ATTACHMENT G

STAKEHOLDER GROUP PRESENTATIONS

AUGUST 2008

Building Owners and Managers Association

Civic Theatre Board of Directors

East Village Association

Gaslamp Quarter District

Rancho Bernardo Rotary

San Diego Institute for Policy Research

San Diego Regional Chamber of Commerce

San Diego Taxpayers Association

Urban Land Institute

Urban League

Centre City
Development
Corporation

CIVIC CENTRE PUBLIC MEETING ATTENDANCE NUMBERS

August 14 - District 6
Serra Mesa Library – 27

August 16 – District 5
Scripps Library – 10

August 18 – District 7
Allied Gardens Library – 23

August 19 – District 2
Pacific Beach Rec Centre – 10

August 20 – District 2
Golden Hall – 26

August 21 – District 1
Nobel Rec Centre – 2

August 23 – District 8
Otay Mesa Library – 3

August 25 – District 3
City Heights Library – 8

August 26 – District 4
Tubman Chavez Centre - 11

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DESIGN PROFESSIONALS & CIVIC GROUPS

American Institute of Architects

American Planning Association

Catfish Club

Citizens Coordinate for Century 3

Community Planners Committee

Design Council

Downtown San Diego Partnership

Urban Land Institute

United States Green Building Council

PRESENTATION TO
STAKEHOLDER GROUPS

Apartment Association	San Diego Audobon Society
American Institute of Architects	San Diego Coastkeeper
American Planning Association	San Diego Convention and Visitors Bureau
Associated General Contractors of America	San Diego Imperial Counties Labor Council
Building Industry Association	San Diego Regional Chamber of Commerce
Building Owners and Managers Association	San Diego Taxpayers Association
Centre City Advisory Committee	Save Our Heritage Organisation
Citizens Coordinate for Century 3	Sierra Club
Community Planners Committee	Urban Land Institute
Construction Trade Council	Urban League
Downtown Residential Marketing Alliance	United States Green Building Council
Downtown San Diego Partnership	
Economic Development Corporation	
Environmental Health Coalition	
Hotel Motel Association	
Lambda Alpha	
League of Women Voters	
Little Italy Association	
NAIOP	

QUESTIONS AND COMMENTS FROM PUBLIC MEETINGS

FEBRUARY 2008 TO MARCH 2008

SAN DIEGO CIVIC CENTER COMPLEX
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Is CCDC planning to adopt clear project goals as part of the planning process? If so, I hope that you will include goals related to the new complex's energy and water demand. I support the goal of making the project meet LEED Silver standards, but I have been told by MWD representatives that they do not think LEED standards go far enough in terms of water conservation, and that they are promoting water efficiency design standards that go beyond LEED. As you know, the CPUC has ordered the investor-owned utilities, including SDG&E, to begin working more closely with local governments and organizations like CCDC to ensure that new commercial buildings will be "net zero" in the future, meaning that new projects will not add additional peak demand to the state's energy grid. Perhaps this project could help kick start that effort locally. You should adopt goals calling for the new project, despite housing more City employees than the existing complex does, to use less than half as much energy and water as the existing complex does. Simply by designing the new complex to today's Title 24 state energy efficiency standards, you will reduce energy demand by more than 25%, and if they try, I suspect your developers and their design teams, working with the local Green Building Council chapter, SDG&E, the local California Center for Sustainable Energy, and the local Renewable Energy Society, could get the new project's energy and water demand down quite a bit more.
I would like to see park or open public space incorporated into any Civic Center redevelopment plan, as the current space with benches and trees in the Civic Center plaza is a valuable amenity to me, being one of a very few outdoor spaces I can walk to during my lunch breaks to spend some time outside.
Please call it "City Hall." We can't afford a "Civic Center." These aren't the liberal '60's; these are the miserly 00's. The taxpayers should not have to rebuild a theater any more than they need to rebuild a stadium. The patrons and company should pay for that. We need a village green in front of our City Hall for groups to meet for picnic events and to protest. We do not need a new library, we need a homeless shelter–the voters voted for one. The homeless hang out at the library.
I was encouraged at the Community Planners Committee meeting last week to hear that ideas I had offered would appear in your report to CCDC. Important ideas should be included so they can be discussed before decisions are made.
Putting the City's homeless outreach site in the new complex is an especially useful way to cope with that problem. Downtown is the center of gravity of the homeless population, so we should have the most effective way to contact and assist them. A Civic Center location will advance that good goal.
Downtown is also the center of gravity of political power in the City. Making homelessness evident each day to those who have that power is a suitable way to induce actions that can reduce the intensity and amount of homelessness in San Diego.
I urge both teams to design a suitable homeless outreach site into their designs for a new Civic Center complex. San Diego will be better for it.

