



## CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

### **AGENDA ITEM**

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Report: Preservation and Reuse of the Former Rockhaven Sanitarium Project, Adopt Plans and Specification

1. Resolution adopting Plans and Specification for the Preservation and Reuse of the Former Rockhaven Sanitarium Project, Specification No. 4004; and directing the City Clerk to advertise for bids.
2. Motion authorizing a Professional Services Agreement (PSA) with Maestro Development LLC (Maestro) in the amount of \$304,730 to provide construction management services for the Preservation and Reuse of the Former Rockhaven Sanitarium Project.

### **COUNCIL ACTION**

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**Item Type:** Consent Calendar

**Approved for** March 11, 2025 **calendar**

### **EXECUTIVE SUMMARY**

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The Preservation and Reuse of the Former Rockhaven Sanitarium Project includes the renovation of Pines Cottage for use as a museum, along with improvements to the Rockhaven grounds, accessibility improvements and the establishment of off-site parking, which represents a comprehensive effort to enhance the site's historical and functional value.

The intent of this item is for the City Council to adopt the project plans and specification, authorize the City Clerk to advertise for bids, and approve a PSA for \$304,730 with the consultant Maestro for construction management services for the project.

## **RECOMMENDATION**

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Approve a resolution to adopt the plans and specifications for the Preservation and Reuse of the Former Rockhaven Sanitarium Project and approve a motion to authorize a PSA with Maestro in the amount of \$304,730 to provide construction management services for this project.

## **ANALYSIS**

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The Rockhaven Sanitarium is a 3.4-acre site with 15 buildings located at 2713 Honolulu Avenue. The former women's sanitarium was acquired in April 2008 and listed on the National Registry of Historic Places in 2016. There have been three attempts since 2014 to partner with private entities to renovate the site. The last effort ended in January 2020 when Avalon Investments terminated their boutique hotel proposal.

In June 2021, State Senator Anthony Portantino announced an \$8,000,000 State grant to preserve Rockhaven and provide for a museum. The grant agreement was executed in March 2023. Per the agreement the project must be completed by March 1, 2026.

SWA Architects was retained in October 2022 to assist with the project design. They initially prepared preliminary design investigations and a proposed scope of work. In July 2023 SWA Architects provided a revised scope of work focused on three objectives: (1) renovate Pines Cottage building for use as a museum; (2) renovate the Rockhaven grounds (focused on landscape, accessibility, and pathway improvements); and (3) address feasibility of off-site parking improvements. The strategy was to maintain the existing buildings and focus on the improvements required to re-open Rockhaven to the public until an operational plan and funding strategy could be developed.

In August 2024, the City Council approved the conceptual design and directed proceeding with construction documents and bidding documents. The conceptual plan provides for site improvements and for the renovation of the Pines Cottage building. The site's variable grades and lack of ADA accessible paths of travel prevents public access. Thus, the plan identifies a network of renovated and new walkways, ramps, and hardscape improvements for the ADA paths of travel. The plan also provides for drainage, landscaping and irrigation improvements. Typical interior and exterior repairs for the Pines Cottage are also identified in the plan. The proposed improvements for both the Pines Cottage and site comply with the Secretary of Interior Standards for the treatment of a historic property.

The improvements are divided into three tiers. Tier 1 addresses baseline conditions to permit public access to the site by creating the accessible path while addressing drainage issues and providing landscaping and irrigation. Tier 2 adds landscaping and irrigation along Hermosa Avenue and west of the Honolulu main gate. Tier 3 provides further accessibility improvements by rehabilitating remaining hardscape to provide access to the remaining buildings.

On December 16, 2025, an RFP was issued for construction management services for the Preservation and Reuse of the Former Rockhaven Sanitarium Project. Six firms

expressed interest; however, only two: Maestro and Transtech Engineers, Inc. submitted proposals, with the remaining firms citing heavy current workloads as the reason for not participating. After extensive interview sessions with the two candidates and a comprehensive evaluation process, staff selected Maestro as the most qualified due to their comprehensive knowledge of historic preservation projects and their extensive experience with similar work. Maestro recently worked in Glendale on the Fremont Park project. Staff negotiated a final PWA cost of \$304,730 with Maestro for construction management services for the project.

The engineer’s estimate for the construction phase of the project is \$7,000,000 and the balance of funds remaining in the State grant is approximately \$6,800,000 not including the cost of the PSA with Maestro. Therefore, staff intends to request a resolution of appropriation from the General Fund at contract award to adequately cover the full cost of this project.

The transformation of Pines Cottage into a museum will involve structural repairs, functioning restrooms, and adherence to preservation standards, all while designing exhibit spaces that highlight the site's rich history. Accessibility improvements will also ensure the museum is welcoming to all visitors. In tandem, the Rockhaven grounds will undergo significant upgrades, including pathway restoration, enhanced landscaping, and the creation of community-friendly spaces such as picnic areas and seating. These improvements will make the grounds both visually appealing and more functional for events and gatherings. Together, these initiatives will help preserve the site's cultural significance while making it a welcoming and accessible destination for the public.

**STAKEHOLDERS/OUTREACH**

The work will be coordinated with the contractor and Community Services & Parks Department (CSP) staff to minimize any disruptions to operations and the public.

**FISCAL IMPACT**

The PSA with Maestro to provide construction management services for the Preservation and Reuse of the Former Rockhaven Sanitarium Project will cost \$304,730, which was approved as part of the FY 2024-25 budget. No new appropriation is being requested at this time. The City Council approved funding is outlined below:

Existing Appropriation		
Amount	Account String	Funding Source
\$304,730	43110-4090-CDD-0020-P0000 PL: CDD00921AG	CIP Reimbursement Fund

There is no fiscal impact associated with adopting plans and specification for the project at this time. Staff intends to request a resolution of appropriation from the General Fund at the time of construction contract award if the bid amounts come in at or above the engineering estimate for construction.

## **ENVIRONMENTAL REVIEW (CEQA/NEPA)**

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CEQA does not apply to projects where the lead agency determines "with certainty that there is no possibility that the activity in question may have a significant effect on the environment." CEQA Guidelines (14 Cal. Code Regs.) § 15061(b)(3).

## **CAMPAIGN DISCLOSURE**

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In accordance with the City Campaign Finance Ordinance, the names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with 10% interest or more in the firm proposed for contract in this Agenda Item Report are attached in Exhibit 1, in accordance with the City Campaign Finance Ordinance No. 5744.

## **ALTERNATIVES TO STAFF RECOMMENDATION**

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Alternative 1: The City Council may choose not to approve the Resolution and Motion thereby deferring the improvements and maintain the status quo conditions and use of these facilities.

Alternative 2: The City Council may consider any other alternative not proposed by staff.

## **ADMINISTRATIVE ACTION**

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**Submitted by:**

Daniel Hernandez, Director of Public Works

**Prepared by:**

Arthur Asaturyan, Senior Project Manager

**Approved by:**

Roubik R. Golanian, P.E., City Manager

## **EXHIBITS/ATTACHMENTS**

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Exhibit 1 – Campaign Finance Disclosure Forms