



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

### **AGENDA ITEM**

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Report: Resolution to Accept State of California Grant in the amount of \$8 Million for Rockhaven

1. Resolution authorizing the Director of Community Development or designee to execute Grant Agreement GF2104-0 with the California Natural Resources Agency for Rockhaven Sanitarium in the amount of \$8 million
2. Resolution of Appropriation in the amount of \$8 million
3. Motion directing staff to install super heavy duty vinyl tarps at the eleven Rockhaven structures

### **COUNCIL ACTION**

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**Item Type:** Action Item

**Approved for** August 23, 2022 **calendar**

### **EXECUTIVE SUMMARY**

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State Senator Anthony Portantino secured \$8 million grant through the California Natural Resource Agency for the preservation of Rockhaven and the creation of an onsite museum. The State grant offers an opportunity to energize the City's efforts to preserve Rockhaven. Following direction from Council, staff has developed a project scope and is ready to submit the documents to the State for the execution of the grant agreement.

## **COUNCIL PRIORITIES**

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Infrastructure: Completion of a schematic plan for the Rockhaven site that includes a museum dedicated to Agnes Richards is an identified project in the FY 2022-23 Workplan.

## **RECOMMENDATION**

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Authorize the Director of Community Development or designee to execute the Rockhaven Sanitarium Grant with the State of California, appropriate the grant funding, and provide direction on roof replacement options.

## **BACKGROUND**

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The Rockhaven Sanitarium consists of 3.4 acres and fifteen buildings occupying 22,000 SF located in the Crescenta Valley. The City acquired the Rockhaven Site ("Site") in April 2008 for \$8.25M. The former women's sanitarium was subsequently listed on the National Registry of Historic Places.

The site has remained vacant since the closure of the Sanitarium in 2006 with the condition of the site's improvements steadily worsening.

On June 29, 2021, State Senator Anthony Portantino announced that his office secured \$8 million for the preservation of Rockhaven and the creation of an onsite museum. The State grant offers an opportunity to energize the City's efforts to preserve Rockhaven and consider alternatives that may have not been previously feasible.

On May 3, 2022 the City Council provided specific direction to staff on the project scope and improvements to be made with the \$8M grant. Staff has completed the necessary documentation to submit to the State and is ready to formalize the grant agreement pending Council's resolution.

## **ANALYSIS**

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### **Application of Grant Funding**

Once the grant documents are completed, the project will focus on the following scope of work:

- The creation of a museum
- Stabilization and renovation of existing historic structures
- Affordable housing feasibility study
- Site and landscape improvements
- Parking analysis and improvements

The 3,550 SF Pines Cottage has been identified for a future museum space. The conversion to a museum will require numerous improvements addressing the change of use and to meet current Building and Fire Codes. The City expects extensive utility improvements, updated heating and air conditioning systems, new fire sprinkler and alarm systems, roof replacement, and structural upgrades. ADA upgrades will be required to address severe grade changes limiting access to the building and circulation within the building.

The Site's buildings have been in ad-hoc suspension since the Sanitarium closure. More permanent safeguards such as water-tight roofs, effective drainage, and secure windows and doors were not in place to counteract continual deterioration endemic to vacant buildings. The scope of work will focus on addressing this deferred maintenance with priority placed on weatherproofing, roof replacements, and gutter repairs for buildings with "high" historic/architectural integrity. Based on budget, further improvements may be completed to allow the limited public occupancy of certain buildings.

Rockhaven's landscape was a significant part of its original design and a contributor to the site's historic designation. The buildings were set within a landscaped garden with mature oak and other trees, and connected by landscaped pathways, gardens, patios, and courtyards. The scope of work will address master planning and implementation of improvements to restore the landscape areas in a historically sensitive manner and address drainage and ADA issues created by the grade changes across the site. This initial phase would focus on planning studies and options; any implementation of work would first be approved by Council.

Affordable housing remains a city priority. Vacant land on the western and southern ends of the site are potentially suitable for appropriately scaled affordable housing that protects the Site's historic integrity. In addition, existing buildings may be suitable for supportive housing or congregate care housing. As part of the stabilization of the site buildings, the feasibility of developing new affordable housing and repurposing some of the existing buildings for housing will be addressed.

Rockhaven lacks on-site parking. The rehabilitation of the site and introduction of a museum will likely require on-site parking for ADA access. The scope of project will include an analysis of parking requirements and demand, and the provision of additional parking that is considerate of the sites historical setting. Solutions may include off-site improvements on the periphery to increase the supply of parking. Similar to the landscape, this initial phase would focus on planning studies and options; any implementation of work would first be approved by Council.

