

47. PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE, CITY OF LONG BEACH, R.M.S. QUEEN MARY, WILMINGTON OIL FIELD, LOS ANGELES COUNTY - L.B.W.O. 10,248.

During consideration of Calendar Item 47 attached, Assistant Attorney General Jay L. Shavelson summarized the responsibilities of the Commission under Chapter 138/64, 1st E.S., with particular reference to the requirement that any objections by the Commission to expenditures of funds must be interposed within 60 days. Because of the complexity of the problems involved, it was felt that action could not be taken within that time, and agreement was needed with the City of Long Beach that failure of the State Lands Commission to interject an objection to the proposed additional expenditure of tideland oil revenue on the R.M.S. Queen Mary within 60 days of October 14, 1968, would not constitute a waiver or abrogation of any and all rights which the State would have had, had such notice of objection been timely given. Mr. Robert W. Parkin, Deputy City Attorney of the City of Long Beach, stated that the City Council had authorized him to indicate its acceptance of these conditions, as set out in the recommendation in Calendar Item 47.

UPON MOTION DULY MADE AND CARRIED, THE FOLLOWING RESOLUTION WAS ADOPTED:

THE COMMISSION AT THIS TIME INTERPOSES NO OBJECTION TO THE EXPENDITURE PROPOSED ON THE R.M.S. QUEEN MARY OF APPROXIMATELY \$17,020,000 (AS DETAILED ON ATTACHED EXHIBIT "A") BY THE CITY OF LONG BEACH FROM ITS SHARE OF TIDELAND OIL REVENUE, TO CONVERT THE SHIP TO A MARITIME MUSEUM AND TO CONSTRUCT A BERTHING SITE, PARKING LOTS, AND OTHER LAND SUPPORTIVE FACILITIES, PURSUANT TO THE PROVISIONS OF CH. 138/64, 1ST E.S.; SAID NONOBJECTION TO BE SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED; AND SUBJECT ALSO TO THE FOLLOWING DETERMINATIONS, CONDITIONS AND AGREEMENT BETWEEN THE CITY AND THE STATE LANDS COMMISSION:

ENGINEERING DATA ARE VOLUMINOUS AND CANNOT BE SUFFICIENTLY REVIEWED WITHIN THE STATUTORY PERIOD SET FORTH IN CHAPTER 138, STATUTES OF 1964, FIRST EXTRAORDINARY SESSION, TO SATISFACTORILY AND FINALLY DETERMINE THAT THE CRITERIA OF SAID STATUTE HAVE BEEN FULLY MET.

THE STATE LANDS COMMISSION DOES NOT OBJECT TO THE EXPENDITURES PROPOSED IN THE CITY'S DESCRIPTION OF OCTOBER 14, 1968, AS SAID DESCRIPTION WAS MODIFIED ON OCTOBER 15 AND OCTOBER 30, 1968, THOUGH UPON THE CONDITION THAT THE STATE LANDS COMMISSION AND STAFF MAY REVIEW WORK PROGRESS FROM TIME TO TIME TO INSURE THAT THE REQUIREMENTS OF SAID STATUTE ARE MET, AND UPON THE FURTHER CONDITIONS AS HEREINAFTER SET FORTH.

THE PROVISIONS OF SECTION 6 (h) OF CHAPTER 138 TO THE CONTRARY NOTWITHSTANDING, IT IS EXPRESSLY UNDERSTOOD THAT THE STATE LANDS COMMISSION'S FAILURE TO INTERJECT AN OBJECTION TO SAID EXPENDITURE WITHIN 60 DAYS OF SAID DESCRIPTION OF OCTOBER 14, 1968, AS SO MODIFIED SHALL NOT CONSTITUTE A WAIVER OR ABROGATION OF ANY AND ALL RIGHTS WHICH THE STATE WOULD HAVE HAD, HAD SUCH NOTICE OF OBJECTION BEEN TIMELY GIVEN. IT IS EXPRESSLY UNDERSTOOD THAT NOTHING HEREIN SHALL AFFECT THE REQUIREMENT OF PRIOR COMMISSION APPROVAL OF ANY EXPENDITURE PURSUANT TO SECTION 6 (g) OF CHAPTER 138, AND NOTHING HEREIN SHALL PRECLUDE THE CITY FROM APPLYING FOR APPROVAL OF ANY EXPENDITURE PURSUANT TO SAID SECTION 6 (g).

Attachment

Calendar Item 47 (8 pages)

A 39, 44 & 68
S 32 & 37
B

1542

47.

PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE
CITY OF LONG BEACH

CAPITAL IMPROVEMENT PROJECT

R.M.S. QUEEN MARY

Data on proposal submitted

October 14, 1968, October 15, 1968, October 30, 1968, and December 2, 1968 (City Council Resolution of December 10, 1968, recognizes that time for Commission consideration is established at December 19, 1968).

Amount

\$17,020,000

Purpose

1. Convert the ship to a maritime museum, at an estimated cost of \$12,300,000.
2. Construct a berthing site, parking lots, and other land supportive facilities, at an estimated cost of \$4,720,000.

Staff analysis of cost

Voluminous data are under continuing staff review.

