are three heat pump units on the roof. The power and control flexible conduit feeders to each unit may not be watertight. The plastic covers around the flexible conduit have deteriorated and all conduit fittings and clamps have rusted.

2.1.8.D Recommended Maintenance for Building Electrical

Short Term/Immediate Issues

- Offices - Clean light fixtures, replace all lamps and defective ballasts. Replace missing device cover plates for all receptacles, telephone and data outlets.
- Pre-School Classroom - Clean light fixtures and replace all lamps and defective ballasts.
- Restrooms, Janitor's Room and Storage Rooms - Clean light fixture lenses and replace all lamps and defective ballast. Replace toggle switches with occupancy sensors.
- Kitchen - Clean light fixtures and replace all lamps and defective ballasts. Replace the duplex receptacle near the sink with GFI type.
- Main Hallway - Clean light fixtures, replace all lamps and defective ballasts. Replace missing louvers or replace entire fixture if louvers can not be ordered separate.

Long Term/Replacement and Repair Issues

- Roof - Replace all power and control flexible conduit feeders to each unit. Replace all conduit fittings and clamps. Check all conduit penetrations through the roof for leaks and provide new weatherproofing material as needed.

FACILITY CONDITION ASSESSMENT - ESTIMATE

W/COMP/ISSUE	ADJ LAC/MENT/REPAIR

FORECAST COST

[illegible]

2.1.9 Facility: Lindberg Park***Subject Description***

Park Facility Location: 5041 Rhoda Way

Type of Facility

Mini park 4.39 acres

Amenities:

Softball fields: (2) softball fields partially lighted.

Basketball courts: (1) basketball court. No lights.

Soccer fields: (1) soccer field. No lights

Hand ball wall-concrete: No lights.

Open turf area: casual use

Picnic area: (1) picnic shelter with 6 tables. (1) open picnic area with 4 tables at play equipment area.

Play areas: (1) large play area with equipment for 2-5 years and 5-12 years.

Building(s): (2) see building evaluation.

Parking: Small parking lot (9 spaces + 1 HC) and on street parking

Overall Condition of Park Facility

- Play Equipment: Very good; large playground need rubberized surfacing.
- Picnic Area(s) Good
- Courts: Good
- Ball field: Fair
- Basketball court: Good

Recommended Maintenance for Park Facility**Short Term/Immediate Issues**

- Renovate field turf and designate additional practice ball fields/areas.
- Repair/remove old par course equipment
- Review play/park area for ADA accessibility.

Long Term/Replacement and Repair Issues

- Redesign park for league practice fields.

Subject Description

Building Facility Location: Lindberg Park, 5041 Rhoda Way.

Type of Facility: This site includes an approximately 3,000 square foot Multipurpose/Daycare facility. The existing structure appears to be a raised foundation with wood framed walls and roof structures. The exterior finish is mostly stucco with a mix of wood siding. The roof is a combination of built-up and asphalt composition roof shingles.

2.1.9.A Overall Condition of Building Facility

- The existing structure appears to be in good condition structurally. The roof system appears to be fairly new. However, improvements are needed to make the building disabled accessible.

2.1.9.A Recommended Maintenance for Building Facility**Short Term/Immediate Issues**

- Building in parking lot to be mitigated and removed.
- Fix cracking in joints between stucco and wood siding.
- Replace the main entry door and make accessible including door hardware, landings, thresholds, and clearances.
- All exterior doors need new disabled accessible door hardware, thresholds, landings, etc.
- Clean debris off flat roof areas.
- Relocate plumbing fixtures, partitions, and accessories in daycare restrooms per current disabled access requirements and maintain good condition of existing finishes.
- The staff restroom needs to be completely renovated to meet disabled access requirements and building code requirements including finishes, etc.
- The kitchen needs to be completely refurbished with new finishes and cabinetry/countertops/appliances that meet disabled access and building code requirements.
- It does not appear that the main space has roof insulation. Recommend the addition of a rigid insulation between roof rafters.

Long Term/Replacement and Repair Issues

- Repaint entire exterior
- Maintain parapet cap and flashing
- Replace wood windows and screens. Recommend dual glazed insulated windows.
- Repair exterior stone wainscot flashing, particularly near the front door.
- Both storage rooms need to be refinished/refurbished.
- Wood floors in the main daycare/multipurpose room need to be refinished.
- Repaint all interior walls and ceilings (except murals).