### **Roof Replacement Update**

On November 2, 2021, in order to expedite the procurement process, Council approved a Resolution to dispense with the bidding procedures and authorized the Deputy Director of Finance/Purchasing to solicit competitive bids and execute a contract for the Removal and Replacement of Roofing Systems at Rockhaven. As work has been conducted on-site to further develop the needs for the grant's project scope, it was determined that the structural improvements which are needed in each building would undermine the roof replacements; therefore, any work on the roof should not come before other improvements are first made. As rain continues to be a primary cause of further deterioration to the buildings, staff has evaluated three options for preserving the existing structures as follows:

Option 1 - Full removal and replacement of the eleven existing roofing systems, including restoration/reinstallation of existing "historic" roof tiles. This option would provide a

permanent solution that is in compliance with the historical requirements of these facilities. Due to the aforementioned structural modifications that are necessary to preserve the buildings, this permanent solution may be premature at this time given that subsequent improvements are expected to adversely impact the completed improvements. Option 1 is estimated at \$1,300,000.

Option 2 - Full removal of the eleven existing roofing system, preservation of the existing “historic” roof tiles, and installation of a temporary roofing system. This options would provide a long-term solution for mitigating rain damage and allow for subsequent improvements without damaging or requiring future modifications to a permanent roof as described in Option 1. For this option, the historic roof tiles would be reinstalled after the completion of all other improvements to the facilities. This option, while very effective, will require a more extensive and expensive interim solution than is necessary. Option 2 is estimated at \$850,000. The completion of these roofs, after all future structural improvements have been implemented, would cost an additional estimated \$800,000, for a total of approximately \$1,650,000.

Option 3 - Installation of super heavy duty vinyl tarps at eleven structures. Tarping the leaking facilities has been performed in the past using medium grade materials and has proven to be an effective short-term solution; however, their longevity has been short-lived due to wind and sun quickly deteriorating the tarps. Option 3 would instead utilize super heavy duty tarps, similar to those used for residential home fumigation. The professional installation of heavy duty tarps would provide the needed interim protection for several years (if needed), and would allow for future improvements without undoing any permanent improvements as described in Options 1 and 2. This tarping method would ultimately preserve the structures and provide a semi long-term solution at the lowest cost. This option would be the fastest of the three to implement and could be completed before the next rainy season. Option 3 is estimated to cost \$220,000. The future cost to complete these roofs, after all other improvements have been implemented, would be similar to Option 1.

The Public Works Department recommends Option 3 due to its offering of substantial protection at the lowest cost, as well as its lack of interference on or future duplication of future improvements. The Public Works Department anticipates, that with the proper materials and installation methods, the tarping solution will provide the needed protection until subsequent plans are developed and permanent improvements implemented.

## **STAKEHOLDERS/OUTREACH**

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Once the grant funding is in place, staff and consultants will work with The Glendale Historical Society and the Friends of Rockhaven to ensure the historic context and integrity of the property is properly maintained, enhanced, and the finished museum, retail and community spaces, and landscaping serves the community’s vision for the space.

## **FISCAL IMPACT**

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The project scope for the listed Rockhaven improvements will cost \$8 million, which was not included as a part of the FY 2022-23 approved budget. Therefore, staff is requesting

for an appropriation of \$8,000,000 from grant revenue. This grant will be dispensed on a reimbursement basis. The appropriation request is outlined below:

<b>Requesting Appropriation</b>			
<b>Amount</b>	<b>From (Account String)</b>	<b>To (Account String)</b>	<b>Funding Source</b>
<b>\$8,000,000</b>	<b>GL: 32610-4090-CDD-0020-P0000-PL: CDD00921AG</b>		<b>CIP Reimbursement Grant</b>
<b>\$8,000,000</b>		<b>GL: 43110-4090-CDD-0020-P0000-PL: CDD00921AG</b>	<b>CIP Reimbursement Grant</b>

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

The Project is categorically exempt from environmental review pursuant to CEQA Guidelines §§ 15301 and 15331, which exempts projects that are limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. The Project is also statutorily exempt from environmental review pursuant to CEQA Guidelines §§ 15262, which exempts projects involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded.

### **CAMPAIGN DISCLOSURE**

This item is exempt from campaign disclosure requirements.

### **ALTERNATIVES**

Alternative 1: Approve the resolutions authorizing the Director of Community Development or designee to execute Grant Agreement GF2104-0 with the California Natural Resources Agency for Rockhaven Sanitarium in the amount of \$8 million, and the appropriation of \$8 million to the grant fund. Direct staff to pursue Option option 3 to install super heavy duty vinyl tarps on the elevens structures which will ultimately preserve the structures, provide a semi long-term solution at the lowest cost, and with the quickest implementation.

Alternative 2: Do not approve the resolutions authorizing the Director of Community Development or designee to execute Grant Agreement GF2104-0 with the California Natural Resources Agency for Rockhaven Sanitarium. Doing so will prohibit the City from accessing the \$8 million grant made available for Rockhaven. Direct staff to pursue an alternative other than Option 3. Alternatively, Options 1 and 2 are costlier, will take additional time, and may ultimately be at the detriment of the historic tiles.

Alternative 3: Consider any other alternative not proposed by staff.

## **ADMINISTRATIVE ACTION**

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**Prepared by:**

Bradley Calvert, Assistant Director of Community Development

**Approved by:**

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

## **EXHIBITS/ATTACHMENTS**

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Not applicable.