

APPENDIX

Appendix A
Reuse Committee Membership

APPENDIX A - REUSE PLANNING COMMITTEE MEMBERSHIP

Susan Golding, Mayor of San Diego. *Chairperson of the Committee.*

Brian Bilbray, Congressman, 49th Congressional District.

Byron Wear, San Diego City Council, District Two.

Captain Stephen L. Drake, Commander, Naval Training Center, San Diego.

Harry Albers, Vice President for University Relations and Development, San Diego State University.

Neal Arthur, President, MacArthur Development; Chair, San Diego Housing Commission.

Phil Brown, President, Brown Thumb Construction Company.

Patricia Butler, President, The Butler Group, Inc.

Paul Desrochers, Executive Director, Community Development Commission, City of National City. *Co-Chair, Economic Development Subcommittee.*

Jan Driscoll, Esq., Environmental Attorney.

Sister RayMonda DuVall, Executive Director, Catholic Charities, Diocese of San Diego. *Chair, Homeless Subcommittee.*

Charles Edwards, Former President and Chief Executive Officer, Institutions of Medicine and Science and Scripps Health.

Ed Furtek, Director, Federal Research Policy, University of California, San Diego. *Chair, Education Subcommittee.*

Augustine Gallego, Chancellor, San Diego Community College District.

Alberto Garcia, President, Alberto R. Garcia and Associates.

Barry Hite, San Diego Blood Bank; San Diego Chapter Sierra Club, Executive Committee.

Art Lujan, Executive Director, Building Trades Council.

Sally Ortega Madaffer, Editor and Publisher, Mission Times Courier; San Diego Park and Recreation Board. *Chair, Park and Recreation Subcommittee.*

Ted Owen, San Diego Business Journal. *Chair, Economic Development Subcommittee.*

Karen McElliott, San Diego Jack Murphy Stadium Authority Board of Governors. *Chair, Interim Use Subcommittee.*

Gil Ontai, Principal-in-Charge, Gil Ontai, Architect and Associates.

Steven Oxberry, President, Steven W. Oxberry and Associates.

Wayne Rafflesberger, Attorney.

Patricia Rickon, International Development Consultant.

Max Schmidt, Centre City Development Corporation. *Chair, Environmental Subcommittee.*

Raymond Simas, President, Peninsula Chamber of Commerce.

Appendix B
Preliminary Business Plan

APPENDIX B - PRELIMINARY BUSINESS PLAN

Introduction

This Preliminary Business Plan is prepared as part of the implementation component of the Naval Training Center (NTC) Base Reuse Plan. The information presented is based on current ongoing work by the consulting team of Rick Planning Group/Keyser Marston Associates, Inc./M.S. Steele Group and draws largely on the assumptions, costs, strategies and findings developed during the preparation of the NTC Reuse Plan. Information has been provided by the City of San Diego staff managing this project as well as the actions of the NTC Reuse Planning Committee and the City Council.

Purpose

The purpose of this preliminary business plan is to lay the foundation for the more comprehensive business plan that will be prepared during the next phase of the work related to implementation of the NTC Reuse Plan. This later comprehensive business plan will synthesize the economic, financial and marketing analysis into a document that the City can use to carry out implementation of the reuse plan.

a. Business Plans - General

The purpose of preparing a business plan is to establish a vision with a framework and process through which future decisions can be made to realize the expressed vision. A well prepared business plan provides a strategic framework for dealing with a changing and often unpredictable environment. In the context of implementing the reuse plan for NTC, the business plan should provide the framework for dealing with a range of potential issues, such as:

- Economic conditions in southern California;
- Economic conditions in the San Diego economy;
- Potential job generation related to specialized conditions in the region, e.g., SPAWARS; and
- Linkage to the visitor industry in San Diego.

The key elements of the strategic planning process that are the foundation of a comprehensive business plan are the following:

1. Establishing the mission
2. Definition of goals
3. Assessment of existing conditions

4. Definition of periodic objectives and assessment of progress
5. Annual implementation plan
6. Budget and financing component

b. Business Plan: Relationship to EDC Application

The preparation of a business plan that adheres to the requirements of the EDC application is a high priority, given the need for conveyance terms that will allow for financially viable projects and accompanying job generation in the shortest timeframe. The comprehensive business plan will follow this preliminary business plan in an expanded format and address all of the requirements of the EDC application as well as serving as the long-term road map for the City to use in carrying out its implementation responsibilities under the NTC Reuse Plan.

c. Draft Comprehensive Business Plan

Attached is a draft of the Comprehensive Business Plan organized into five major sections. Much of this material can be incorporated into the EDC application.