2.1.9.B Overall Condition of Building Mechanical

- Mechanical equipment consists of two gas unit heaters suspended from the roof structure in the main room.

2.1.9.B Recommended Maintenance for Building Mechanical**Short Term/Immediate Issues**

- There are no short term/immediate issues at this time

Long Term/Replacement and Repair Issues

- Routine maintenance is recommended.

2.1.9.C Overall Condition of Building Plumbing

- Plumbing consists of men and women toilet rooms. Each have two wall mounted china lavs with cold and hot water. Each has a baby devore style water closet with flush valve and a handicap style water closet with flush valve. A separate restroom has a floor mounted china tank type water closet and a wall mounted lav. The kitchen has a two compartment sink and a 50 gallon gas water heater.
- Remote restroom has men and women toilets. Water closets are wall hung stainless steel with push button flush valves, urinals are waterless and lavs are wall mounted china with cold water only.

2.1.9.C Recommended Maintenance for Building Plumbing

Short Term/Immediate Issues

- One lav faucet was not operational. The lav in the women's room of the remote restroom had a plugged drain.

Long Term/Replacement and Repair Issues

- Plumbing appears to be serviceable. Recommend routine maintenance.

2.1.9.D Overall Condition of Building Electrical

- Main Service Equipment - The building's main service equipment is a 200 ampere, 240/120 volt, 1 phase, 3 wire combination meter and main circuit breaker. The main service equipment is mounted on the exterior wall of the building. The equipment is in fair condition.
- Main Recreation Room/Classroom - The light fixtures in the recreation room/classroom are surface mounted 4 ft., 2 lamp strip fluorescent. The light level seems low during the daytime and maybe worse during the night time when natural light from the windows is not available.
- Restrooms - The boys and girls restrooms are fairly new compared to the rest of the building. The light fixtures are 2 lamp, surface mounted fluorescent with wraparound plastic diffusers. The light fixtures seem to be in fair condition.
- Kitchen, Storage and Hallway - The kitchen and hallway are lighted with 4 ft., 2 lamp, surface mounted fluorescent fixtures with wraparound plastic diffusers. Two fixtures have missing diffusers. Some fixtures have misaligned diffusers or do not latch correctly. The storage room and the main entry have drum type compact fluorescent fixtures with missing diffusers. The light fixtures are in poor condition.
A wall outlet box in the kitchen has no cover. Kitchen receptacles are not GFI type.
- Exterior Lights - The wall mounted light fixture above the main entry door has discolored lens and in poor condition. The wall mounted floodlights in the backyard seem to be fairly new.

2.1.9.D Recommended Maintenance for Building Electrical

Short Term/Immediate Issues

- Restrooms - Clean light fixtures and replace lamps.

Long Term/Replacement and Repair Issues

- Main Recreation Room/Classroom - Replace light fixtures with 2 or lamp, 4 ft. fluorescent with wraparound plastic diffusers, T8 lamps and electronic ballast. Install additional light fixtures to improve lighting level.
- Kitchen, Storage and Hallway - Replace all light fixtures with 4 ft., 2 lamp fluorescent fixtures with wraparound plastic diffusers, T8 lamps and electronic ballasts. Drum type fixtures shall be replaced with new compact fluorescent drum fixture with electronic ballasts.
All wall toggle switch and receptacle devices and plate covers shall be replaced. Kitchen receptacles shall be GFI type. Outlet boxes shall be provided with cover plates. Where applicable, toggle switches shall be replaced with wall occupancy sensors.
- Exterior Lights - Replace the main entry door wall mounted fixture with a vandal resistant, HID type fixture. Clean the wall mounted floodlights and replace defective lamps and ballasts.

January 14, 2008

Prepared by Cusumby Corporation

APPENDIX B - Public Facilities

Excerpts from *Facility Condition Assessment Report* (2006)

AEI Consultants, Hermosa Beach, CA

Transportation Center	1-2
Fire Station No. 2	3-4
Veterans' memorial Complex	5-6

2.4.0 DETRIMENTAL CONDITIONS

2.4.1 CHEMICAL HAZARDOUS FLUID STORAGE

Subject Description

The building provides a specific room for chemical hazardous fluid storage. This room contains a wide variety of fluids. The floor of this room is concrete. Containment is provided by the floor area, containment pallets and above ground vault tanks. Fire systems are provided.