SAN DIEGO CIVIC CENTER COMPLEX
PUBLIC WORKSHOP
COMMUNITY CONCOURSE SILVER ROOM
FEBRUARY 21, 2008
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Can we put the new downtown public library in the Civic Center complex?
Besides the City Hall offices, what are the minimum public uses being proposed for the public land?
Is there a mandatory component or requirement to maintain the Civic Theatre?
Is it feasible to have all parking underground?
Can the new City Administration Building reach at least 500 feet so it can be seen for miles?
Can we have as much open space as possible and landscaped walkways (greenbelts) to Balboa Park and San Diego Bay?
Can we put solar paneling into this?
Can the California Theatre be integrated as part of this project? School? Library? Fountain?
What exactly is meant by re-opening B Street? Vehicles? Pedestrians? Both?
How much development can the site support? Is it possible to include state and county space or the Centre City building in the project as well?
Is it possible to place the Civic Theatre on the second floor to free up ground level for retail space?
How can this complex of buildings avoid being "watered down/good enough" and instead finally rise to greatness as our civic icon?
Ensure this is a City-wide project and consider the citizens throughout the City, not just the developers.
Why would you even consider destroying a historic building? The California Theatre is too valuable to all of San Diego!
Public/private partnerships are GOOD for projects of this scale! We need to look BIG; this is an opening window opportunity!
Recommendation for an on-site outreach participant and identification features for the project site.
Don't build "boxes" as buildings!
Mixed-use will energize the Civic Theatre more.
The size of the replacement Civic Theatre should be at least the same size as the existing theater.
Make this project happen! It would be a morale booster for the City.
The project is too big – the City offices should move off-site.
Height limit constraint – this project is worthy of political will to change the requirement!
Recommendation to consider mechanical parking.

SAN DIEGO CIVIC CENTER COMPLEX
MIRAMAR COLLEGE PUBLIC WORKSHOP
FEBRUARY 23, 2008
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Will the new Civic Center include a social services office?
Will the new Civic Center complex be built out of marble?
Will there be input from all eight council districts?
What criteria will be used to narrow the proposed recommendations for the Civic Center Complex?
Will there be citizen input for this project?
How does this project result in an "icon" that we can be proud of?
What is the expected time frame for phasing of the project?
How will this project be paid for in face of other City needs?
How will you determine the value of efficiencies that a new consolidated building would create?
What is being done to correct "sick" building issues?
Issue with the transparency of Public Spaces: "*Pedestrian Accessibility, Destination, Programming, "Living Room(s)."*
What other potential aspects of the project are there once the project is complete?
What are the stumbling blocks to creating great civic centers and how do you overcome them?
Label the project–recommend using "City Hall" vs. "City Administration."
Community input at the beginning of the process is good!