I. Introduction and Overview

a. History, Mission and role of San Diego Redevelopment Agency

California Community Redevelopment Law authorizes local governments to establish a redevelopment agency and sets forth permitted activities for redevelopment agencies. In 1958, the San Diego City Council established the San Diego Redevelopment Agency to provide a method for revitalizing deteriorated and blighted areas of the City. While the City Council members are also the Agency's board members, the Agency is a separate, legally constituted body which operates under authority granted by state law.

The redevelopment process is designed to deal with complicated situations and can link multiple financing sources to assist the conversion process to be implemented in a more timely manner. The National Defense Authorization Act of 1994 recognizes the need and establishes a process for economic development conveyances to redevelopment authorities. There are specific areas within the City which require revitalization because of a variety of conditions which create blight and inhibit new investment by private enterprise. The inability of private initiative to provide the necessary large-scale coordination required to correct these problems necessitates public action. The goals of redevelopment are to eliminate blight and adverse environmental conditions, to improve the economic viability of project areas, and to provide a means for implementing precise elements of community

plans.

b. Reuse Plan Overview, Vision, Goals and Strategy

Planning undertaken for re-use of NTC is directed to create a place surrounded by green, bordered by water, and centered on history. The proposed Plan indicates a traditional residential neighborhood surrounded by educational, service, retail, visitor-oriented uses. The Plan also include parks, museums, and recreational facilities that will incorporate the waterfront area.

The vision for NTC, as adopted on April 27, 1994 but the NTC Reuse Planning Committee, is as follows:

Create a center that celebrates San Diego's maritime history and opens public access to a waterway linking San Diego and Mission Bays. This community will anchor revitalization of the North Bay region. It will also support education, training, and research and development programs that attract new industries to San Diego and strengthen the region's performance in international trade from Mexico to the Pacific Rim.

The proposed Plan calls for the following land uses:

Golf Course	9 Holes
Hospitality	1,030 Rooms
New Office Space	240,000 SF
New R&D Space	140,000 SF
Market Rate Housing	350 Units
Rehabilitated Office	48,000 SF
Rehabilitated Commercial/Retail Uses	149,000 SF
Rehabilitated Live/Work	240,000 SF
Rehabilitated Nonprofit/Institutional	134,000 SF
Parks/Open Space	50 Acres
Public Safety Institute	24.7 Acres
Airport Expansion / Least Tern Area	51.5 Acres

c. Special Characteristics of NTC

II. Strategic Assessment

a. Economic conditions in southern California and the San Diego region.

The market and economic issues are detailed in Section 2.3 of the Naval Training Center Reuse Plan. Southern California's economy, while slow to come out of the most recent recession, continues to improve. Employment growth remains above the U.S. average for the entire region. The region is creating thousands of new jobs in the high-wage, education-intensive sectors of engineering and management services, as well as in construction and whole-sale trade sectors.

During 1995, in the San Diego region, there were almost 20,000 jobs added. The year-over-year job growth during the first quarter ended above 2%, compared to the U.S. job growth of 1.4%. Job gains continue to be in the service and service producing industries, while the losses are in the manufacturing, goods-producing, and F.I.R.E. industries. San Diego's 1995 median household income, \$35,864, increased by 2.4% from 1990's median of \$35,022.

b. Market Analysis

Assessment of supply/demand

The Market Assessment in section 4.3 of the Naval Training Center Reuse Plan gives an in-depth description of supply and demand for the proposed land uses. Office development at the NTC site will be dependent upon demand generated by other commercial uses and local serving office demand, or alternatively the relocation of Navy offices from the downtown market.

Market demand for R&D space at NTC will depend upon the willingness of investors and users to experiment with development opportunities outside the traditional R&D corridors.

There are virtually no new housing units and being built in the Point Loma market area because the area is close to build-out, with few available sites for development.

Future demand for additional hotel rooms is strongest in the convention sector of the market due to the 250,000 SF expansion the San Diego convention center is currently undergoing.

The availability of alternative competitive sites in the area for community/neighborhood and specialty/entertainment retail is limited.

Development opportunities by land use

The Section 4.1, Development Issues, in the Naval Training Center

Reuse Plan details the opportunities by land use on NTC. The opportunities for development of an office/R&D element at NTC include the site's close proximity to the airport and downtown. Also, the U.S. Space and Naval Warfare System Command (SPAWAR) is relocating to San Diego. This event will generate demand for employees and facility space. The local labor force is very skilled. Assorted buildings at NTC could be an alternative for back office space for downtown employers. Existing downtown Navy office functions could be relocated to NTC.

