



Barnsdall Art Center Student Advisory Committee 4814 Hollywood Boulevard Los Angeles CA 90027
CAO@barnsdallartcenter.com

August 13, 2010

BACSAC would like to thank the working committee of APHA for beginning to address a complex, nuanced, and layered set of issues that ultimately will help guide changing City policy with respect to continuing direct municipal funding for art centers and the wide variety of nonprofit organizations that inhabit more than 110 municipally owned buildings (http://clkrep.lacity.org/onlinedocs/2008/08-2762_rpt_cao_4-16-10.pdf) and accomplish varieties of the public good.

The RFP proceeding is more narrowly focused on the uses of arts and culture in 14 art centers and in the parks and yet on this working committee so far there have been no representatives of the 4,000,000 LA City residents that use the parks and the art centers. We are asking this Committee to add community representatives of the concerned areas that are not bidding on the RFP and therefore not in conflict of interest to the committee.

It is clear to us that the majority of the people who live in LA would be deeply offended and concerned to lose the funding for the art programs and cultural programs that meet their cultural expectations of living in a town as great as LA.

The loss of City Staff and the ability to cope with crisis is diminished and there is a need to find one size that fits all. However, there may need to be three or four solutions as an 11 acre park like Barnsdall and a 12 acre site like Mcgroarty (both with historical importance) have different types and sizes of expenses than a nursery school like Hilltop. One may need huge rent reduction the other a cap on all facility expense.

The second main point is that the numbers are much bigger and need much more substantiation than the CAO has provided. Our first objection after April 20th is that \$3.00/year is too little to prove out market rate. We have no idea how \$35.00/year became the right number. The CAO exhibit now says there is a million in annual facility cost for the JAC. It used to say \$27,000. So far the attached BACSAC exhibits (1-6) based upon California Public Records Act (CPRA) requests show \$300,000 + per year which represents at least 75% of the real facility costs (RAP has not provided data on the landscaping yet and security and custodial need to be added).

We know of no nonprofit or combination of nonprofits that is capable of being stepped-up to that type of level of facilities expense and then to raise an equal annual amount to do the programming to accomplish the public good is egregious and unconscionable. Shoving a solution at the private sector that involves big numbers is like passing taxation without representation to the underlying constituencies. We demand representation on the working group and we can think of many win-win solutions.

Please inspect attachments 1-6 and include us in your deliberations for more than one minute every 30 days.

Sincerely,

Paul Gamberg CAO BACSAC

Attachment 1 BACSAC Documented Expenses JAC-BAC per CPRA request to DGS July-August 2010

Year	Rent based on CAO	Electrical Consumption	Average Maintenance	5% of most recent year cap improvement	Est Water/Sewer Usage	Est. Gas Usage	15% Rap expense	Total Annual JAC Facility Cost	Monthly Facilities cost	DCA Net program costs for 08-09
2009-10	\$ 32,074.19	\$ 36,000.00	\$ 175,061.73	\$ 21,000.00	\$ 10,000.00	\$ 3,000.00	\$ 22,100.00	\$ 443,734.72	\$ 36,977.89	\$ 496,550
Security Addendum	\$ 99,498.80									
Custodial Addendum	\$ 45,000.00									

NOTES:

Addendum: Security: GSD has provided Park Annual Numbers of \$497,494 for 24 hour security. Negotiation should cut this 50%. Assume 40% for JAC-BAC programs = \$99,498.80 Att3

Custodial was given in CPRA. It keeps the laboratories. Classrooms, and offices open and clean 5 days/ week. Attachment 3