SAN DIEGO CIVIC CENTER COMPLEX
PUBLIC WORKSHOP
QUALCOMM STADIUM
MARCH 13, 2008
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
What will happen to the Civic Theatre if it is torn down?
Given the political nature of the development process, how will the developers manage the process and stay the course through completion? How does the developers' experience help in the process?
The City needs the public's involvement for this project to work, especially if this project goes to the City for a decision to move forward.
The project needs to be financially feasible.
The ground level should include a food court, which will help generate revenue.
The project should connect to Balboa Park and the western bayfront.
The Civic Center complex should include a public library in an existing building.
The City should change the height restriction for this project to 600 feet, or limit the height of surrounding buildings. The new building should be the tallest building in the area.
The new Civic Center building should have an ornamental top (whether it be a dome or pyramid) with a beam of light that projects into the sky for everyone to see miles away.
The developers must anticipate the future and build for the long term in order to make sure the new Civic Center does not become obsolete. The project should plan for the future by keeping future improvements or renovations in mind.
The developers should design an inspiring "Civic Palace" and avoid cookie-cutter buildings. An inspiring design will arouse the City to work for "us!"
CCDC and the City should consider naming rights for the new buildings. Perhaps the buildings can be named after some influential people of the public.
Long-term parking needs for the City should be included in the project.
Why settle for a LEED designation of Silver? The developers should strive to achieve a LEED Platinum building!
The council chambers should be enclosed with glass vs. walls.
The developers should act with artistry and integrity making sure to include public art in the project.
Roof top gardens should be implemented into the design.
BE CREATIVE! Perhaps the new Civic Center can provide energy back to the grid for the community.
With the potential of the site, a long-term vision must be adopted for a new Civic Center.
The economic analysis should evaluate the cost benefit to the City through non-traditional measures. Consider the human benefits, such as productivity of the employees and the possible sustainable benefits in the measures.
The site should create a synergism and engage the surrounding area and projects.
The City should place an emphasis on investment in iconic architecture and great landscapes.
Vertical density, sustainability, and work force housing should all be integrated into the final product.

SAN DIEGO CIVIC CENTER COMPLEX
DESIGN PROFESSIONALS & CIVIC GROUPS
MARCH 14, 2008
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Are either of the developers planning on expanding the development to adjacent sites?
What is San Diego's DNA? What style of architecture is best for San Diego's City Hall?
What is the potential impact of the public vs. private space density?
What are the private sector uses and the proposed funding sources?
Based upon the baseline model, how much does the City plan to spend?
Is the mass and bulk offset by other uses?
Will this end up being a low cost project?
The new Civic Center needs to be a legacy building; a place to celebrate or mourn.
San Diego is a unique, laid-back city.
The new Civic Center should be LEED platinum.
There needs to be a process to engage the public throughout San Diego because this is a City-wide project.
The citizens should have oversight in the selection of the final development team.
Create a "community" building.

SAN DIEGO CIVIC CENTER COMPLEX
PUBLIC WORKSHOP
MARCH 15, 2008
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
What are the developer's plans to lower building energy use and achieve the sustainability goals?
What guidelines are the developers following in order to account for the number of City employees and square footage needs/goals of the new Civic Center?
Should Golden Hall be designated historic; and therefore be retained and restored?
Can the public investment in Petco Park be recouped and used for the Civic Center project?
What are the goals for energy and water savings? For open space and public preservation?
How will the services that are contracted out be handled in the facility needs assessment?
The City needs a downtown center for the homeless population. . Including a homeless shelter in the new Civic Center is the least expensive way to achieve this. Will a homeless shelter and support structures be included?
The new Civic Center complex will be built to LEED Silver standards. Is it possible to avoid spending the money for LEED certification?
Why doesn't the City buy Civic Center Plaza, the City Centre Building, and the "Academy" Building instead of renting?
The City and CCDC need to make sure to include the outlying communities in the Civic Center complex process and execution. Make sure to use community planning chairs and council districts as resources to reach out and communicate with the public.
The City must consider the *need* for a new Civic Center vs. other City *needs.* The people want to see money spent where they live.
The current Civic Center complex should be rehabilitated, cleaned, and painted.
The project should retain and respect the grid system.
Expose the "bad and ugly" (potential problems or negatives) early in the process.
The new Civic Center should be easily accessible to the public from the ground level. Consider the access and location of the council chambers and give consideration to children and the varying cultures in San Diego so everyone feels welcome there.
Be creative with the C Street Revitalization…think "out of the box."
Make sure to consider the "aging and unhealthy" San Diego population when formulating the design concepts/guidelines.
Everybody should be talking about the new Civic Center complex! Make sure to disseminate information to groups such as C-3, Catfish, University Club, CPC, council districts, and others.
Prioritize the library project before the Civic Center complex.
For the C Street redesign, CCDC should include people involved in writing the Street Design Manual, the Bicycle Master Plan, bus riders, trolley riders, pedestrians, and people familiar with disability issues in the process.
The City should pull employees out of the leased space and relocate them to the City Administration Building where there are so many empty cubicles.