STATUTORY REFERENCE

Ch. 138/64, 1st E.S., Sec. 6(c) and Sec. 6(d).

OTHER PERTINENT INFORMATION

Descriptions of the project are set forth in the Letters of Intent from the City Attorney, dated October 14, 1968, October 15, 1968, October 30, 1968, and December 2, 1968.

EXHIBITS

- A. City estimates of cost
- B. Vicinity sketch
- C. Detail sketch
- D. Photos of existing ship and of the future site

IT IS RECOMMENDED THAT THE COMMISSION AT THIS TIME INTERPOSE NO OBJECTION TO THE EXPENDITURE PROPOSED ON THE R.M.S. QUEEN MARY OF APPROXIMATELY \$17,020,000 (AS DETAILED ON ATTACHED EXHIBIT "A") BY THE CITY OF LONG BEACH FROM ITS SHARE OF TIDELAND OIL REVENUE, TO CONVERT THE SHIP TO A MARITIME MUSEUM AND TO CONSTRUCT A BERTHING SITE, PARKING LOTS, AND OTHER LAND SUPPORTIVE FACILITIES, PURSUANT TO THE PROVISIONS OF CH. 138/64, 1ST E.S.; SAID NONOBJECTION TO BE SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED; AND SUBJECT ALSO TO THE FOLLOWING DETERMINATIONS, CONDITIONS AND AGREEMENT BETWEEN THE CITY AND THE STATE LANDS COMMISSION:

SUPPLEMENTAL CALENDAR ITEM 47. (CONTD.)

ENGINEERING DATA ARE VOLUMINOUS AND CANNOT BE SUFFICIENTLY REVIEWED WITHIN THE STATUTORY PERIOD SET FORTH IN CHAPTER 138, STATUTES OF 1964, FIRST EXTRAORDINARY SESSION, TO SATISFACTORILY AND FINALLY DETERMINE THAT THE CRITERIA OF SAID STATUTE HAVE BEEN FULLY MET.

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THE PROVISIONS OF SECTION 6 (h) OF CHAPTER 138 TO THE CONTRARY NOTWITHSTANDING, IT IS EXPRESSLY UNDERSTOOD THAT THE STATE LANDS COMMISSION'S FAILURE TO INTERJECT AN OBJECTION TO SAID EXPENDITURE WITHIN 60 DAYS OF SAID DESCRIPTION OF OCTOBER 14, 1968, AS SO MODIFIED SHALL NOT CONSTITUTE A WAIVER OR ABROGATION OF ANY AND ALL RIGHTS WHICH THE STATE WOULD HAVE HAD, HAD SUCH NOTICE OF OBJECTION BEEN TIMELY GIVEN. IT IS EXPRESSLY UNDERSTOOD THAT NOTHING HEREIN SHALL AFFECT THE REQUIREMENT OF PRIOR COMMISSION APPROVAL OF ANY EXPENDITURE PURSUANT TO SECTION 6 (g) OF CHAPTER 138, AND NOTHING HEREIN SHALL PRECLUDE THE CITY FROM APPLYING FOR APPROVAL OF ANY EXPENDITURE PURSUANT TO SAID SECTION 6 (g).

Attachments: Exhibit "A"

EXHIBIT "A-1"QUEEN MARY CONVERSION PRELIMINARY COST ESTIMATES

The following cost estimates have been prepared by the City of Long Beach's marine engineering and naval architectural consultants. It should be noted that the estimates are based upon the most advantageous rates for labor and material being applicable at the time of the award of contract. The estimates cover all City-responsible conversion work required to be accomplished to open the QUEEN MARY to the public in late 1969.

1. Exterior preparation and prime coating, including stacks, lifeboats, deck machinery, masts, booms, etc. (300,000 sq. ft. at \$1.45 per sq. ft.)	\$ 430,000
2. Final exterior painting - two coats (300,000 sq. ft. at \$0.45 per sq. ft.)	136,000
3. Refurbish decks and railings	162,000
4. Structural modifications	
a. Museum areas (equivalent deck space of 400,000 sq. ft. at \$7.75)	\$3,100,000
b. Tour and City areas (100,000 sq. ft. at \$3.00)	300,000
c. Basic structural work to accommodate new utility systems; to plate over deck openings; to restore necessary deck machinery, booms and masts; and to provide special safety requirements	<u>302,000</u>
Total structural	3,702,000
5. Accesses, egresses, and emergency stairways	
a. Hull modification and fittings (14 openings at \$3,000)	42,000
b. Structure and stairs for two emergency escape systems	<u>141,000</u>
Total access and egress	183,000

6. Electrical systems

a. Complete new A.C. system for the museum		\$1,280,000	
b. City and tour areas		43,000	
c. Supportive systems			
1) Emergency stand-by system	\$165,000		
2) Replace D.C. equipment	175,000		
3) Load centers, panel boards, transformers, outlet boxes	219,000		
4) Feeder systems and cable to load centers and junction boxes	842,000		
5) Temporary lighting	126,000		
6) Rewiring unremodeled areas above R deck from D.C. to A.C.	<u>534,000</u>	<u>2,061,000</u>	
Total electrical			\$3,384,000