The opportunities for development of a hospitality element include proximity to airport, downtown, Harbor, and a unique channel waterfront. The NTC site would be expected to capture a portion of the visitors from the convention center.

The opportunities retail element include the proximity to the surrounding residential area that has favorable demographics. Proximity to the San Diego Harbor and waterfront area is also a positive for retail development. Likely synergy with mixed-use hotel development. Surrounding streets with high vehicular traffic flow.

The opportunities for development of a residential element include proximity to an existing residential area that has a positive image. Likely synergy with waterfront recreational uses. The development of additional health and public facilities, combined with an aging population, could generate demand for senior housing. The NTC site provides additional acreage for urban-oriented in-fill housing development.

The opportunities for development of a recreational element also include the surrounding residential area and its favorable demographics. The proximity of the Harbor area invites the creation of aquatics-oriented waterfront recreation activities. Patrons to a mixed-use hotel development plus the residents of Point Loma would be a likely market for recreational amenities.

c. Employment generation

The proposed Reuse Plan was determined by many factors, including the generation of new long-term jobs. Hence, there was a determined effort by the Reuse Committee to create a plan that would have land uses that generate permanent employment. Employment from new construction, rehabilitation efforts, and infrastructure up-grading have not been determined in this analysis.

The following is a break-out of expected employment by private land uses.

<u>Land Use</u>	<u>Amount</u>	<u>Multiplier</u>	<u>Employment</u>
Hospitality	1,030 Rooms	0.5/Room	515 Jobs
New Office	288,000 SF	4/1,000 SF	1,150 Jobs
New R&D	140,000 SF	3/1,000 SF	420 Jobs
Commercial/Retail	381,000 SF	2/1,000 SF	760 Jobs
Nonprofit/Instit.	210,693 SF	750/100,000 SF	<u>1,580</u> Jobs
Total Employment			4,425 Jobs

d. Infrastructure assessment

(See NTC Estimated Facility Budget, at the conclusion of Section 5, Implementation)

III. Projected Development Schedule and Cash Flow

a. Economic Development Concepts

To be determined as part of subsequent Reuse Plan work.

b. Phasing

When NTC is turned over to the City by the Navy in 1999, it is proposed that the City will then establish NTC as a redevelopment project area to facilitate the development and rehabilitation of the base. The project phasing has been broken into three phases of 10 years.

It is assumed that the new office/R&D land, residential land, and former Officer's Quarters could all be sold in the first five years of the project. The development of the two hotels are estimated to occur within the first ten years. The entire build-out of the new construction of R&D and office space, along with the golf course, are estimated to occur within ten years. The significant amount of commercial and educational space needing rehabilitation are expected to take twenty years to complete. The residential sub-area is expected to be the first portion of the base that is demolished and infrastructure up-graded so that the 350 residential units can be developed and on the tax rolls as soon as possible.

The Public Safety Institute is anticipating to partially open when the property is conveyed or as soon as funding is available from PSI bonds. The Port

District is also anticipating expanding the airport as soon as the property is conveyed.

The rehabilitated buildings for live/work, office, commercial/retail, and nonprofit/institutional uses will have minimal up-grades with rehabilitation, especially historic buildings occurring within the project's first fifteen years.

Park improvements are expected to take place during the first 10 years of the project.

Projected Revenues and Costs

The Financial Analysis, in Section 4 of the Naval Training Center Reuse Plan, details the revenues and costs attributed to the total build-out of the Reuse Plan and the subsequent funding gap. The total development value estimated for the project is \$43.2 million.

However, the estimated project costs are \$57.6 million, producing a project deficit of \$14.4 million. Taking into account the value tax revenues, estimated at \$73.0 million, the project has a net surplus of \$58.6 million. The capitalized value of rehabilitated buildings are estimated to be \$1.0 million, while the proceeds from new construction/sales is estimated to be \$42.2 million.