QUESTIONS AND COMMENTS FROM PUBLIC MEETINGS

AUGUST 2008 TO OCTOBER 2008

SAN DIEGO CIVIC CENTER COMPLEX
PUBLIC WORKSHOPS
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Regarding the economic evaluation, did anyone consider or look at the use of new market tax credits?
What will the impact of freeing up nearly 500,000 square feet of space be?
It was demonstrated that $1-$1.5 billion in the seven scenarios would be saved vs. the Hines statement that the City would be saving billions.
When will the financial numbers be announced?
Are you simply an obstructionist to this project, or are there other supporters in your constituency?
How was this meeting noticed?
50-year horizon, asbestos, earthquake, etc. -- why 50?
Alternative scenarios were dismissed too quickly. Other sites need to be considered.
Proximity of Fire Station #1 is important to urban core. Status quo is not good enough; the San Diego Fire Department is proud of these proposals and hopes this project succeeds.
During renovation where will employees go? What costs are associated with this?
Both plans are beautiful! To Gerding Edlen – place signs on top. To both – good to have council chambers on ground level, consider security. To Hines – more slender building.
Why does Fire Station #1 need to be located at this site?
Gerding Edlen parking count?
What about the California Theatre?
Ground lease vs fee simple for private development sites?
City position if developer does not perform on private development sites?
Redevelopment increment impact on entire city? How to measure? Can revenues from this project be spread to the rest of the city?
Long-term maintenance – ensure that this is considered; LEED standards.
High percentage of affordable housing.
What is being "given away" in this public/private partnership?
Civic pride – project should move forward. Current Civic Center an embarrassment/not visible. Gerding Edlen proposal–skyline enhancement/visible.
What is the decision process–City Council decision only?
How will the project be presented to the San Diego City Council since Hines has dropped out? Were the alternatives correctly defined?
Lower the City work force and consider other options.
Consideration of risks: complete evaluation of sites; exposure of site based upon building conditions; can City assets be better leveraged to offset the City's current needs? Structural replacement costs (higher in future).
Did $125 million renovation costs include FF&E?
Lead by example through sustainability.
Solar panel sites.
Capture rainwater? On site?
Gray water harvesting also addressed.
Economic structure of the project?
Are all the sustainable features necessary? Which ones are just window dressing?
Will public washrooms be part of the redevelopment?
Will *Downtown Johnny Brown's* be part of the new complex?
County gray water system.

