

Maldonado, Karina

From: Godinez, Christine
Sent: Friday, October 14, 2011 1:17 PM
To: 'ba@fieldworks.net'
Cc: Maldonado, Karina
Subject: RE: CPRAR - GLN 092111 GWP Const

Dear Mr. Allen:

I am following up on your Public Records Act request for:

1. Please provide documents showing the cost of construction for the Fairmont Extension by the GWP.
2. Please provide documents showing the cost of moving and reconstituting the UOC by the GWP.

As stated in my email below, there are no public records responsive to item #1. Public records responsive to item #2 will be made available for your inspection in the City Clerk's office, where they will be held for a period of two weeks.

Regards.

Christine A. Godinez
Senior Assistant City Attorney
City of Glendale
613 E. Broadway, Suite 220
Glendale, CA 91206
Tel: (818) 548-2080
Fax: (818) 547-3402

From: Godinez, Christine
Sent: Thursday, September 29, 2011 11:40 AM
To: 'ba@fieldworks.net'
Cc: Maldonado, Karina
Subject: RE: CPRAR - GLN 092111 GWP Const

Mr. Allen,

With regard to your recent Public Records Act request for:

1. Please provide documents showing the cost of construction for the Fairmont Extension by the GWP.
2. Please provide documents showing the cost of moving and reconstituting the UOC by the GWP.

With regard to item number 1, there are no responsive records. The Fairmont Extension construction project was not paid for with GWP funds. With regard to item number 2, the City has determined that your request seeks copies of disclosable public records in the possession of the City. However, the City will require additional time due to the need to search for, collect, and appropriately examine a voluminous amount of separate and distinct records that are either responsive or potentially responsive to your request. The estimated date that the records will be available is October 14, 2011. We will contact you as soon as the records are available.

Regards,

Christine A. Godinez
Senior Assistant City Attorney
City of Glendale
613 E. Broadway, Suite 220
Glendale, CA 91206
Tel: (818) 548-2080
Fax: (818) 547-3402

10/14/2011

From: Barry Allen [mailto:ba@fieldworks.net]
Sent: Monday, September 26, 2011 3:50 PM
To: Godinez, Christine
Subject: RE: CPRAR - GLN 092111 GWP Const

See highlighted
Mr. Allen, I did not see any text with your response.

Christine A. Godinez
Senior Assistant City Attorney
City of Glendale
613 E. Broadway, Suite 220
Glendale, CA 91206
Tel: (818) 548-2080
Fax: (818) 547-3402

From: Barry Allen [mailto:ba@fieldworks.net]
Sent: Monday, September 26, 2011 2:55 PM
To: Godinez, Christine
Subject: RE: CPRAR - GLN 092111 GWP Const

Barry Allen -- Executive Director
Vanguardians -- 501(c)3
Publisher of Vanguard News Service
www.vanguardians.org-- 818 243 1502
<mailto:info@vanguardians.org>
POB 11202 Glendale CA 91226
[Join us on Face book](#)

This email contains no commercial content and is an exception to the CAN-SPAM law requirements. Our contact information is above. If you wish to opt-out of receiving any email from Vanguardians, put 'unsubscribe' in the subject line and include the email address to which the email was sent.

From: Godinez, Christine [mailto:CGodinez@ci.glendale.ca.us]
Sent: Monday, September 26, 2011 2:45 PM
To: ba@fieldworks.net
Cc: Maldonado, Karina
Subject: FW: CPRAR - GLN 092111 GWP Const

Dear Mr. Allen:

I am writing to request clarification of the attached Public Records Act:

1. Please provide documents showing the cost of construction for the Fairmont Extension by the GWP.
2. Please provide documents showing the cost of moving and reconstituting the UOC by the GWP.

For item #1, are you looking for records reflecting costs paid by GWP for the Fairmont Extension?

10/14/2011

[Barry Allen] YES

For item #2, please explain and clarify your reference to "moving and reconstituting" the UOC. Are you looking for records pertaining to moving and reconstituting the UOC as a result of the Fairmont Extension project? **[Barry Allen]** YES Or are you are requesting records regarding any "moving and reconstituting the UOC" in general? If the latter, please specify the time period you are interested in.