On-site development costs are expected to be the single most expensive portion of reusing NTC at \$36.4 million. Cost of developer overhead/personnel/management fees are expected to cost \$9.8 million, while off-site infrastructure costs are anticipated to be \$5.0 million, city administration/security/maintenance costs at \$4.6 million, entitlement costs at \$1.0 million, and offsite housing assistance are estimated to cost \$800,000.

e. Proposed Conveyance Terms for EDC Parcels

Section 5 of the Naval Training Center Reuse Plan reviews the different ways NTC can be conveyed to the City. Property at NTC is proposed to be conveyed from the Navy to the City of San Diego and other public benefit sponsors pursuant to two provisions of Federal law, Public Benefit Conveyance (PBC) and Economic Development Conveyance (EDC). It is very important for the reuse planning team to analyze how PBCs might be applied for in order to create the least costly approaches to real property conveyance. The three PBCs are as follows:

<u>DPU Number</u>	<u>Sponsor</u>	<u>Land Use</u>
1.6	City of San Diego	Parks and Open Space

3.1	City of San Diego	Parks and Open Space
3.2	City of San Diego	Parks and Open Space
3.4	City of San Diego	Parks and Open Space
4.2	Unified Port District	Airport and Least Tern Area

In order to create jobs, stimulate the local San Diego economy and finance the recycling of NTC, a remaining portion of the base will need to be conveyed through an EDC.

1. Reuse value
2. Assumptions and negotiating parameters

IV. Proposed Financing Plan

The 15-year cash flow analysis can be found in Section 4.7 of the Naval Training Center Reuse Plan. It is assumed that revenues and cost will increase at a rate of 2% per year. Each source and use of revenues is present valued at a 10% discount rate. The present value of the surplus over ten years is estimated to be \$25 million. Positive cash flow, is expected in year 2005-2014. The present value of total sources of revenue from NTC is \$95 million. Tax revenues including tax increment and transient occupancy taxes, total \$32 million, while land and lease proceeds will total \$34 million present value.

The City of San Diego will be responsible for any deficit that occurs. It is proposed that the Master Developer will loan the project a present value of \$29 million. The items that cause the project to have a deficit in the first five years are the site improvements, infrastructure, and administration costs. It is proposed that repayment of the Developer's loan will be from project-generated tax increment and T.O.T revenues.

The present value of total costs from the reuse of NTC is nearly \$70 million. The most significant cost of the Reuse Plan will be infrastructure improvements which will include off-site improvements, gasline installation, steamline undergrounding, park improvements, and site improvements to the historic core. These costs have a present value of \$19 million over 15 years. Debt service to the developer and site improvements are the next costliest items in the Reuse plan at \$17 million and \$13 million, respectively.

The Public Safety Institute (PSI) costs of \$8.8 million are assumed to be covered by revenue bond financing and off-site housing assistance will use all available housing set-aside funds generated from the NTC project area's tax increment.

V. Long Term Operating Plan

To be developed as a subsequent element of the Reuse Planning Program.

Appendix C
Cost Assumptions

APPENDIX C

NAVAL TRAINING CENTER Cost Estimates Assumptions for Conversion of the Property

I. OVERVIEW

Cost estimates for conversation of NTC have been prepared as a foundation for budget preparation and development of the finance plan and business plan. They reflect the uses proposed in the Council-adopted land use plan and include costs for: demolition and clearing; infrastructure modification and improvement; and building rehabilitation. As well, they include contingencies and incidentals for design and contract administration.

Cost estimates are shown in summary for each of 24 Development Phasing Units (DPUs).¹ They are also shown for on- and off-street transportation improvements. DPU's range in size from 2.4 acres to 40+ acres. They are shown on Figure 14 and generally reflect the following categories of development:

DPU 1.1 through 1.8 consist of property to be cleared for new uses;

DPU 2.1 through 2.9 consist of properties which contain buildings to be retained and rehabilitated;

DPU 3.1 through 3.5 consist of properties which will be developed for park and recreational uses;

DPU 4.1 consist of properties which will be developed for the Regional Public Safety Training Institute, and

Transportation Improvement Projects No. 1 through 9 consist of on- and off-site improvements required to mitigate traffic generated by redevelopment of NTC.

Estimates are further divided into two priorities of work. The first priority covers initial efforts to prepare the site for reuse and encourage development in those areas considered most "ripe" for reuse. The balance of the improvements occur in subsequent years, and then only when justified by increased return on investment.

¹ - Full detailed cost estimates for the DPUs and street improvement projects are contained in a separately bound document (*Appendix I*) which is available at the City's project office.

Demolition and clearing is scheduled early in order to accommodate private investment in new uses. Initially, infrastructure would employ and build upon existing facilities to the maximum extent possible, replacing and modifying facilities only where necessary because of their condition or capacity constraint. Only later is an investment to upgrade infrastructure assumed.

At the outset, building rehabilitation consists of code compliance efforts to bring buildings up to a safe and sanitary condition; later it includes such additional improvements as noise mitigation and new heating and air conditioning, but only when justified by an increased return on investment.