QUESTIONS/COMMENTS
Schools should be addressed as part of the redevelopment.
Parking, retail space.
Disclose "dollar for dollar" costs for taxpayers on the project.
Consider all financial options and risks.
Place project to a vote of the public.
Move up development of replacement fire station.
Security issues if all parking is underground.
Differences between ballpark and Civic Center projects –financing, process; City MOU–ballpark, developer; CCDC involvement–Civic Center/Disposition and Development Agreement.
Great design – integration of retail/mixed use/ government offices; sustainability – leading to quantifiable savings not factored into financial analysis; lower absenteeism, higher worker attraction and retention; review process kept these below the line.
Architecture – does not look very civic/City Hall; more like a new condo tower; not very "San Diego;" footprint is logical.
What is the floorplate of Building A?
Regarding the orientation on B and C streets – what is the impact on A Street?
Consider drive-through for fire station and more central location within site.
City Operations Building – employee relocation.
Have you identified a third-party lender for 63/20 financing? What projects?
How can the creation of jobs be demonstrated?
$400 million savings – is this a "hard" figure? Suggestion: other groups outside downtown should be involved in the review process.
How much taxpayer dollars will have been invested in this project (i.e. consultants, studies, etc.)?
Will there be a replacement for Hines?
Costs between now (2008) and 2013?
50-year timeline vs 40 year?
Would the City give away land?
Was consideration given to City departments not located downtown?
New City Hall on existing site?
B Street – events vs. non-events and traffic confusion?
Lanes of traffic on Second Avenue and B Street?
RFP requires LEED Silver, what is the proposed city hall?
How many parking spaces in Phase 1?
Fire Station – City officials' move; location of Fire Station No. 1.
Are you concerned that the needs (to fire) are not met until Phase 3?
LEED is fairly new. How can the city avoid risk of this system?
What is the cost difference between Silver and Platinum?
Energy supplied by technology?
I attended the Civic Center remake community meeting at the Serra Mesa-Kearny Mesa Library on August 14. Compelling financial, practical, and safety arguments were made for proceeding with a re-build, instead of renovation. They make perfect sense to me as a citizen, even considering the City's current financial issues. I hope that the City will take the broader view, resist pressure toward absolute least-cost bottom line decision-making, and make the choice that is the "best fit" for the city and the citizens. I also hope that the rantings from demagogues trying to score political points will not de-rail progress in moving forward. San Diego does not need another endless paralyzing rehashing such as we've gone through with the airport. The two most costly choices will be doing nothing, and endless "Monday morning quarter-backing" from both citizens and politicians.

QUESTIONS/COMMENTS
I offer the following comments about the two finalist proposals presented: • While the area should contain elements to make it vibrant, a Civic Center should be a Civic Center only –housing, hotels, and non-city office buildings have NO place there. • Cafes, open and shaded gathering spaces, and revived retail along C Street should help to improve vibrancy without over-reliance on corporate retail and "mixed-use" to make the project economically viable. • The City should NOT turn over ANY part of the space to private development for housing, hotels, and non-City offices. • While increased density in the city core and along transit corridors may be desirable, a Civic Center should have a human scale to it and fit the environment where it is located–this is not a New York or a Chicago, and, I as a San Diegan since childhood, do not want it to become one. • A Civic Center should feel friendly and welcoming to the public, not monolithic. • A Civic Center should not feel crowded and looming–San Diegans love their open spaces and sunshine. In my opinion, the Hines/Pelli design is the clear winner, of the two designs put forward.
Is there a fault line under the present City Hall location?
Is the San Diego population 30,000 or 3 million for these buildings' use?
Does the Port bring any money to the City?
Where would the City employees go during construction?
What is the one thing each developer would highlight as the major strength of each proposal?
What are the cost differences for a LEED Silver building to a LEED Gold building to a LEED Platinum building?
Will the Civic Theatre be retained or rebuilt?
Who will make the final decision on whether or not this project moves forward?
If you select one of the finalist's proposals, will the project in fact move forward? And, what would the expected timeframe of construction and completion be?
Will the decision of this project have to go to a public vote?
Does either team meet the financial tests?
How does the Hines proposal deal with the renovation of the Evan Jones parkade during hours of operation for the theatre?
Please explain the meaning of a "managed" B Street?
Would the Civic Theatre Group be responsible for the exterior renovation costs of the theatre?
Under the proposed plans would the public plazas be publicly or privately-owned?
Who (the City of the developer) will receive the benefit of the private development?
What input does CCDC want from the Civic Theatre Group?
Would both plans still work without opening B Street to vehicular traffic?
With certification of participation financing, how does the transfer of liability go to a third party non-profit organization? Who is the non-profit?
Does Golden Hall remain?
Would there be other uses for the Civic Theatre?
Would the City own/lease the land proposed for private development?
Private development on top third would not be tax-exempt.
How big is the plaza?
There is no large gathering place downtown.
There is currently a lack of civic-mindedness – make this a civic area.
Where is Fire Station No. 1?
What could prevent this proposal from happening?
Why can't we keep money in the City?
Is there a fault line under the Civic Center?
Does the Port bring any money to the City?