Overall Condition of Subject

- This room was observed to be in "average to fair" overall condition.
- Containment protocols marginally satisfactory for the material within the room.
- The room is over capacity, which provides a risk for a spill and overwhelming of the containment area.
- The room requires clean up and redistribution of the hazardous materials to other locations.

Recommended Maintenance

- An additional room is recommended. See *Immediate Cost Repair Estimates table 3.2*.
- Clean up of the existing room is recommended. See *Immediate Repairs Cost Estimates Table 3.2*.



IMMEDIATE REPAIRS COST ESTIMATES - TABLE 3.2

Site Address: Transportation Center 4343 Duquesne Avenue Culver City, California 90232 Appendix # D AEI Project # 270823-D					Building Age (Years): 4 Building Area (SF): 99,000 Number of Buildings: 8 Inflation Rate (%): 5	
Sec	Item	Quantity	Units	Unit Cost	Total Cost	Picture #
2.1.0 SUBJECT FACILITY SITE IMPROVEMENTS						
2.1.1	Concrete parking repair and restriping	LS	LS	Lump Sum	\$ 20,000	Repair cracks and settling by replacing sections of areas affected in order to accommodate large heavy vehicle parking
2.2.0 BUILDING ENVELOPE AND INTERIOR SPACE						
2.3.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEM						
2.3.3	Bus wash repairs	LS	LS	Lump Sum	\$ 5,000	The bus wash requires basic repairs and parts replacement due to age
2.4.0 SPECIALTY AREAS / SYSTEMS						
2.4.1	Provide a new room for hazardous fluid storage	LS	LS	Lump Sum	\$ 30,000	The current room is undersized for the amount of fluids stored and clean up the existing room
Total Immediate Repair Cost:						
					\$55,000.00	

Expenditures that require immediate action as a result of (i) existing or potentially material unsafe conditions, (ii) material adverse physical deficiencies impacting existing tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, (v) a condition that if left "as-is", are likely to result in an extensive delay in required service or system failure within one (1) year, or a significant escalation in remedial cost.

ATTACHMENT 2

rainy season. There has been excessive moisture penetration within the building and the interior walls. The building interior walls have suffered extensive damage and a mold survey and mold testing should be conducted on this building. Roof repairs should be conducted as soon as reasonably possible to avoid future damage to the building.

Recommended Maintenance

- Refer to *Section 2.2.4 Interior Finishes* regarding recommendations with interior finishes.
- Bathroom and shower areas. The bathroom fixtures are all out of date and inefficient, some of the shower stalls have leaks and are unusable. These areas require a remodel.
- Suspended ceiling tiles and light fixtures are at the end of their effective life and or are inefficient and should be replaced. See *Immediate Repairs Cost Estimates Table 3.2*.
- Railing at the stairs is non-compliant and is a safety risk. This requires modification or replacement. See *Immediate Repairs Cost Estimates Table 3.2*.
- Sleeping and living quarters, storage and cabinetry should be reworked or replaced including furnishings. These areas and items show years of deferred maintenance. This cost has been included in the tables under "General interior remodel" See *Immediate Repairs Cost Estimates Table 3.2*.
- Door hardware should be replaced with lever type hardware at the time of any remodel. This cost has been included in the tables under "General interior remodel" See *Immediate Repairs Cost Estimates Table 3.2*.

2.1.5 MUNICIPAL PEDESTRIAN SIDEWALKS

Subject Description

Municipal pedestrian sidewalks improve the subject facility at street frontages. Sidewalks are cast-in-place concrete with control joints. The curbs and gutters were observed to consist of concrete curbing with integral gutters along the street side.

Overall Condition of Subject

- The municipal sidewalk(s) observed to be in "good" overall condition. No significant cracks or uplifted sections were viewed at the time of this assessment.

Recommended Maintenance

AL

Site Address: Fire Station N
11252 Wisconsin
Calver City, CA
Appendix # F
AEI Project #

[illegible]

Experiments were performed with the following conditions:

2.2.0 BUILDING ENVELOPE AND INTERIOR SPACE

2.2.1 FOUNDATIONS, FLOORS AND STRUCTURAL FRAMING

Subject Description

The subject building foundation is presumed to consist of cast-in-place reinforced concrete slab-on-grade with integral conventional concrete grade beams and intermediate reinforced concrete continuous footings; these support load-bearing walls and concrete spread footings; which support steel or concrete columns.