- In general neither these numbers nor the CAO Attachment B numbers are fully accurate, as CPRA (California Public Records Act) Request elicited a response that DGS (Department of General Services) does not do cost accounting
- Fair market rent of \$1.75 is no more substantiated than .25 was in the last attachment to Council File 08-2762. Deed restrictions limit market value for Barnsdall.
- What is called the Barnsdall Art Center in Attachment B does not exist as the former building for it (Residence "A") was last open in 1999.
- Cap Improvement is major expense. If center is deemed to share any of it...5% would be maximum possible.
- Electricity: See BACSAC Attachment 2 8/16/10 Just discovered that these are the LAMAG costs. Similar to JAC in magnitude. This may overstate exp by 24k/year
- Maintenance: See BACSAC Attachment 3. Various GSD reports show Maintanance numbers for the park between 400 and 500k annually. This is an est for JAC
- Capital Improvements are generally the responsibility of the City
- Water, Sewer, and Gas: Only attachment 4 deals with gas. Electricity attachments are Pending. The corrected average is about 3k/month for electricity.
- RAP respnded on August 16th PM and is now Attachment 4.
- The DCA figures were provided for the BAC AND JAC sharing Building 19/4c the JAC facility for FY 08-09 and do not include 40% staff benefits. (Attachment 6)
- Any private partner would have to pay additional expenses of custodial (DGS est 45K) and Security and Insurance to do the Public Good.

8/16/2010

Barnsdall PARK RAP

DEPARTMENT OF RECREATION AND PARKS				
MAINTENANCE COSTS FOR BARNSDALL ART PARK				
FISCAL YEARS 2006 THROUGH 2010				
	FULL-TIME SALARIES	PART-TIME SALARIES	EXPENSES	Totals
2006	\$ 36,241.24	\$ 20,620.60	\$ 32,927.44	\$ 89,789.28
2007	\$ 41,006.96	\$ 20,847.20	\$ 34,762.54	\$ 96,616.70
2008	\$ 48,165.60	\$ 25,278.78	\$ 31,217.55	\$ 104,661.93
2009	\$ 89,116.00	\$ 22,197.84	\$ 30,899.06	\$ 142,212.90
2010	\$ 89,047.06	\$ 26,657.68	\$ 31,536.54	\$ 147,241.28

**DEPARTMENT OF GENERAL SERVICES
BUILDING SERVICES FOR CULTURAL AFFAIRS FACILITIES**

Facility	Total Sq Footage	GSD RESPONSE			What is the facility's security need? EX – 24 hr or Part time	Does this facility have any security?	If so, what type of security is provided? EX – 24 hr or Part time
		Cost for General Bldg Maintenance	Cost for Custodial	Cost for Security			
Barnsdall Art Center 4800 Hollywood Blvd. 90027 Bldg. No. 19004A South District Central City NSA Istiharoh Glasgow (323) 644-6275 646-6389 fax (323) 644-6277 cadbac@earthlink.net	9,105	\$392,530	GSD Funding: \$22,350 – 5 days per week	GSD Funding: \$497,494	Building is Closed	Yes - GSD	24 hours
Gallery Theatre 4800 Hollywood Blvd. 90027 Bldg. No. 19004 South District, Central City NSA Anisa Hamden(323) 644-6272 fax 323.644.6271 bgt_director@sbcglobal.net	Part of the Municipal Art Gallery	See Barnsdall Art Center.	See Municipal Art Gallery	See Barnsdall Art Center.	24 hours	Yes - GSD	24 hours
Hollyhock House 4800 Hollywood Blvd. 90027 Bldg. No. 19004B South District,/ Central City NSA Sara Cannon (323) 644-6279 fax 323.644.6271 met_scannon@sbcglobal.net	7,870	See Barnsdall Art Center.	GSD Funding: \$12,600 - 5 days per week	See Barnsdall Art Center.	24 hours	Yes - GSD	24 hours
Junior Arts Center 4800 Hollywood Blvd. 90027 Bldg. No. 19004C South District,/ Central City NSA Istiharoh Glasgow (323) 644-6275 646-6389 fax 323.644.6277 cadbac@earthlink.net	18,328	See Barnsdall Art Center.	GSD Funding: \$45,000 – 5 days per week	See Barnsdall Art Center.	24 hours	Yes - GSD	24 hours
Municipal Art Gallery 4800 Hollywood Blvd. 90027 Bldg. No. 19004 South District, /Central City NSAMark Greenfield/Scott Canty (323) 644- 6269 fax 323.644.6271 bat_mark@sbcglobal.net	20,639	See Barnsdall Art Center.	GSD Funding: \$50,650 – 5 days per week	See Barnsdall Art Center.	24 hours	Yes - GSD	24 hours