QUESTIONS/COMMENTS
Will there be a library within the Civic Center?
Has any effort been made for the County to contribute?
Can another developer step in and bid?
Recommendations for financing – were other City comparisons done?
Non-profit agency to issue bonds?
Was a decrease in employee space considered in all alternatives?
Financing – proposed structures – risk of going "south?"
What are the total construction costs for the City Hall project?
C Street/MTS – short trains – longer ones – 3-4
Non-profit bond issuing all of the money or only part?
Secondary considerations–quantity of open spaces.
Non-profit financing entity. Who takes?
Who pays debt?
Please bring examples of similarly-financed project to 9/10 CCDC Board meeting.
Good that CCDC is moving forward with Gerding Edlen since Hines' departure.
Analysis of loss of non-profits that may need to leave downtown due to Alternatives 6 or 7?
Options 6 & 7 – Leasing space out of downtown.
Compliment financial analysis – very thorough.
AAA/Class A Building?
Are renovation costs high - $125 million? Especially compared to previous studies.
Trolley underground as in other cities?
Different options of City maintaining ownership of land
Supportive of project. Place City logo on top of City Hall building. Observation level at top – is it accessible to the public?
What is the current size of open space at the Civic Center?
Proposal brings a lot to San Diego.
Construction jobs and permanent jobs.
Platinum – is this definite?
Toilet to tap.
Lacking a heart in the downtown core
Project seems to have the capability to bring the City together–really needs it!
Gray water proposal – a great component!
Alternative sources of transportation emphasized in this project.
Vortez, paradigm shift, DNA - Important terms for accomplishing this project.
Percentage of residential vs. commercial development.
Purpose of small building north of B Street, west of Second Avenue?
Phase 1 building – two-thirds used for all downtown City employees?
Describe benefits of green roofs/sustainability.
Challenges of opening B Street.
Terrorism – was it a consideration in design?
Will the new complex save the City money in the long run?
Can we obtain permission from the FAA to build a bit higher than 500 feet?
Assuming the city council approves moving forward with public/private partnership, CCDC should establish and engage in a different format for public input and review during the development of the project. Typically CCAC would be involved as well as subcommittees of the CCDC Board, etc. I would propose a city-wide stakeholder representative group to take the role of the community. This approach would be more inclusive of city-wide groups, community planners committee, NGO's, etc., unlike the process and groups that approved the Navy Broadway Complex at the waterfront.

