

BUDGET ISSUE SUMMARY FORM

Budget Issue Title: Relocation of the Butcher Family Farmhouse

Lead Department: Public Works

1. What are the key elements of the issue? What precipitated it?

The Butcher property, located at 870 E. El Camino Real, has been purchased by a developer who is currently exploring development options for the property. The house currently located at the site commonly referred to as the “Butcher House” is over 100 years old and is considered to be of historical value by the Sunnyvale Historical Society and Museum Association (SHSMA). The SHSMA requested that Council support a project to move the Butcher House from its current location to Orchard Heritage Park at the Community Center. This budget issue identifies the funding needs for the design and construction for relocation of the Butcher House.

The project will require consultant services to design the relocation of the house and required infrastructure at Orchard Heritage Park. Moving the house will require removal of certain elements and “cutting” the house for transport. The project design will include a new foundation at Orchard Heritage Park, utility services, address grade issues, and reassembly of the structure. Once the design phase is completed, the project will then be put out to bid for construction.

Based on preliminary estimates provided by the SHSMA, the house movers and construction costs will be approximately \$850,000. The estimated cost does not include any restoration work for the house which the SHSMA has committed to complete as part of a separate, privately funded project. The project costs include the following elements:

<u>Project Component</u>	<u>Estimated Cost</u>
Relocating House/New Foundation	\$850,000
Utility Costs Including PG&E Fees	\$75,000
Prevailing Wage (20%)	\$170,000
Design and Construction Contingencies (20%)	\$204,000
Design, Management, Inspections (25%)	\$255,000
Total Conceptual Project Cost	\$1,554,000

It is important to note that the removal and/or relocation of trees would be required at the proposed Orchard Heritage Park site to accommodate the Butcher House. Tree removals may be necessary to clear enough space to construct the new foundation and to create an access path to transport the house to the new foundation. The number of trees and options for tree relocation or replanting would be determined at the design stage. In addition, placement of the Butcher House and any proposed tree removals would require a modification to the Orchard Heritage Park Master Plan.

2. How does this relate to the General Plan or existing City Policy?

General Plan Community Character Chapter 4 Goal CC-5 Protection of Sunnyvale's heritage; and, Goal CC-6 Knowledge of Sunnyvale's heritage.

3. Is the budget issue a: PROJECT X OPERATING _____

4. If the issue is operating, specify the change in service objective(s) that would result (from what, to what). If the issue is a project, write N/A.

5. Origin of issue: Council Councilmembers Hendricks/Larson/Martin-Millus

Board and Commission _____ Board/Commission: _____

Staff _____ Department _____

6. Projected cost (list rough annual cost of budget item):

Operating Issue \$ _____ (Annual Operating Costs)

Capital/Project \$ 1,554,000 (Project Cost)

\$ 0 (Associated Annual Operating Costs)

7. Recommended funding source:

New revenue source _____

Service level reduction _____

Other

Park Dedication Fees

8. Staff evaluation and recommendation of proposed budget issue:

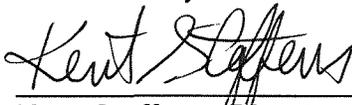
Evaluation: The project is feasible from a construction perspective, and staff would support it under two conditions: 1) that it be privately funded, and 2) that it result in no net loss of orchard trees. Staff does not support use of the General Fund, and Park Dedication Fees have already been budgeted by Council for key park projects. This project would require delaying or dropping other park priorities, and staff does not believe this project warrants a reprioritization. In addition, the Butcher property will ultimately be redeveloped. As part of any proposed development project and environmental review process, there could be an opportunity for the developer to relocate the Butcher House if required by the City as environmental mitigation or a condition of approval.

Refer budget issue for consideration in Recommended Budget _____

Defer budget issue to future fiscal year _____

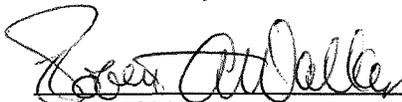
Drop budget issue _____ X

Reviewed by:



Kent Steffens, Director of Public Works

Reviewed by:



Robert Walker, Interim City Manager