

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 04/10/06		Item Number: <u>A-4</u>	
AGENDA ITEM: Approval of a Budget Amendment to Fund Contract Building Inspectors to Meet Staffing Requirements of the Symantec Project for the Remainder of the 2005-2006 Fiscal Year.			
Contact Person/Dept. Craig Johnson		Phone Number: (310) 253-5802	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒	Attachments: ☐
Public Notification: Master Notification List (04/05/06)			
Department Approval: Susan Evans (04/05/06)		CAO Approval: Jerry Fulwood (04/05/06)	
City Controller Approval: Marlee Chang (04/05/06)			

RECOMMENDATION:

Staff recommends the City Council authorize a budget amendment to fund contract building services to meet staffing requirements of the Symantec project for the remainder of the 2005-2006 Fiscal Year.

A Budget Amendment requires a 4/5ths vote.

BACKGROUND:

In the Fiscal year 2005-2006 adopted budget \$50,000 was appropriated for contract building inspectors. However, this money has already been expended on contract plan review services for the Symantec project.

Construction on the Symantec project is expected to begin later this month and continue through 2007. Currently the five Building Safety Division inspectors are working at capacity and cannot manage their current projects while taking on the additional building services that are about to be required for the Symantec project. As a result staff will use the contract building inspectors on smaller new projects and our current five inspectors will be assigned to the Symantec project in addition to other current city projects.

The average total valuation for all construction in Culver City over the last several years was approximately \$45 million each year. The valuation of the Symantec project shell building, not including the interior build-out, plumbing, electrical and mechanical work is anticipated to be approximately \$101 million.

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DISCUSSION:

During the FY 2005/2006 Budget Study Session, City Council members advised staff that if the Building Safety Division required more funds for contract inspectors for the Symantec project, a budget amendment could be considered at the time construction was about to begin.

If the Council approves the budget amendment requested for contract building inspectors, the contract inspectors would be closely integrated into the operating group of the five permanent Building Safety inspectors. It is very important that all Inspectors work in the same area to coordinate inspections. To this end, the Building Safety Division is requesting two additional desks, computers, phones and office chairs.

FISCAL ANALYSIS:

The cost for two contract building inspectors for the period of 4/01/06 to 6/30/06 is estimated at \$63,000, and the support materials required (computers, desks and chairs) is estimated at \$16,000. The \$16,000 includes the cost to rearrange the current desk arrangement to accommodate two more desks.

The following chart outlines the fees the Building Safety Division has collected from Symantec for the shell building:

Item	Amount
Building Permit/Plan Check	\$375,000
CCUSD School Fee (for the benefit of CCUSD)	\$189,000
Commercial/Industrial Tax	\$1,369,000
Building Permit Fee	\$519,000
Technical Surcharge	\$39,000
Fire Prevention Plan Check Fee	\$80,000
Sewer Facilities Fee (a portion for the benefit of City of LA)	\$1,063,000
<i>TOTAL:</i>	<i>\$3,634,000</i>

In addition to the above, the City will also collect fees for interior improvements. These fees will, most likely, be collected in Fiscal Year 2006/2007.

Staff recommends the City Council appropriate \$63,000 from the General Fund to Account #10151500.411700 to fund the services of two contractual building inspectors for the remainder of Fiscal Year 2005/2006 and appropriate \$16,000 from

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the General Fund to Account #10151500.740100 for the necessary desk arrangements, furniture, and office equipment.

The costs anticipated for Fiscal Year 2006/2007 will be included in the budget requested for that fiscal year.

MOTION:

That the City Council:

Approve a Budget Amendment to Fund Contract Building Inspectors for the Remainder of the 2005-2006 Fiscal Year in the amount of \$63,000 to account number 10151500.411700 and in the amount of \$16,000 to account 10151500.740100.

This item requires a 4/5ths vote.