Thank you in advance.

Christine A. Godinez
Senior Assistant City Attorney
City of Glendale
613 E. Broadway, Suite 220
Glendale, CA 91206
Tel: (818) 548-2080
Fax: (818) 547-3402

CITY OF GLENDALE
INTRADEPARTMENTAL COMMUNICATION

TO: Daniel Waters, Interim Director of Glendale *Water & Power*

FROM: Kevin C. Todd, GWP Project Manager

DATE: August 31, 2007

SUBJECT: 1998 Memos: Bernard V. Palk, Director of Public Service

Memo 1.

Per your request, attached is the memo from 1998 summarizing the property situation at the Public Service Corporate Yard (currently, GWP Utility Operations Center). I do not have the Attachments A,B,C,D,E.

Memo 2.

This memo was a compilation of expenses that would be incurred by GWP in preparation for the Fairmont Road extension. Many of these items have already been completed by GWP with GWP funds including property purchases, transmission tower relocation, site consolidation, demolition of miscellaneous items. It is my understanding that GWP was supposed to be reimbursed for all expenses related to the preparation for Fairmont Road once the funding for Fairmont Road became available. I'm told that the funding for Fairmont Road is now available.

Note: All estimates and rents are circa 1998.

CITY OF GLENDALE

H. Russell (4)

INTERDEPARTMENTAL COMMUNICATION

DATE August 17, 1998

TO James E. Starbird, City Manager

FROM Bernard V. Palk, Director of Public Service

BVPalk

SUBJECT Public Service Yard Space: History & Present Needs

This information will assist in understanding the status of the Public Service Corporate Yard, how it evolved to the present space occupied, and the financial obligations of the other City Departments for using Public Service properties. Beginning in 1989 the Public Service Yard has lost significant amounts of yard space caused by the location of the Public Works' Recycling Center and the Fire Department's Environmental Management Center, as well as the recent location of the EPA groundwater cleanup facility on the Yard's property.

ORIGINAL UNDERSTANDINGS CIRCA 1989

The original land for the Public Works' Recycling Center (about 42,000 square feet) was rented from the Public Service Department commencing on August 1, 1989 for the rent amounts specified in the attached letter agreement dated June 23, 1989 (Attachment A) as agreed to by Messrs. W.E. Cameron and George Miller. The rents, which would have resulted in payments of about \$681,011.04 (Attachment B) were never paid but were forgiven as noted in a memorandum from Michael P. Hopkins to David Ramsay dated May 16, 1990 (Attachment C). The land, however, remained in the ownership of the Public Service Department.

The Environmental Management Center was leased to the Fire Department commencing on July 1, 1989 for the rent amount specified in the attached letter agreement dated July 3, 1989 (Attachment D). The rents, which would have exceeded \$800,000, were also forgiven in the memorandum noted as Attachment C. The land lost for the use of Public Service was on the order of 80,000 square feet and the materials and equipment stored there had to be relocated to the remaining Public Service Yard.

The rationale for forgiving the rent was to assist the general city government which was ailing financially.

NET LOSS OF PUBLIC SERVICE YARD: 80,000 SQUARE FEET

August 17, 1998

**DREAMWORKS CAUSED RELOCATION OF RECYCLE CENTER AND EPA
GROUNDWATER CLEANUP FACILITY**

In 1996 and 1997 the then vacant land upon which Dreamworks is now located was the preferred site for the EPA Groundwater Cleanup facility. In order to facilitate Dreamworks' acquisition of the Crystal Springs site, and their location in Glendale, it was required to relocate the EPA groundwater cleanup facility to another location. After much searching it was decided to relocate the EPA facility to where the Public Works' Recycling Center was and to move the Recycling Center onto an additional 59,330 square feet of the Public Service Yard. This encroached onto a parking area for Public Service employees and some fleet vehicles as well as a materials and equipment storage area. As part of the offset for this land, Public Works made available about 33,722 square feet of the railroad spur property they purchased from the railroad company in 1997; the remaining portion of that railroad spur (9255 square feet) was added to the new Recycling Center. The effect of these actions was to have a net reduction of the Public Service Yard of another 20,608 square feet. These adjustments have set the base operating condition of the Yard as now exists (see Attachment E).