The superstructure and flooring were observed where possible.

The subject building is constructed of perimeter poured in place concrete load-bearing walls and interior steel columns supporting a steel framed roof system that consists of plywood sheathing on steel beams and joists.

Overall Condition of Subject

- The building foundation appears to be performing adequately. No signs of significant cracking or displacement that would indicate settlement were observed.
- Based on the areas viewed, the structure and flooring of the building is in "average" overall condition. Observed floors appeared to be level. No significant signs of deflection or movement were observed at the walls or floors. No signs of water intrusion were observed.
- The reception counter at the Recreation Section was observed to be in "good" overall condition.
- The below grade lobby and corridor areas at the Recreation Section was observed to be in overall "fair to poor" condition. The finishes in this area were observed have years of wear and tear and are at the end of their useful life. The area has water leaks and deferred maintenance was observed with the plumbing, suspended ceiling, light fixtures, walls and doors. The restrooms in this area are in need of upgrading. This area has not been renovated in at least 20 years.
- The lobby area at the main Recreation Section requires renovation. The finishes and overall area has not been renovated for appropriately for over 20 years.

Recommended Maintenance

- Building foundation requires no action.
- The below grade lobby and corridor area at the Recreation Section of the building requires renovation. See *Immediate Repairs Cost Estimates Table 3.2*.
- No action is recommended is needed at the main Recreation Section counter.

APL IMMEDIATE REPAIRS COST ESTIMATES - TABLE 3.2

Site Address: Veterans Memorial Center 4117 Overland Avenue Culver City, California 90232 Appendix # O AEI Project # 270823-Q						Building Age (Years): 58 Building Area (SF): 49,393 Number of Buildings: 1 Inflation Rate (%): 5
Sec	Item	Quantity	Units	Unit Cost	Total Cost	Picture #
2.1.0 SUBJECT FACILITY SITE IMPROVEMENTS						
2.1.1	Reseal parking	70000	SP	\$ 0.20	\$ 14,000	Repair and reseal parking area
2.1.4	Refinish wood work at rear courtyard	LS	LS	Lump Sum	\$ 5,000	The wood work is showing weathering and must be repainted to avoid major damage
2.1.4	Water feature upgrades	LS	LS	Lump Sum	\$ 4,500	upgrade and repair water feature
2.2.0 BUILDING ENVELOPE AND INTERIOR SPACE						
2.2.1	Renovate the lobby and corridors at the below grade Recreation area and meeting rooms	LS	LS	Lump Sum	\$ 400,000	This area requires a complete renovation to be used, this area generally is below usable building standards
2.2.4	Renovate public restrooms	LS	LS	Lump Sum	\$ 500,000	Restrooms require renovation through out
2.2.4	Repair portions of the interior	LS	LS	Lump Sum	\$ 50,000	Some portions of the interior of the building are in need of repainting
2.2.4	Replace light fixtures	LS	LS	Lump Sum	\$ 150,000	Replace old and inefficient light fixtures and associated wiring
2.2.4	Carpet replacement	LS	LS	Lump Sum	\$ 30,000	Some areas of the carpet require replacement
2.3.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEM						
2.3.1	Replace entire HVAC system	LS	LS	Lump Sum	\$ 300,000	The entire system has reached the end of its useful life
2.3.3	Inspect and test Zinsco circuit breakers	LS	LS	Lump Sum	\$ 5,000	These circuit breakers are suspect for failure
2.3.1	Replace the boiler system	LS	LS	Lump Sum	\$ 100,000	The boiler system is non compliant to current standards
2.3.4	Elevator load test	LS	LS	Lump Sum	\$ 1,000	The elevator has not been tested
2.3.3	Repaint the entire building	LS	LS	Lump Sum	\$ 150,000	The entire building should be repainted
2.4.0 SPECIALTY AREAS / SYSTEMS						
	None			\$	\$	
Total Immediate Repair Cost: \$1,709,500.00						

Expenditures that require immediate action as a result of (a) existing or potentially material unsafe conditions, (b) material deficiencies impairing existing money, (c) material building code violations, (d) poor or deteriorated condition of a critical element or system, (e) a condition that if left "as-is", are likely to result in an extensive delay in required service or system failure within one (1) year, or a significant escalation in remedial cost.