QUESTIONS/COMMENTS
LEED Silver – why?
What is the future of the World Trade Center?
Would the sale of land vs. lease require a vote of citizens?
What happens if the developer is selected and then is not successful in negotiations?
If no time frame on Phases II-III, then how is the developer held accountable?
Who does the City lease their building from (in flow chart example)?
Tenant improvement revenues are not considered in savings projections.
Process – public comments/questions.
Design process – after selection – to include charettes.
What is the level of design at this point?
Security – shared parking. How is this handled?
Any indoor or public gathering areas?
Advantage of opening B Street?
Architectural term for the new city hall design?
Should move forward if it there is no cost to the City; community-wide stakeholder's group regarding design, project content, and financials.
Cost savings for downtown or city-wide?
Will 150,000 square feet of retail in this project negatively impact Horton Plaza?
Why not wash and paint the existing building (the area under each window); buy 1010 Second Avenue and 1200 Third Avenue (for the "plaza"); buy the California Theater Building on "C" Street between Third and Fourth avenues; tear it down and build office space on that site.
2012/13 commercial buildings – Gold/LEED
Proposal for interim occupancy or leasing while under construction.
GMP price? $1 million over first five years to $400 million over 50 years. Utility costs? Bankruptcy?
To pay for CCDC's concept of a new City Hall, will the City have to raise sales or property taxes? If so, by how much? (Percent of sales or per $1,000 assessed value). If no, then there is no real objection. C Street is already open. B Street and Second Avenue impaired, but Horton Plaza impairs more streets as does the baseball stadium and Marina district housing. So much for preserving the grid. Will we keep the existing sculpture in the plaza? Who would use one-stop shopping? There is rarely cross-utilization of City services by residents or permit applicants. Walking from building to building downtown is good for people – it lets them interact with the homeless on the sidewalks and observe downtown life.
Why was there only one meeting held downtown? There are not too many District 4 attendees tonight.
There are many infrastructure needs in neighborhoods –especially sidewalks.
Are property taxes going to increase with this project?
Would like to see more District 4 attendees.
Provide living wage jobs as part of Civic Center project; work force representative of all of San Diego.
Employment–greater community inclusion as part of project, especially for tax-supported projects. Would appreciate a dialogue with City/CCDC prior to project approval.
Recap of outreach measures taken by CCDC for project.
One percent sales tax comment: as part of the current 7.75%, this is the amount that goes directly to the City.
How early will the City Administration Building be torn down?
Wash or paint the City Administration Building now since demo is years away.
Did outreach program produce better outcomes in other districts? Is the information too detailed/complicated?
CBA mechanism to inspire public participation. Has this been considered?
How long will the proposed new City Hall last?
Parkade details
Clarification of Gerding Edlen financial proposals (bars do not stand on top of each other).

QUESTIONS/COMMENTS
What happens to this project in the CCDC inquiry of projects?
Neighborhood improvements vs. new City Hall (Taj Mahal). Repair City Hall and move on to neighborhoods.
Use local worker's paid living wages.
Should City Hall be de-centralized since so many City employees are out of the field?
Civic Theatre – what is included?
What infrastructure technology is being considered for Civic Center?
Has the New Main Library been considered for the Civic Center?
Labor use to build project – minimum prevailing wage.
Construction costs are always on the rise.
SEMPRA Energy would like parking in complex.

SAN DIEGO CIVIC CENTER COMPLEX
CIVIC THEATRE BOARD OF DIRECTORS
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Does either team meet the financial tests?
How does the Hines proposal deal with the renovation of the Evan Jones parkade during hours of operation for the theatre?
Please explain the meaning of a "managed" B Street?
Would the Civic Theatre Group be responsible for the exterior renovation costs of the theatre?
Under the proposed plans would the public plazas be publicly or privately-owned?
Who (the City or the developer) will receive the benefit of the private development?
What input does CCDC want from the Civic Theatre Group?
Would both plans still work without opening B Street to vehicular traffic?

SAN DIEGO CIVIC CENTER COMPLEX
GASLAMP QUARTER ASSOCIATION
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Will the Civic Theatre be retained or rebuilt?
Who will make the final decision on whether or not this project moves forward?
If you select one of the finalist's proposals, will the project in fact move forward? What would the expected timeframe of construction and completion be?
Will the decision of this project have to go to a public vote?

SAN DIEGO CIVIC CENTER COMPLEX
BOMA
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Where would the City employees go during construction?
What is the one thing each developer would highlight as the major strength of each proposal?
What are the cost differences for a LEED Silver building to a LEED Gold building to a LEED Platinum building?

SAN DIEGO CIVIC CENTER COMPLEX
ASIAN BUSINESS ASSOCIATION - GOVERNMENT RELATIONS COMMITTEE
SEPTEMBER 8, 2008
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
Labor use to build the project – minimum prevailing wage.
Construction costs are always on the rise. What factors have been built into financial?