The major traffic mitigation measures scheduled early in the redevelopment of the property consist of a) improvements along Rosecrans Street and the various intersections adjacent to NTC, and b) a new connection between Rosecrans Street and Harbor Drive.

II. Cost Estimate Assumptions:

CAD files provided by the Navy Public Works served as the base documents for quantification of improvements.

1. Costs are in 1997 dollars and have not been inflated to reflect construction timing.
2. Costs reflect both direct and indirect costs for the various items.

Direct costs include: labor, material and contractor fees.

Indirect costs were assumed as follows:

- 25 percent was added to demolition costs to reflect construction contingencies and contract administration.
 - 35 percent was added to rehabilitation costs to reflect construction contingencies, design or professional fees, plan check and contract administration.
 - 50 percent was added to infrastructure and transportation improvement costs to reflect construction contingencies, design, plan check, construction staking, and contract administration.
3. This estimate is a preliminary order-of-magnitude opinion of probable construction costs for the various improvements proposed as part of

the NTC Reuse Plan. The Engineer has no control over cost, the price of labor, equipment, materials or the contractor's method of pricing. The Engineer, therefore, makes no warranty expressed or implied as the accuracy of the opinion as compared to bid or actual costs.

4. Unit prices for this estimate are based on research of projects of similar size and scope and should not be considered as a maximum unit price, nor should the total construction costs be interpreted as the maximum possible construction costs for these items.
5. Remedial earthwork is not included with this estimate. To quantify any remedial grading requirements, a project soils engineer should be retained and subsurface investigations may be required.
6. No private development costs are included for sites to be cleared and privately developed. No tenant improvements are included for buildings to be rehabilitated.
7. It is assumed that existing backbone utilities are adequate to support the proposed development. No increase in capacity is assumed and only relocation costs are included.
8. Reconstruction of existing street pavement is limited in the first 15 years to trench restoration and minimal overlay to accommodate proposed widening. During the later priorities, it is assumed that additional reconstruction of streets will be required and costs have been included in Priority II.
9. Internal street widening costs are included within DPU costs and include: Truxtun and Decatur Roads from Bainbridge to Gate 1; Roosevelt and Farrgut, from Rosecrans to Cushing; Dewey, at the intersection of Rosecrans; and Worden Road, from Truxtun to Rosecrans
10. It is assumed that all utilities on sites to be cleared will be removed to the street right-of-way unless they serve other properties or buildings in which case easements will be required or the lines relocated.
11. No costs are included for water or sewer connection charges as it was assumed that the redevelopment of the base would produce no increase over the historical use (number of fixture units) previously located on the property.

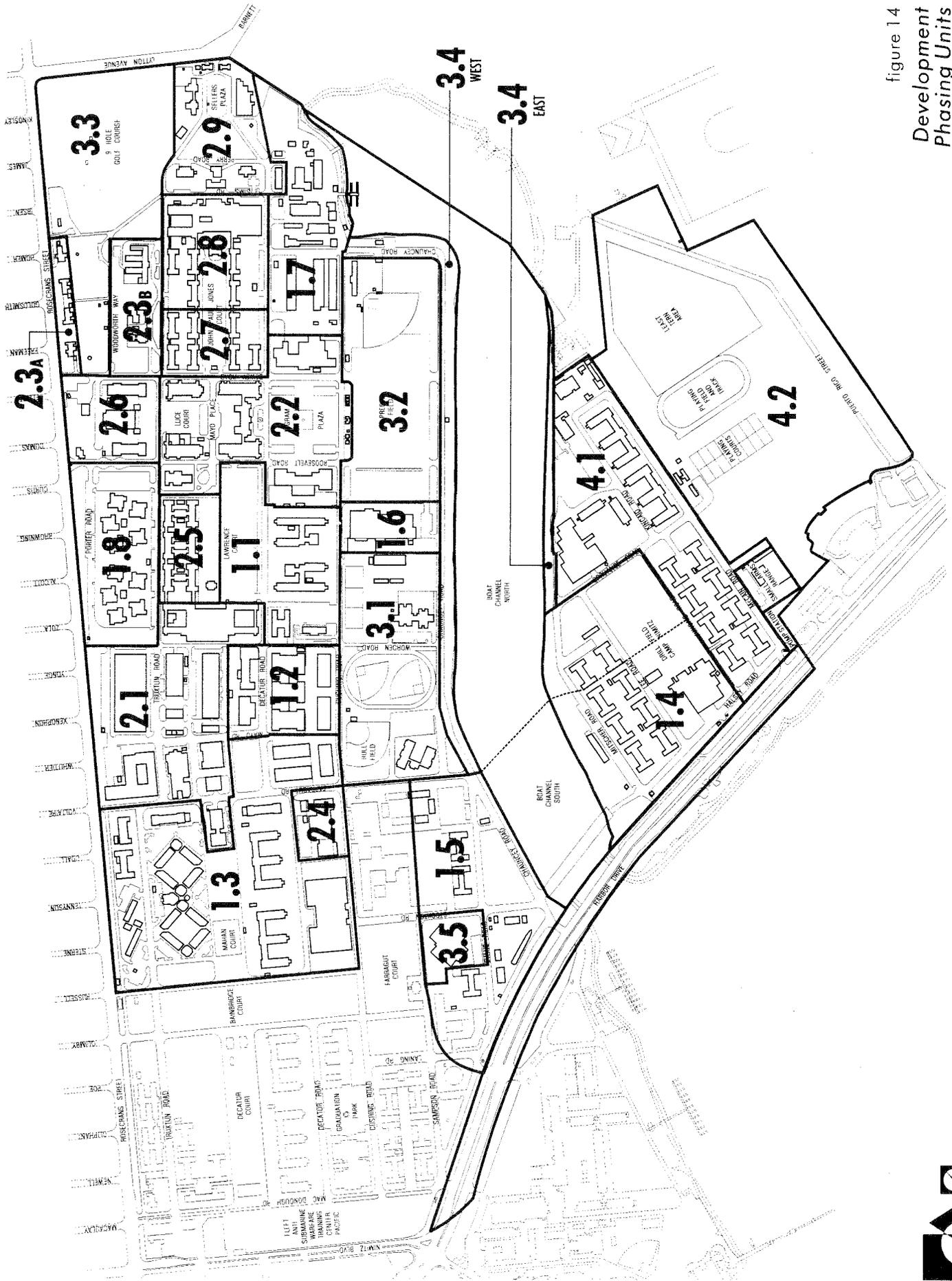
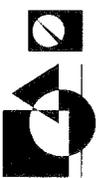


