



REDEVELOPMENT AGENCY STAFF REPORT

DATE: January 6, 2010 Consent Agenda

SUBJECT: CONVENTION CENTER EAST LOT SPECIAL EVENTS FACILITY IMPROVEMENTS

FROM: David H. Ready, Executive Director

BY: Owner's Representative

SUMMARY

This action will authorize staff to proceed with multiple steps that will lead to the development of the Convention Center's east lot Special Events Facility.

RECOMMENDATION:

1. Authorize staff to work with the utility companies to bring water and power to the facility.
2. Authorize staff to negotiate, and the City Manager to approve a change order with the Jackie Lee Houston Plaza contractor, Doug Wall, for the installation of a 14,000 sq. ft. concrete pad not to exceed \$85,000.
3. Authorize staff to proceed with informal bidding for the installation of street improvements, i.e. drive approach and side walk, along Avenida Caballeros and Amado Road frontages.

STAFF ANALYSIS:

There continues to be growing interest in the use of the acreage east of the Convention Center for special events such as the Rodeo and White Party. For such events to be able to utilize the site there will need to be water and power to the site, and the frontages are not properly finished with sidewalk and driveway approaches. In addition, the White Party has a continuing need for a concrete dance area which can be accommodated on this lot and be used for a tent floor for other special events. To accomplish the improvements for the 2010 scheduled events, staff recommends the following steps:

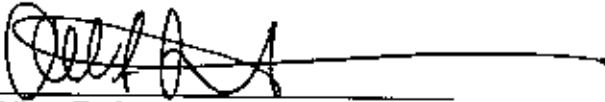
1. Water Meter: A one inch meter for the site has been applied for through DWA,- \$11,540.

Item No. **2.N.**

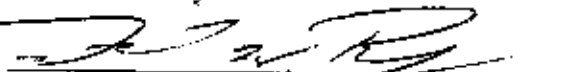
2. Temporary Electric Service: Staff is working with SCE to gain approval for the installation of a temporary power pedestal on the south edge of the parcel; up to \$35,000.
3. The current contractor on the Jackie Lee Houston Plaza, Doug Wall, is pouring a great deal of concrete flat work for the Plaza project and staff recommend negotiating a change order with that contractor to install the 14,000 sq. ft. pad; up to \$85,000.
4. The frontages of the lot do not have completed street improvements that are suitable for increased pedestrian use of this east lot. Approximately 660 lineal feet of 8 foot wide sidewalk is needed and a 35 foot wide driveway approach is needed. Staff estimates this work at less that \$40,000 and recommends developing a specification for informal bidding and construction.

FISCAL IMPACT:

The cost of these improvements will be funded by the Redevelopment Agency. \$60,000 of the cost of the concrete pad will be reimbursed by the White Party producers over a six year period.



Allen F. Smoot, Owner's Representative



David H. Ready, Executive Director