NET LOSS OF PUBLIC SERVICE YARD: 20,608 SQUARE FEET

CUMULATIVE NET LOSS OF PUBLIC SERVICE YARD: 100,608 SQUARE FEET

IMPACT OF 134 FREEWAY OFFRAMP

Existing Public Service Yard

The 134 Freeway Offramp will cause the loss of 79,247 square feet of Public Service owned land and an additional loss of 38,900 square feet of *non-owned* land which is being used by Public Service. The net effect of the loss of the use of these lands will result in an additional loss of usable land to Public Service of 118,147 square feet.

OFFRAMP NET LOSS OF PUBLIC SERVICE YARD: 118,147 SQUARE FEET

1989 CUMULATIVE NET LOSS OF PUBLIC SERVICE YARD: 218,755 SQUARE FEET

Relocate Recycling Center Further into Public Service Yard

If the Recycling Center is expanded into the Public Service Yard to offset their loss to the offramp right of way an additional loss of usable land to Public Service will occur. This will cause 24,000 square feet of loss to the remaining Public Service Yard.

NET LOSS OF PUBLIC SERVICE YARD: 24,000 SQUARE FEET

OFFRAMP CUMULATIVE NET LOSS OF PUBLIC SERVICE YARD: 142,147 SQUARE FEET

August 17, 1998

1989 CUMULATIVE NET LOSS OF PUBLIC SERVICE YARD: 242,755 SQUARE FEET

Relocate Recycling Center to New Site

If the Recycling Center is relocated to a new site and the land made available to Public Service, the net loss of usable land will be reduced by 45,872 square feet.

NET LOSS OF PUBLIC SERVICE YARD: (45,872) SQUARE FEET

OFFRAMP CUMULATIVE NET LOSS OF PUBLIC SERVICE YARD: 72,275 SQUARE FEET

1989 CUMULATIVE NET LOSS OF PUBLIC SERVICE YARD: 172,883 SQUARE FEET

PUBLIC SERVICE MEASURE TO GAIN USABLE LAND

Public Service has begun the process of obtaining additional land to make up for some of the usable land it has lost. Efforts are under way to assess the value of adjacent land on Airway so that Public Service can purchase the land. One of the parcels was recently purchased by Disney. If Public Service is able to obtain that land then additional usable land of about 39,600 square feet will be available.

NET LOSS OF PUBLIC SERVICE YARD: (39,600) SQUARE FEET

OFFRAMP NET LOSS OF PUBLIC SERVICE YARD: 32,675 SQUARE FEET

1989 CUMULATIVE NET LOSS OF PUBLIC SERVICE YARD: 133,283 SQUARE FEET

RECOMMENDATION:

The Public Works Recycling Center should be relocated to another site rather than encroaching further onto the already severely impacted Public Service Yard. In addition, Public Service should be allowed to obtain the property on Airway previously occupied by a carpet company and recently purchased by Disney, as well as two other adjoining properties. As for the ownership of the railroad spur property I would suggest that the forgiven rents of approximately \$1,481,000-plus be traded for Public Service to own the land. If, however, that is not desirable, then I would recommend that the property ownership remain in Public Works' title but that Public Service would utilize the property indefinitely and not be charged any rent, as Public Works has enjoyed in using Public Service land when it was in poorer financial condition. The same rationale now applies for the Public Service Department as it faces a deregulated, competitive future. The financial viability of the Public Service Department depends on its ability to apply all of its surplus funds to pay down its enormous stranded investments. Until such time as it has eliminated or defeased the stranded debt it will not be competitive.

cc: Jeanne Armstrong
Kerry Morford
Bill Hall
Tommy Wu

CITY OF GLENDALE

INTERDEPARTMENTAL COMMUNICATION

DATE: December 3, 1998

TO: Jano Baghdanian, Traffic & Transportation Administrator

FROM: Bernard V. Palk, Director of Public Service

SUBJECT: Public Service Relocation Costs for SR-134/San Fernando Off-Ramp

1. Recycled Water Facilities

- A. Phosphate removal facility relocation \$750,000
(compared to previous estimate of \$1,000,000)
- B. Relocation of 1,400 feet of pipeline along the \$210,000
Verdugo Wash @ \$150/ft. (No change in cost.)