figure 14
Development
Phasing Units
NTC Reuse Plan

Scale in Feet (approx.)
200 100 0 200 400 600 800 1000
7-22-98



8-12-98

APPENDIX C: COST SUMMARY - PRIORITY 1

Sub Area	Total Improvement		Indirect @ 25%	Rehabilitation		Infrastructure		Total Cost
	Cost Direct	Demolition Direct		Direct	Indirect @ 35%	Direct	Indirect @ 50%	
DPU 1.1	2,120,008	1,518,413	379,603	0	0	601,595	300,798	2,800,409
DPU 1.2	1,419,789	1,136,749	284,187	0	0	283,040	141,520	1,845,496
DPU 1.3	9,693,063	6,202,171	1,550,543	0	0	3,490,892	1,745,446	12,989,052
DPU 1.4	1,827,975	1,388,296	347,074	6,694	2,343	432,985	216,493	2,393,884
DPU 1.5	2,651,289	2,082,929	520,732	0	0	568,360	284,180	3,456,201
DPU 1.6	48,455	0	0	0	0	48,455	24,228	72,683
DPU 1.7	100,210	0	0	0	0	100,210	50,105	150,315
DPU 1.8	190,925	0	0	0	0	190,925	95,463	286,388
SUBTOTAL	18,051,714	12,328,558	3,082,140	6,694	2,343	5,716,462	2,858,231	23,994,427
DPU 2.1	17,909,654	732,778	183,195	16,548,130	5,791,846	628,746	314,373	24,199,067
DPU 2.2	6,419,246	95,700	23,925	5,512,300	1,929,305	811,246	405,623	8,778,099
DPU 2.3	3,985,372	99,102	24,776	3,374,820	1,181,187	511,450	255,725	5,447,060
DPU 2.4	1,766,205	87,400	21,850	1,641,930	574,676	36,875	18,438	2,381,168
DPU 2.5	3,172,400	0	0	3,080,660	1,078,231	91,740	45,870	4,296,501
DPU 2.6	2,275,708	0	0	2,134,860	747,201	140,848	70,424	3,093,333
DPU 2.7	3,962,334	0	0	3,644,134	1,275,447	318,200	159,100	5,396,881
DPU 2.8	4,856,913	0	0	4,509,863	1,578,452	347,050	173,525	6,608,890
DPU 2.9	2,309,986	0	0	741,011	259,354	1,568,975	784,488	3,353,827
SUBTOTAL	46,657,818	1,014,980	253,745	41,187,708	14,415,698	4,455,130	2,227,565	63,554,826
DPU 3.1	3,232,470	807,195	201,799	167,025	58,459	2,258,250	1,129,125	4,621,853
DPU 3.2	1,980,000	0	0	0	0	1,980,000	990,000	2,970,000
DPU 3.3	309,894	18,894	4,724	0	0	291,000	145,500	460,118
DPU 3.4	0	0	0	0	0	0	0	0
DPU 3.5	0	0	0	0	0	0	0	0
SUBTOTAL	5,522,364	826,089	206,522	167,025	58,459	4,529,250	2,264,625	8,051,970
DPU 4.1	10,358,847	935,054	233,764	9,423,793	3,298,328	0	0	13,890,938
TOTALS	80,590,743	15,104,681	3,776,170	50,785,220	17,774,827	14,700,842	7,350,421	109,492,161