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the principal clerk of the printer of the

Culver City News

a newspaper of general circulation, printed and published weekly in the City of Culver City, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of April 24, 1980, Case Number 315458; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Publish
11/19/2009, 11/26/2009

all in the year 2009.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California,

19th day of November, 2009.

Signature

Culver City News
4351 Sepulveda Blvd.
Culver City, CA 90230
(310) 437-4401 ext. 230 Fax (310) 391-9068



NOTICE OF JOINT PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF CULVER CITY AND THE CULVER CITY REDEVELOPMENT AGENCY REGARDING PAYMENTS BY THE AGENCY TOWARD FUNDING SPECIFIED PUBLIC INFRASTRUCTURE IMPROVEMENTS OF BENEFIT TO THE CULVER CITY REDEVELOPMENT PROJECT AND THE PROPOSED COOPERATION AGREEMENT PERTAINING THERETO.



NOTICE IS HEREBY GIVEN that the City Council of the City of Culver City, California (the "City Council") and the Culver City Redevelopment Agency (the "Agency") will hold a joint public hearing on December 7, 2009 at the hour of 7:00 p.m. or as soon thereafter as the matter can be heard, in the Mike Balkman Council Chambers, City Hall, located at 9770 Culver Boulevard, Culver City, California, (an accessible location) pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).

The purpose of the joint public hearing is to consider the proposed use of tax increment from the Culver City Redevelopment Project ("Project") for the construction of specified public infrastructure improvements, pursuant to a proposed Cooperation Agreement.

The following documents are available for public inspection and copying during regular office hours (7:30 a.m. - 5:30 p.m., Monday through Friday, City Hall is closed alternate Fridays, (including November 20 and December 4) and for Thanksgiving on November 26-27, at the offices of the City Clerk (1st Floor) of the City of Culver City and the Culver City Redevelopment Agency (3rd Floor), 9770 Culver Boulevard, Culver City, California 90232:

1. A copy of the proposed Cooperation Agreement.
2. A Summary Pertaining to the Payments by the Agency for the Specified Public Infrastructure Improvements (the "Summary") which describes and specifies the following:
 - a. The costs to be incurred by the Agency in connection with the Cooperation Agreement;
 - b. The facts supporting the following determinations to be made by the Agency and City Council:
 - i. The payment of funds for the cost of the specified public infrastructure improvements is of benefit to the Project area and the immediate neighborhood in which the Project area is located;
 - ii. No other reasonable means of financing the specified public infrastructure improvements are available to the community;
 - iii. The payment of funds for the specified public infrastructure improvements will assist in the elimination of one or more blighting conditions inside the Project area; and
 - iv. The payment of funds for the public infrastructure improvements is consistent with the Implementation Plan for the Project area adopted pursuant to Section 33490 of the California Community Redevelopment Law.
 - c. The redevelopment purposes for which Agency funds are being used.

At any time before the date and time set forth above for the joint public hearing by the City Council and Agency, any written comments on or objections to the subject item may be submitted to the City Clerk. All persons wishing to question, comment, object to, or be heard on such matters at the joint public hearing will be given an opportunity to appear and be so heard. If you challenge the approval of the proposed Cooperation Agreement, or any of the matters related thereto as referred to in this Notice, you may be limited to raising only those issues addressed at the joint public hearing described in this Notice or in written correspondence delivered to the City Clerk at, or prior to, the joint public hearing.

Publication Dates: November 19 and 26, 2009

Martin Cole, City Clerk, City of Culver City Alice Prasad, Secretary, Culver City Redevelopment Agency

RESOLUTION NO. 2009-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING A COOPERATION AGREEMENT AND MAKING CERTAIN DETERMINATIONS AND FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445.

