



CITY OF GLENDALE, CALIFORNIA  
Parks, Recreation and Community Services

613 East Broadway, Room 120  
Glendale, California 91206-4399  
Tel. (818) 548-2000 Fax (818) 548-3789  
www.ci.glendale.ca.us

September 15, 2005

Ms. Rorie Skei, Chief Deputy Director  
Santa Monica Mountains Conservancy  
5750 Rameriz Canyon Road  
Malibu, CA 90265

Dear Ms. Skei:

**Re: Grant Application Submittal - \$1,000,000  
Le Mesnager Barn Seismic Stabilization and Rehabilitation**

Transmitted herewith is the City of Glendale's grant application to augment funding for the Le Mesnager Barn Seismic Stabilization, Rehabilitation and Interpretive Exhibits project at Deukmejian Wilderness Park.

The application describes the City's request for \$1,000,000 to be utilized in combination with a previous Conservancy-awarded 2002 Resources Bond grant in the amount of \$200,000 (Agreement Number NP-0346), and a \$295,000 State of California General Fund Budget grant (Project Number GF-19-079).

This project was identified as Phase IV in the implementation of the masterplan prepared in 1992 for the development of the 702 acre Deukmejian Park. This park was acquired in 1989 for \$5.25 million, including a \$2.135 million grant from the Santa Monica Mountains Conservancy. The first phase of the masterplan, which included assessment, temporary structural stabilization of the barn building, and removal of dilapidated wooden structures within the building, was completed in 1993. The second phase, which included construction of trails within the park (including connecting trails to the Rim of the Valley Trail) was completed in 1995. Third phase improvements included the development of picnic facilities, parking and new access road, restrooms, utilities, landscaping, building improvements, and additional property acquisition. This phase was completed in 2004.

Phase IV of the project is to design and implement improvements to the Le Mesnager Barn structure to make it structurally safe for public use, and to design interior improvements and exhibits that will provide flexible programming space for community functions, meetings and interpretive programs. The City has completed an extensive RFQ process for selection of the consultant for this project, selected a consultant, negotiated the agreement for program development and schematic design, and will



WE RECYCLE

request authorization from the City Council to execute the consultant agreement at the September 27, 2005 meeting of the City Council. The programming and schematic design phase will better define the scope of the project and the estimated costs of construction before we proceed with preparation of construction documents. Attached to the grant application is a preliminary cost estimate for the project, which will be further refined once the programming and schematic design work is completed.

The LeMesnager Interpretive Center project has previously received the highest SMMC Development and Improvements Work Program rating of "47" in the Eastern Rim of the Valley. Upon evaluating our application, we hope that you will agree that this project, when completed, will significantly enhance and expand the variety of natural resource education and recreational opportunities within the region.

Thank you in advance for considering our project for funding. Please contact Don Zabinski at (818) 548-3799 or Rich Inga at (818) 548-3379 if you have any questions or require any additional information or clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "George Chapjian". The signature is fluid and cursive, with a small flourish at the end.

George Chapjian, Director  
Parks, Recreation & Community Services

**SANTA MONICA MOUNTAINS CONSERVANCY  
GRANT APPLICATION – PROPOSITION 12 FUNDS**

<b>Project Name:</b> Le Mesnager Barn Seismic Stabilization, Rehabilitation & Interpretive Exhibits	<b>Amount of Request:</b> \$1,000,000
	<b>Total Project Cost:</b> \$1,500,000 (estimated)
<b>Applicant Name:</b> City of Glendale	
<b>Applicant Address:</b> Parks, Rec. & Community Services Dept. 613 E. Broadway; Room 120 Glendale, CA 91206-4399 <b>Phone:</b> (818)548-3799 <b>Fax:</b> (818)548-3798	<b>Project Address:</b>
	<b>County</b>
	<b>Senate District</b>
	<b>Assembly District</b>
Los Angeles	21
43	<b>Email:</b> dzabinski@ci.glendale.ca.us

**Grantee's Authorized Representative:**

James E. Starbird, City Manager (818)548-4844  
*Name and Title* *Phone*

**Person with day-to-day responsibility for project:**

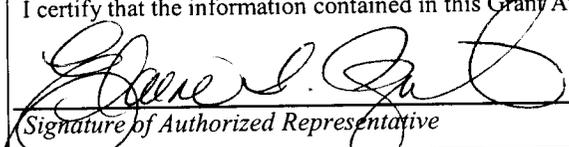
Don Zabinski, Senior Administrative Analyst (818)548-3799  
*Name and Title* *Phone*

**Project Description:**  
 Seismic stabilization and rehabilitation for adaptive re-use of the historic Le Mesnager Barn. The 4,500 square foot Project at 706-acre Deukmejian Wilderness Park has been planned to interpret environmental, historical as well as land and water resource elements of the park. The Le Mesnager Barn was constructed, representing the locally rare, yet exceptional theme of the traditional pre-20<sup>th</sup> Century French/European stone agricultural/residential building construction. The facility is planned to provide flexible programming space (as opposed to a static museum) for community functions, meetings, and interpretive exhibits. It is also intended to serve as the base and catalyst for the development of a park docent program to assist the City in providing a variety of outdoor recreational and interpretive programs to serve school children and park visitors in the Los Angeles region. This grant will allow the City to complete seismic stabilization, fire life safety and electrical system work, roofing, interior improvements and site work needed to make the building safe for interior use. Further work needed to complete interior improvements and exhibits will be identified and designed by the City's current consultant for future implementation as additional funds are made available.

<b>Tasks / Milestones:</b>	<b>Budget:</b>	<b>Completion Date</b>
1 Design/Const. Docs (inc. programming)	\$ 210,000	September 2006
2 Construction (including contingency and escalation allowance)	\$1,230,000	July 2007
3 Project Management	\$ 60,000	September 2007

**For Acquisition Projects:** **APN(s):** N/A  
**Acreage:** N/A

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

 9/16/05  
*Signature of Authorized Representative* *Date*

**Le Mesnager Interpretive Center**

Project Cost Summary

September 15, 2005

GFA: 4,500

**PRELIMINARY COST SUMMARY**

Division	Elements	Total Cost	\$ per GSF	% of Total
1	Foundations	30,015	6.67	4.47%
2	Substructure	45,270	10.06	6.74%
3	Superstructure	211,860	47.08	31.54%
4	Exterior Closure	153,810	34.18	22.90%
5	Roof	70,110	15.58	10.44%
6	Interior Construction	45,000	10.00	6.70%
7	Fire Protection System	19,125	4.25	2.85%
8	Building Electrical Systems	58,725	13.05	8.74%
11	Sitework	37,890	8.42	5.64%
	Subtotal I	671,805	149.29	100.00%
	Contractor's General Conditions & Bonds : 15%	100,771	22.39	
	Subtotal II	772,576	171.68	
	Contractors Overhead and Profit : 10%	77,258	17.17	
	Subtotal III	849,833	188.85	
	Design Contingency : 20%	169,967	37.77	
	Subtotal IV	1,019,800	226.62	
	Cost Escalation to Construction Mid- Point : 12%	122,376	27.19	
	<b><u>TOTAL CONSTRUCTION COST</u></b>	<b>1,142,176</b>	<b>253.82</b>	
	Construction Contingency : 12%	137,061	30.46	
	Project Management/Permitting: 5%	57,109	12.69	
	Design Consultant Fees : 12%	137,061	30.46	
	<b><u>TOTAL PROJECT COST</u></b>	<b>1,473,407</b>	<b>327.42</b>	