

CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: April 6, 2006

TO: Ted Medina, Director, Park and Recreation Department

FROM: April Penera, Deputy Director, Park and Recreation Department

SUBJECT: Balboa Park Infrastructure Needs

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Per your request, I have completed a preliminary analysis of infrastructure needs and expenditures for Balboa Park. This analysis includes completed Capital Improvement Program (CIP) projects dating back to 1997, current capital improvement program projects, unfunded CIP needs, and building deferred maintenance needs as provided by the General Services Department's Facilities Maintenance Division. The breakdown is as follows:

CIP Expenditures, FY '97 to date	\$55,000,000
CIP Projects that are funded and on-going	\$4,500,000
Building Deferred Maintenance Needs/minor	\$7,600,000
CIP Unfunded Needs deferred needs/major	\$95,000,000
CIP Unfunded New Facilities:	\$157,000,000

Balboa Park CIP project expenditures include work completed by the City of San Diego. The funding sources of the \$55,000,000 include primarily: a) certificates of participation bonds, b) capital outlay/general fund, and c) state/federal grants. Projects completed by park institutions, private organizations, outside agencies, as well as, ongoing park maintenance and operations expenses are excluded from this total.

CIP projects (\$4,500,000) that are funded and on-going include those projects that are currently active and fully funded or partially funded and phased. Examples of this category are the Balboa Park Ornamentation Reconstruction Projects and Sewer Lateral Replacements. These projects are at various stages of completion and should have funding to complete the current phase at a minimum. Those parts of the projects that are not fully funded are considered as "CIP Unfunded Needs" for the unfunded portion.

Facilities Maintenance Division has identified minor deferred maintenance needs for Balboa Park's buildings. These items are typically roof replacements, stucco and window repair, door hardware replacement, etc. It is estimated that the deferred maintenance needs for Balboa Park buildings is a minimum of \$7,600,000.

The CIP Unfunded Needs list for Balboa Park is shown above in two categories. The first being the major deferred maintenance needs (\$95,000,000) and the second being new facilities and

improvements (\$157,000,000). Major deferred maintenance issues are normally classified as CIP projects and implemented via City contracts and typically not performed by City forces. New facilities and improvements include future projects identified by staff, the Balboa Park Committee, the Recreation Council and the Balboa Park Master Plan. Examples of new amenities and facilities are full restoration of the General Services Maintenance Yard at 20<sup>th</sup> and B to parkland and reclamation of the Arizona Landfill to parkland. The new facilities list does not yet include the recently City Council approved Park Boulevard Promenade Plan and other Parking Structures. The final disposition of these projects is dependent upon the next phase of the Land Use, Circulation and Parking Study.

As one can see, great effort has been taken to ensure Balboa Park has been considered for major funding in the past decade. Given the fact that this crown jewel of San Diego is 1,172 acres and predominantly of historic fabric, its needs are continual. Park and Recreation Department staff continues to seek funding for the most crucial needs. Please call with any questions.

Respectfully submitted,



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cc: Ali Darvishi, Project Officer II, Park & Recreation Department  
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