7. Environmental control system
(heating and air conditioning)

a. Museum area		540,000	
b. City offices		15,000	
c. Supportive piping and chilling system		730,000	
Total environmental control			1,285,000

8. Firemeans and sprinklers

a. Museum		180,000	
b. City and tour areas		5,000	
c. Supportive piping and equipment		<u>310,000</u>	
Total firemeans and sprinklers			495,000

9. Hot and cold water systems and sanitary piping system		
a. Museum	\$ 635,000	
b. City and tour	<u>5,000</u>	
Total water and sanitary piping		\$640,000
10. After engine room to complete QUEEN MARY exhibit in museum		75,000
11. Appointments and interiors		
a. Museum area	735,000	
b. Tour area including exhibits	382,000	
c. City offices	<u>91,000</u>	
Total appointments and interiors		1,208,000
Total estimated conversion cost		11,700,000
Engineering, planning, inspection and control		<u>600,000</u>
Total estimated cost		12,300,000
Allocation of conversion cost		
Museum	6,545,000	
Tour and City	841,000	
Supportive work		
- Structural	\$1,213,000	
- Electrical	2,061,000	
- Environmental control system	730,000	
- Firemain	<u>310,000</u>	
	<u>4,314,000</u>	
		11,700,000

EXHIBIT "A-2"

PRELIMINARY ESTIMATE

QUEEN MARY SITE DEVELOPMENT

1. LAND FILL

15.3 acres		\$1,700,000
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2. WATER FRONT IMPROVEMENTS

a. Wharf - 800 lin. ft. at \$1,000/lin. ft.	\$800,000	
b. Surge study	40,000	
c. Ship mooring facilities	<u>230,000</u>	
Subtotal		1,070,000

3. SURFACE IMPROVEMENTS

a. Roadways:

1. Harbor Scenic Drive - 3400 lin. ft. at \$60	204,000	
2. Windsor Way & Queens Highway - 4600 lin. ft. at \$60	276,000	
3. Ramp to Service Road - 700 lin. ft. at \$40	28,000	

b. Parking lots:

1. Employee lot - 204,000 sq. ft. at \$0.15	31,000	
2. Overflow lot - 176,000 sq. ft. at 0.15	26,000	
3. Museum lot - 400,000 sq. ft. at 0.25	100,000	
4. Tour & Museum lot - 860,000 sq. ft. at 0.25	215,000	
5. Valet lot - 260,000 sq. ft. at 0.25	65,000	
6. Toll facilities	5,000	

c. Scenic Walk - 100,000 sq. ft. at \$0.50	50,000	
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d. Lighting and traffic signals:

1. Parking lots - 23 poles at \$4,000	92,000	
2. Queens Highway - 80 units at \$500	40,000	
3. Harbor Scenic Drive	40,000	
4. Traffic signal - Harbor Scenic Drive and Panorama Drive	<u>15,000</u>	

Subtotal		1,187,000
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4. UTILITIES

Sewer, water, electrical and telephone	\$ 250,000
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5. SHIP ACCESS FACILITIES

a. Two escalators from elevation +15 to +30 at \$46,000	\$92,000
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b. Two moving walks to towers from elevation +30 to +60 at \$76,000	152,000
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c. Two moving walks at parking lot from elevation +17 to +30 at \$42,000	84,000
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d. Pedestrian overcrossing - 360' long, 24' wide	174,000
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e. Two towers:

Two emergency stairways at \$7,000	14,000
Two structures at \$68,000	136,000

f. Lighting and canopies:

1) Overcrossing	67,000
2) Moving walks and escalators	19,000

g. Foundations for moving walks and escalators	25,000
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h. Hotel entrance ramps and canopies	56,000
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i. Brows - 9,000 sq. ft. at \$25	<u>225,000</u>
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Subtotal

\$1,044,000

6. BEAUTIFICATION

a. 3.25 acres landscaping & sprinkler system at \$40,000 acre	130,000
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b. Wharf	60,000
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c. Plaza

1) 9,000 sq. ft. decking at \$1/sq. ft.	9,000
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2) 20,000 sq. ft. walks at \$0.50	10,000
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3) 400 lin. ft. block retaining wall at \$5/lin. ft.	2,000
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4) 9,000 sq. ft. canopies at \$5/sq. ft.	45,000
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5) Plaza landscaping & sprinkler system, 1 acre at \$40,000/acre	<u>40,000</u>
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Subtotal

296,000

7. SERVICE STRUCTURES

a. Maintenance yard & building	\$30,000	
b. Tour office - 1800 sq. ft. at \$23/sq. ft.	41,000	
c. Rest rooms - 1800 sq. ft. at \$30/sq. ft.	<u>54,000</u>	
Subtotal		<u>\$ 125,000</u>
*TOTAL		\$5,672,000
LESS: Amount approved by the Commission on June 19, 1968, for items of work not yet completed (but included in fill area) in Item 1 above		
		<u>952,125</u>
TOTAL THIS ACTION FOR SITE DEVELOPMENT		\$4,719,875
SAY		\$4,720,000

* Does not include engineering and contingencies.