2. EPA Facilities

- A. Relocation of about 300 feet of pipeline next \$60,000
to Verdugo Wash on the east side @ \$200/ft.
(This assumes that the pipeline along the Los (or \$360,000)
Angeles River will not be impacted by the
construction of the roadway. If it is, then the cost
would be about \$360,000. It is assumed that all
pipebridge relocation costs will be funded
separately.)

3. Potable Water Facilities (None required - previous estimate was \$200,000.) \$0-

4. Public Service Yard Facilities

- A. Permanent security wall, 2,800 feet @ \$150/ft. \$420,000
for concrete block with footing. (Compared to
previous estimate of \$560,000, assumes no
temporary security fencing required during
construction.)
- B. Relocation of miscellaneous minor \$50,000
underground electrical facilities in the Yard. (Line
previously proposed for relocation has been
abandoned with previous estimate of \$500,000.
Now, only minor relocations required.)

4. Public Service Yard Facilities (Cont'd.)

C. Transmission Tower relocation. (This estimate could be low.)	\$500,000
D. Redo Public Service Yard to fit in smaller space with racks, shelving, etc. with the final costs dependent on the number of modifications to storage that will be required as part of the off-ramp construction activities. (Original estimate was \$300,000.)	\$400,000
E. Relocation of street lights -- 12 @ \$3,000 ea. (No change in costs.)	\$36,000
F. Relocation of miscellaneous Power Plant equipment consisting of fuel tanks, piping, etc. (No change in costs.)	\$1,275,000
G. Fuel oil bunker removal and soil remediation. (No change in costs.)	\$719,000

5. Public Works project. (Cost not included.)

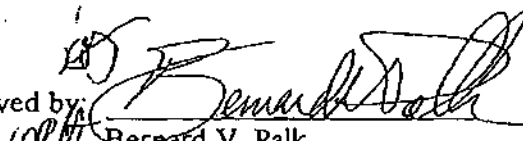
6. Value of Public Service Yard property to be used as part of the off-ramp project. Assessor value of the property is \$ _____ /sq. ft. x _____ sq. ft. \$3,000,000*

TOTAL COSTS - PUBLIC SERVICE:

\$7,420,000
-or- \$7,720,000 (see #2A)

*Original estimate, real estate appraisal under preparation. (Appraisal expected to be available mid-December, 1998.)

Approved by:


Bernard V. Palk
Director of Public Service

Date:

12/4/98

BVP/DF:jl

cc: J. Armstrong
K. Morford

p:\froelich\RELO134.DOC

City of Glendale
CPRAR - GLN 092111 GWP Const.

Regarding 092111 PR request:
Item 2. Please provide documents showing the cost of moving and reconstituting the UOC by the GWP (due to Fairmont Avenue project).

COSTS ACCRUED BY GWP DUE TO FAIRMONT AVENUE CONSTRUCTION PROJECT

\$XXX	Relocation of Transmission Towers (GWP/ LADWP)
\$53,650	Fairmont Wall (PW)
\$57,340	Fairmont/ Flower Wall (GWP)
\$620,597	UOC entrance at Fairmont (incl. entrance, parking lot, Air Way gate)
\$155,014	a Relocation of Unit 8 gas supply line.
	b Relocation of 1400' pipeline along Verdugo Wash
	c Relocation of 300' feet of pipeline next to Verdugo Wash
	d Demolition of Power Plant Equipment (fuel tanks, piping, etc.)
\$45,000	Flower to UOC Entrance Roadway Design
\$982,911	Electrical Infrastructure Relocations
\$1,702,535	Air Way Properties (Purchase/ Demo/ Abatement)

\$3,617,047