WHEREAS, the Culver City Redevelopment Agency (the "Agency") has prepared a Redevelopment Plan (the "Redevelopment Plan") for the Culver City Redevelopment Project (the "Project"); and

WHEREAS, the Agency and Culver City (the "City") wish to cooperate with one another to bring about the redevelopment of the Project and accomplish various tasks set forth in the Redevelopment Plan; and

WHEREAS, pursuant to Section 33220 of the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*) (the "CRL"), for the purposes of aiding and cooperating in the planning, undertaking, construction or operation of the redevelopment projects in the Project, the City may, among other things, exercise the following powers: sell any of its property to the Agency; cause public improvements to be furnished in connection with redevelopment; plan or replan and zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances; and enter into agreements with the Agency respecting action to be taken to any of the foregoing powers; and

WHEREAS, the City has engaged in such redevelopment activities pursuant to Section 33220 of the CRL that has aided and assisted in implementing the Redevelopment Plan and intends to engage in further redevelopment activities; and

ATTACHMENT 4

1 WHEREAS, pursuant to Section 33445(a) of the CRL, the Agency may, with
2 the consent of the City Council of Culver City (the "City Council"), pay all or part of the
3 value of the land for and the cost of the installation and construction of any building, facility,
4 structure, or other improvements which is publicly owned either within or outside a project
5 area, if the City Council makes certain determinations; and

6 WHEREAS, pursuant to Section 33445(c) of the CRL, when the value of the
7 land or the cost of the installation and construction of the building, facility, structure or other
8 improvement, or both, has been, or will be, paid or provided for initially by the City, the
9 Agency may enter into a contract with the City under which the Agency agrees to
10 reimburse the City for all or part of the value of the land or all or a part of the cost of the
11 building, facility, structure, or other improvement, or both; and

12 WHEREAS, pursuant to Section 33679 of the CRL, the Agency may commit
13 tax increment revenues to pay all or a portion of the costs relating to land acquisition for,
14 installation of, and construction of any publicly owned building, other than parking facilities,
15 subject to a public hearing by the legislative body; and

16 WHEREAS, the Agency and the City have prepared a Cooperation
17 Agreement (the "Cooperation Agreement") to provide for development and construction of
18 public infrastructure improvements and other redevelopment activities within the Project
19 (the "Public Improvements") as more particularly identified and described in the List of
20 Public Improvements attached as Attachment No. 1 to the Cooperation Agreement, and to
21 make payments by the Agency to the City of certain costs related to such development and
22 construction and other redevelopment activities (the "Public Improvement Costs" therein
23 and herein), subject to all of the terms and conditions of the Cooperation Agreement; and
24
25
26
27
28

ATTACHMENT 4

1 WHEREAS, pursuant to Sections 33445 and 33679 of the CRL, the Agency's
2 Board and City Council held a joint public hearing on the proposed Cooperation
3 Agreement; having duly published notice of such public hearing, and made copies of the
4 Cooperation Agreement and the Summary Pertaining to the Funding of Specified Public
5 Infrastructure Improvements (the "Summary") available for public inspection and comment;
6 and

7
8 WHEREAS, pursuant to the CRL, the City Council has considered the
9 information regarding: (1) the benefit of the Public Improvements to the Project and its
10 immediate neighborhood, including the information contained in Section III of the
11 Summary; (2) the availability of other reasonable means of financing the Public
12 Improvements available to the community, including the information contained in Section
13 IV of the Summary; (3) the assistance that will be given to the elimination of one or more
14 blighting conditions inside the Project by the Public Improvements, including the
15 information contained in Section V of the Summary; and (4) the consistency of the Public
16 Improvements with the Implementation Plan for the Project pursuant to Section 33490 of
17 the CRL, including the information contained in Section VI of the Summary; and

18
19 WHEREAS, the City Council has reviewed and duly considered the staff
20 report, Summary, documents and other written evidence presented at the hearing
21 ("Documentary Evidence") and all terms and conditions of the proposed Cooperation
22 Agreement, and believes the payments by the Agency of the Public Improvement Costs
23 are in the best interests of the City and the health, safety, morals and welfare of its
24 residents, and in accord with the public purposes and provisions of applicable state and
25 local law and requirements; and
26
27
28

1 WHEREAS, all other legal prerequisites to the adoption of this Resolution
2 have occurred.

3 NOW, THEREFORE, the City Council of Culver City DOES HEREBY
4 RESOLVE, as follows:

5 1. The City Council has received and heard all oral and written objections
6 to the proposed payments by the Agency of the Public Improvement Costs as described in
7 the Cooperation Agreement, and to other matters pertaining to this transaction, and all
8 such oral and written objections are hereby overruled.
9

10 2. Based upon the testimony and Documentary Evidence presented at
11 the public hearing, the City Council hereby finds and determines:

12 (a) The foregoing recitals are true and correct.