8-12-98

APPENDIX C: COST SUMMARY - PRIORITY 2

Sub Area	Total Improvement		Indirect @ 25%	Rehabilitation		Infrastructure		Total Cost
	Cost Direct	Demolition Direct		Direct	Indirect @ 35%	Direct	Indirect @ 50%	
DPU 1.1	563,075	111,500	27,875	0	0	451,575	225,788	816,738
DPU 1.2	203,400	43,200	10,800	0	0	160,200	80,100	294,300
DPU 1.3	158,375	35,100	8,775	0	0	123,275	61,638	228,788
DPU 1.4	183,600	40,000	10,000	0	0	143,600	71,800	265,400
DPU 1.5	0	0	0	0	0	0	0	0
DPU 1.6	861,178	808,488	202,122	0	0	52,690	26,345	1,089,645
DPU 1.7	1,659,379	771,889	192,972	824,640	288,624	62,850	31,425	2,172,400
DPU 1.8	1,861,731	1,567,181	391,795	0	0	294,550	147,275	2,400,801
SUBTOTAL	5,490,738	3,377,358	844,340	824,640	288,624	1,288,740	644,370	7,268,072
DPU 2.1	2,773,750	66,500	16,625	2,448,000	856,800	259,250	129,625	3,776,800
DPU 2.2	9,620,368	139,800	34,950	8,908,918	3,118,121	571,650	285,825	13,059,264
DPU 2.3	758,672	35,450	8,863	598,959	209,636	124,263	62,132	1,039,302
DPU 2.4	57,200	24,000	6,000	0	0	33,200	16,600	79,800
DPU 2.5	4,617,734	92,850	23,213	4,524,884	1,583,709	0	0	6,224,656
DPU 2.6	5,159,614	101,940	25,485	5,057,674	1,770,186	0	0	6,955,285
DPU 2.7	4,448,516	106,400	26,600	4,342,116	1,519,741	0	0	5,994,857
DPU 2.8	6,519,735	109,600	27,400	6,410,135	2,243,547	0	0	8,790,682
DPU 2.9	2,281,115	162,840	40,710	2,118,275	741,396	0	0	3,063,221
SUBTOTAL	36,236,704	839,380	209,845	34,408,961	12,043,136	988,363	494,182	48,983,867
DPU 3.1	51,800	51,800	12,950	0	0	0	0	64,750
DPU 3.2	3,673,123	687,973	171,993	0	0	2,985,150	1,492,575	5,337,691
DPU 3.3	93,950	19,600	4,900	0	0	74,350	37,175	136,025
DPU 3.4	0	0	0	0	0	0	0	0
DPU 3.5	0	0	0	0	0	0	0	0
SUBTOTAL	3,818,873	759,373	189,843	0	0	3,059,500	1,529,750	5,538,466
DPU 4.1	0	0	0	0	0	0	0	0
TOTALS	45,546,315	4,976,111	1,244,028	35,233,601	12,331,760	5,336,603	2,668,302	61,790,405

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1
 ESTIMATED BY: LA
 CHECKED BY:

