



ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Suzanne Quitoriano *SS* Agenda Item No. I-2
 Reviewed By: City Manager _____ Holmberg _____ City Attorney *JB* Finance *ML* Other (Specify) _____

DATE: April 1, 2009

TO: Community Development Commission

FROM: Curtis P. Cannon, Community Development Director *Curtis P. Cannon*
Community Development Department

SUBJECT: Appropriation of Funds from Housing Set-Aside Fund Balance to the 852 South A Street Demolition and Asbestos Abatement Project and Project Specification Approval (Project Specification No. GS09-10)

RECOMMENDATION

That the Community Development Commission ("CDC"):

1. Approve Project Specification No. GS09-10 for demolition and asbestos abatement of the building located at 852 South A Street.
2. Approve a special budget appropriation of \$176,934 from the Housing Set-Aside fund balance account to the 852 South A Street Demolition and Asbestos Abatement Project, for the demolition, asbestos abatement and related project costs for 852 South A Street.

DISCUSSION

On August 3, 2004 the Oxnard City Council and the CDC approved a Disposition and Development Agreement for the sale of 348-350 South Oxnard Boulevard to Guadalupe Martinez and the acquisition of 852 South A Street (the "subject property") from Guadalupe Martinez. The subject property consists of 3,500 square feet of land and a 3,000 square foot building. Built in 1970, the structure is formerly known as the "Old Mexico Restaurant," and has been vacant for many years.

Located in Downtown's "South of Seventh District," the *Downtown Strategic Plan* describes the intent of this district is to create a distinct residential neighborhood within Downtown. Due to the incompatible use of the restaurant building and its current condition, staff will seek demolition bids from contractors. Following CDC approval, demolition is slated for the building as soon as contract procurement takes place. It is intended that the land will be held by the CDC for future re-use that is more compatible in the creation of a residential neighborhood.

The estimated cost for demolition work is \$110,000, which includes asbestos abatement and capping of utilities. In addition, the monitoring of asbestos abatement by an independent monitoring company shall be part of the project's scope of work. Therefore, the total cost for the demolition, asbestos abatement and related project costs for 852 South A Street is estimated to be \$176,934.

FINANCIAL IMPACT

The estimated cost of the project is \$176,934. If approved, funding for this project will occur in the following manner: \$176,934 from the fund balance of the Housing-Set-Aside account, to the 852 South A Street Demolition and Asbestos Abatement Project, for the demolition, asbestos abatement, related project costs and interim securing and maintenance of the structure. There are sufficient funds in the Housing Set-Aside Fund Balance for this appropriation.

ATTACHMENTS

Attachment No. 1 - Capital Improvement Project Estimate

Attachment No. 2 - Special Budget Appropriation

SQ

**CITY OF OXNARD
CAPITAL IMPROVEMENT PROJECT ESTIMATE**

Project Title: Building Demo - 852 So. A Street

Specification No: GS09-10

Account No: _____

Project No. _____

Project Manager: Ralph Alamillo

	Original Estimate Amount	Revised Estimate Amount	Actual Cost
I. EXTERNAL SERVICES			
A. Architectural/ Engineering (8201)			
1. Preliminary Feasibility			
2. Design or Construction			
3. Specification/Cost Estimate			
B. Planning/EIR Services (8206)			
C. Real Estate Services (8207)			
D. Construction Services (8208)			
1. Surveys			
2. Soils Analysis			
3. Inspection			
4. Testing			
5. Atlas Fees			
6. Plans and Records			
7. Misc. (building maintenance, security, etc.)	5,000.00		
<i>Total External Services</i>	5,000.00		
II. INTERNAL SERVICES			
A. Design Engineering (8451)	3,000.00		
B. Inspection (8451)	20,000.00		
C. Survey (8451)			
D. Contract Administration (8451)	10,000.00		
E. Contract Procurement (8451)*	5,000.00	5,000	5,000
<i>Total Internal Services</i>	38,000.00	\$ 5,000	\$ 5,000
III. CONSTRUCTION/ACQUISITION			
<i>Funding for items in this section must be in place before contract is awarded</i>			
A. Land, Easements and Rights-of-Way (8601)			
B. Buildings:			
8602-New			
8603-Major Repair	110,000.00		
C. Improvements other than Buildings	10,000.00		
8604-New			
8605-Major Repair			
D. Machinery/Equipment (8606/8607)			
<i>Total Construction/Acquisition</i>	120,000.00		
IV. OTHER PROJECT COSTS:			
A. Project Contingencies (8802) (10%)	11,000.00		
B. CIP Indirect Cost (2.24% of total project costs)	2,934.00		
<i>Total Other Costs</i>	13,934.00		
Project Total	176,934.00	\$ 5,000	\$ 5,000
Total Appropriation	\$ 176,934		
Less: Encumbrances & Expenditures			
Balance Available	\$ 176,934		
*NOTICE			
Approval of this estimate authorizes the transfer of the amount shown in item II-E from the project listed above to General Services Contract Procurement Account No. 101-5751-553-7345, when bid solicitation services begin.	Prepared by: <u>S. Quitariano</u>		
	Date: <u>March 27, 2009</u>		
	Approved by: _____		
	Date: _____		

CITY OF OXNARD
REQUEST FOR SPECIAL BUDGET APPROPRIATION

To the City Manager:

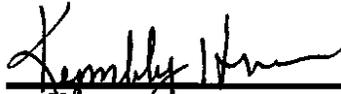
April 14, 2009

Request is hereby made for an appropriation of total

\$ 176,934

Reason for appropriat Appropriation of fund balance for the demolltion, asbestos abatement, and related project costs for the Old Mexico Restaurant Building

<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>AMOUNT</u>
CDC - Housing Set-Aside (441)	Housing-Set-Aside - 852 South A Street Demolition & Asbestos Abatement 441- 8625 (Project 098601)	
	827-8208 - CONTRACTS AND SERVICES / SVCS- CONSTRUCTION	5,000
	827-8451 - OTHER SERVICES / SVSC FROM OTHER DEPART'S	38,000
	827-8452 - OTHER SERVICES / INDIRECT COST PLAN	2,934
	827-8603 - CAPITAL OUTLAY / BUILDINGS MAJOR REPAIR	110,000
	827-8605 - CAPITAL OUTLAY / IMPROVE NOT BLDGS-REPAIR	10,000
	827-8802 - RESERVES / RESV APPROP-CONTINGENCIES	11,000
	Net Estimated Change to CDC-Housing-Set-Aside Fund Balance	<u>(176,934)</u>



 Manager

REQUIRES CITY COUNCIL APPROVAL

Chief Financial Officer



Disposition

Approved _____

Rejected _____

Transfer by Journal Voucher _____

 City Manager