13 (b) The Public Improvement Costs for which the Agency proposes
14 to pay under the Cooperation Agreement is of benefit to the Project and the
15 immediate neighborhood in which the Project is located, as described in
16 Section III of the Summary;
17

18 (c) No other reasonable means of financing the Public
19 Improvements are available to the community, as described in Section IV of
20 the Summary;
21

22 (d) The payment of funds for the Public Improvements will assist in
23 the elimination of one or more blighting conditions inside the Project including
24 the information contained in Section V of the Summary;

25 (e) The payment of funds for the Public Improvements is consistent with
26 the Implementation Plan for the Project pursuant to Section 33490 of the
27 CRL, as described in Section VI of the Summary.
28

ATTACHMENT 4

1 3. The City Council hereby consents to the payment by Agency of the
2 Public Improvement Costs as described above and in the Cooperation Agreement.

3 4. The Cooperation Agreement in substantially the form presented to the
4 City Council is hereby approved, a copy of which is on file with the City Clerk.

5
6 5. The City Manager, or designee, is hereby authorized to execute the
7 Cooperation Agreement on behalf of the City, together with such non-substantive changes
8 and amendments as may be approved by the City Manager and the City Attorney.

9
10 6. The City Manager, or designee, is hereby authorized, on behalf of the
11 City, to sign all documents necessary and appropriate to carry out and implement the
12 Cooperation Agreement, and to administer the City's obligations, responsibilities and duties
13 to be performed under the Cooperation Agreement.

14 7. In the event the Agency desires to issue bonds, notes, or other
15 instruments of indebtedness of the Agency to carry out redevelopment projects, then any
16 indebtedness of the Agency to the City, including any interest accrued thereon, shall be
17 deemed not to be a first pledge of tax increment allocations received by the Agency
18 pursuant to Section 33670 of the CRL; and any indebtedness of the Agency to the City,
19

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

ATTACHMENT 4

including any interest accrued thereon, shall be subordinate to any pledge of tax
increments to bondholders or the holders of other such instruments of indebtedness.

APPROVED AND ADOPTED, this ____ day of _____, 2009.

ANDREW WEISSMAN, MAYOR
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN COLE, City Clerk
A09-00415

CAROL A. SCHWAB, City Attorney

RESOLUTION NO. 2009 A-____

RESOLUTION OF THE CULVER CITY
REDEVELOPMENT AGENCY APPROVING A
COOPERATION AGREEMENT AND MAKING
CERTAIN DETERMINATIONS AND FINDINGS
PRUSUANT TO HEALTH AND SAFETY CODE
SECTION 33445

WHEREAS, the Culver City Redevelopment Agency (the "Agency") has prepared a Redevelopment Plan (the "Redevelopment Plan") for the Culver City Redevelopment Project (the "Project"); and

WHEREAS, the Agency and Culver City (the "City") wish to cooperate with one another to bring about the redevelopment of the Project and accomplish various tasks set forth in the Redevelopment Plan; and

WHEREAS, pursuant to Section 33220 of the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*) (the "CRL"), for the purposes of aiding and cooperating in the planning, undertaking, construction or operation of the redevelopment projects in the Project, the City may, among other things, exercise the following powers: sell any of its property to the Agency; cause public improvements to be furnished in connection with redevelopment; plan or replan and zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances; and enter into agreements with the Agency respecting action to be taken to any of the foregoing powers; and

WHEREAS, the City has engaged in such redevelopment activities pursuant to Section 33220 of the CRL that has aided and assisted in implementing the Redevelopment Plan and intends to engage in further redevelopment activities; and

WHEREAS, pursuant to Section 33445(a) of the CRL, the Agency may, with the consent of the City Council of Culver City (the "City Council"), pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements which is publicly owned either within or outside a project area, if the City Council makes certain determinations; and

WHEREAS, pursuant to Section 33445(c) of the CRL, when the value of the land or the cost of the installation and construction of the building, facility, structure or other improvement, or both, has been, or will be, paid or provided for initially by the City, the Agency may enter into a contract with the City under which the Agency agrees to reimburse the City for all or part of the value of the land or all or a part of the cost of the building, facility, structure, or other improvement, or both; and