SAN DIEGO CIVIC CENTER COMPLEX
LAMBDA ALPHA INTERNATIONAL
SEPTEMBER 9, 2008
QUESTIONS & COMMENTS

QUESTIONS/COMMENTS
This proposal seems to require a lot of efficiency which this current government does not have the depth to maintain. Leadership - where is it possible at this time?
Port of San Diego, City Hall, SANDAG – All resources in one place.
Commitment to open spaces is very gratifying. The building costs seem to be very high. Are they realistic/reflective in the costs analysis?
Public meetings were held in February/March. Would like to see something iconic, something we can be proud of, energy conservation, transit-centered.
Productivity/cost efficiency for each department.
Formalize some of the community leaders to help support the building of the project.
Blast-proof zones – has this been addressed?
Financing questions – can you use tax exempt financing for only the government portion of the building?
Avoid showing "iffy" concepts, not be dated, be good sense; not pleased with design; please present a more dignified design.

Board of Directors

Rev. George Walker Smith – Chairman/Emeritus

Rev. Ikenna A. Kokayi – Chairman/CEO
Christ Church of San Diego, Inc.

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True Faith Baptist Church

Rev. Troy Owens – Secretary
New Life Baptist Church

Rev. Calvin Sanders – Treasurer
El Shaddai Community Outreach

Martha Carter
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Rev. Ronald Cobbs
Blessed Trinity Baptist Church

Rev. Anthony Howard
Mt. Nebo Baptist Church

Evelyn Irving-Jackson
The Trinity House, Inc.

Rev. Willie Manley
Greater Life Baptist Church

Bishop George McKinney
St. Stephens Cathedral C.O.G.I.C.

Kenneth Wilson
EUAAC Member

Debbie Young
EUAAC Member

Executive Director
Robert Tambuzi

UNITED AFRICAN AMERICAN MINISTERIAL ACTION COUNCIL (UAAMAC)
STATEMENT ON EQUITABLE EMPLOYMENT
CENTRE CITY DEVELOPMENT CORPORATION (CCDC)
TUBMAN/CHAVEZ MULTICULTURAL FAMILY CENTER
AUGUST 26, 2008

The *United African American Ministerial Action Council* (UAAMAC) fundamental mission is to "strive for the relief of the poor, to end poverty . . . to educate people about the conditions, causes and eradication of poverty". This awesome mission is fueled by the fact that human beings are imbued with "dignity and divinity" and should be afforded the right to "just compensation and dignity-affirming work", so they may be able to have access to adequate food, clothing, housing and healthcare.

As of April 2008, the national unemployment rate is 5.1%, however, according to a San Diego Union-Tribune article dated April 5, 2008, "the unemployment rate for Latinos jumped to 6.9% in March, the highest in more than four years. The rate for Blacks climbed to 9%, a two-month high". In June 2008, unemployment in San Diego County rose to 6.4 percent, the highest level in 13 years. Currently, of the 171,000 inmates housed in the California Department of Corrections and Rehabilitation, 52,000 are African American. Each month an average of 1,200 formerly incarcerated individuals return to San Diego County, all seeking employment as a fundamental means to stay out of prison.

The provision of quality jobs, with health benefits to those with the desire, skills and commitment to work not only benefit the individual and their respective families but the larger society, in that, these persons are now tax-paying members of the community and not "tax draining" members of a revenue sapping bureaucratic behemoth (the California Department of Corrections) that is currently under Federal Receivership, with an imminent federal takeover in the offing.

President Maas, in light of the aforementioned glaring unemployment statistics and the deplorable conditions engendered by CDCR; as you and your fellow Board Members discuss the proposed renovation of downtown's Civic Center Complex to include City cost savings and alternatives, please work to insure the availability of livable wage jobs with health benefits for San Diego's African American and formerly incarcerated populations.

It is our sincere belief that the City of San Diego and its affiliate governmental agencies should be a model of what it expects others to do insofar as their hiring practices. Given the stench of corruption and "double-dealing" that currently exists, around City Hall and the boards of its two Redevelopment Agencies, it would be a breath of fresh air to have a workforce that is reflective of <u>all</u> of San Diego as you move forward building this taxpayer supported, public works project.