WHEREAS, pursuant to Section 33679 of the CRL, the Agency may commit tax increment revenues to pay all or a portion of the costs relating to land acquisition for, installation of, and construction of any publicly owned building, other than parking facilities, subject to a public hearing by the legislative body; and

WHEREAS, the Agency and the City have prepared a Cooperation Agreement (the "Cooperation Agreement") to provide for development and construction of public infrastructure improvements and other redevelopment activities within the Project (the "Public Improvements") as more particularly identified and described in the List of Public Improvements attached as Attachment No. 1 to the Cooperation Agreement, and to make payments by the Agency to the City of certain costs related to such development and construction and other redevelopment activities (the "Public Improvement Costs" therein and herein), subject to all of the terms and conditions of the Cooperation Agreement; and

WHEREAS, pursuant to Sections 33445 and 33679 of the CRL, the Agency's Board and City Council held a joint public hearing on the proposed Cooperation Agreement; having duly published notice of such public hearing, and made copies of the Cooperation Agreement and the Summary Pertaining to the Funding of Specified Public Infrastructure Improvements (the "Summary") available for public inspection and comment; and

WHEREAS, pursuant to the CRL, the Agency has considered the information regarding: (1) the benefit of the Public Improvements to the Project and its immediate neighborhood, including the information contained in Section III of the Summary; (2) the availability of other reasonable means of financing the Public Improvements available to the community, including the information contained in Section IV of the Summary; (3) the assistance that will be given to the elimination of one or more blighting conditions inside the Project by the Public Improvements, including the information contained in Section V of the Summary; and (4) the consistency of the Public Improvements with the Implementation Plan for the Project pursuant to Section 33490 of the CRL, including the information contained in Section VI of the Summary; and

WHEREAS, the Agency has reviewed and duly considered the staff report, Summary, documents and other written evidence presented at the hearing ("Documentary Evidence") and all terms and conditions of the proposed Cooperation Agreement, and believes the payments by the Agency of the Public Improvement Costs are in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law and requirements; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Redevelopment Agency of Culver City DOES HEREBY RESOLVE, as follows:

1. The Agency has received and heard all oral and written objections to the proposed payments by the Agency of the Public Improvement Costs as described in the Cooperation Agreement, and to other matters pertaining to this transaction, and all such oral and written objections are hereby overruled.

2. Based upon the testimony and Documentary Evidence presented at the public hearing, the Agency hereby finds and determines:

- (a) The foregoing recitals are true and correct.

(b) The Public Improvement Costs for which the Agency proposes to pay under the Cooperation Agreement is of benefit to the Project and the immediate neighborhood in which the Project is located, as described in Section III of the Summary;

(c) No other reasonable means of financing the Public Improvements are available to the community, as described in Section IV of the Summary;

(d) The payment of funds for the Public Improvements will assist in the elimination of one or more blighting conditions inside the Project including the information contained in Section V of the Summary;

(e) The payment of funds for the Public Improvements is consistent with the Implementation Plan for the Project pursuant to Section 33490 of the CRL, as described in Section VI of the Summary.

3. The Agency hereby consents to the payment by Agency of the Public Improvement Costs as described above and in the Cooperation Agreement.

4. The Cooperation Agreement in substantially the form presented to the Agency is hereby approved, a copy of which is on file with the Secretary of the Agency.

5. The Agency Executive Director, or designee, is hereby authorized to execute the Cooperation Agreement on behalf of the Agency, together with such non-substantive changes and amendments as may be approved by the Agency Executive Director and Agency Special Counsel.

6. The Agency Executive Director, or designee, is hereby authorized, on behalf of the Agency, to sign all documents necessary and appropriate to carry out and implement the Cooperation Agreement, and to administer the Agency's obligations, responsibilities and duties to be performed under the Cooperation Agreement.

7. In the event the Agency desires to issue bonds, notes, or other instruments of indebtedness of the Agency to carry out redevelopment projects, then any indebtedness of the Agency to the City, including any interest accrued thereon, shall be deemed not to be a first pledge of tax increment allocations received by the Agency pursuant to Section 33670 of the CRL; and any indebtedness of the Agency to the City, including any interest accrued thereon, shall be subordinate to any pledge of tax increments to bondholders or the holders of other such instruments of indebtedness.

APPROVED AND ADOPTED, this _____ day of _____, 2009.

Chair

ATTEST:

APPROVED AS TO FORM:

Secretary

Agency General Counsel