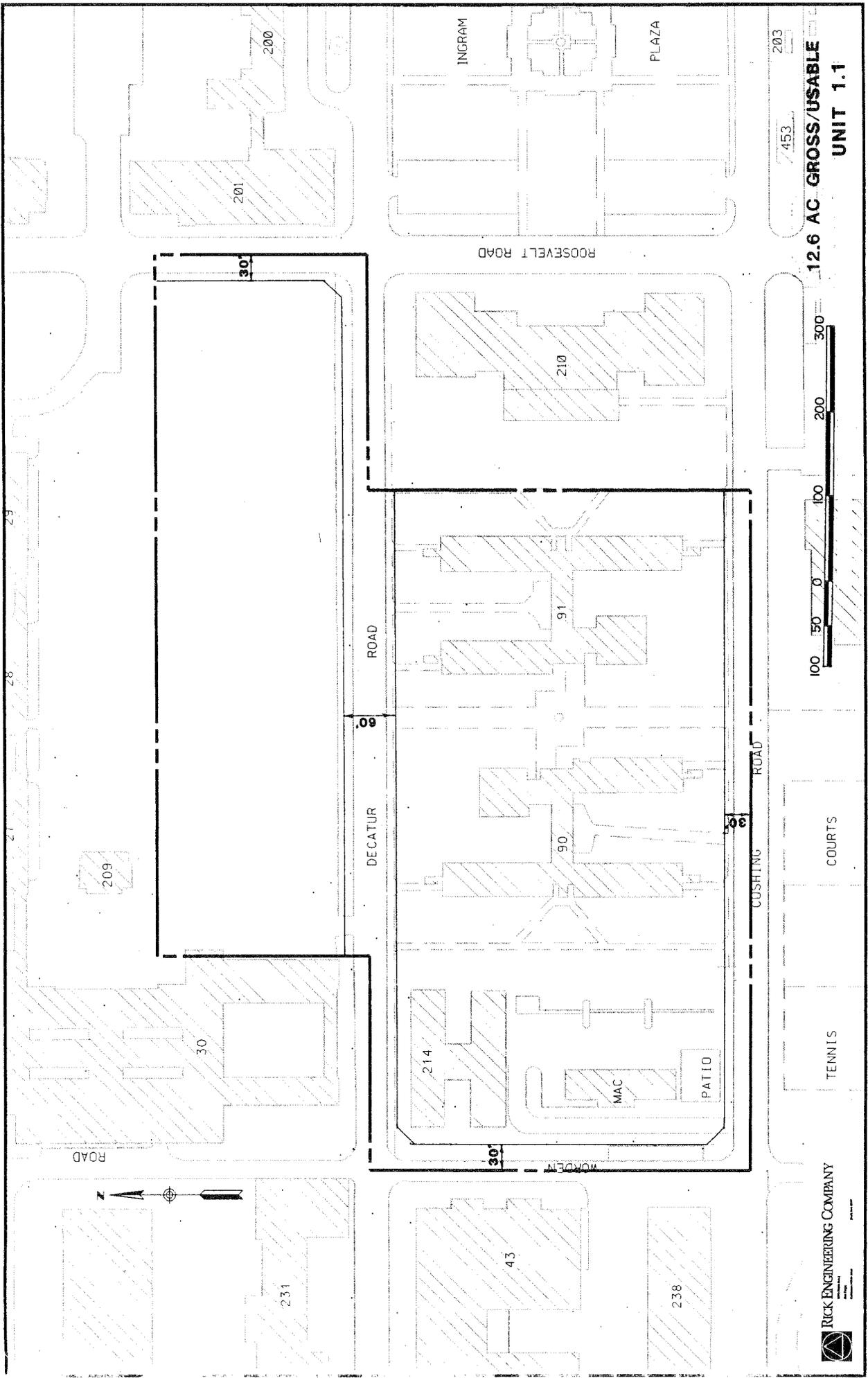
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$1,518,413	\$111,500
REHABILITATION				\$0	\$0
SURFACE IMPROVEMENTS				\$278,225	\$451,575
SEWER SYSTEM				\$54,820	\$0
WATER SYSTEM				\$22,650	\$0
STORM DRAIN SYSTEM				\$16,100	\$0
ELECTRIC, GAS AND STEAM				\$229,800	\$0
TOTAL DIRECT COSTS:				<u>\$2,120,008</u>	<u>\$563,075</u>
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY		NOTE 1	25%	\$379,603	\$27,875
		NOTE 2	20%	\$120,319	\$90,315
DESIGN		NOTE 2	15%	\$90,239	\$67,736
PLAN CHECK AND INSPECTION FEES		NOTE 3	8%	\$48,128	\$36,126
CONSTRUCTION STAKING		NOTE 3	5%	\$30,080	\$22,579
CONTRACT ADMINISTRATION		NOTE 3	2%	\$12,032	\$9,032
TOTAL INDIRECT COSTS:				<u>\$680,401</u>	<u>\$253,663</u>
TOTAL COSTS:				\$2,800,409	\$816,738

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



12.6 AC GROSS/USABLE
UNIT 1.1



RICK ENGINEERING COMPANY
10/30/11 TC2 DSM

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2
 ESTIMATED BY: LA
 CHECKED BY:

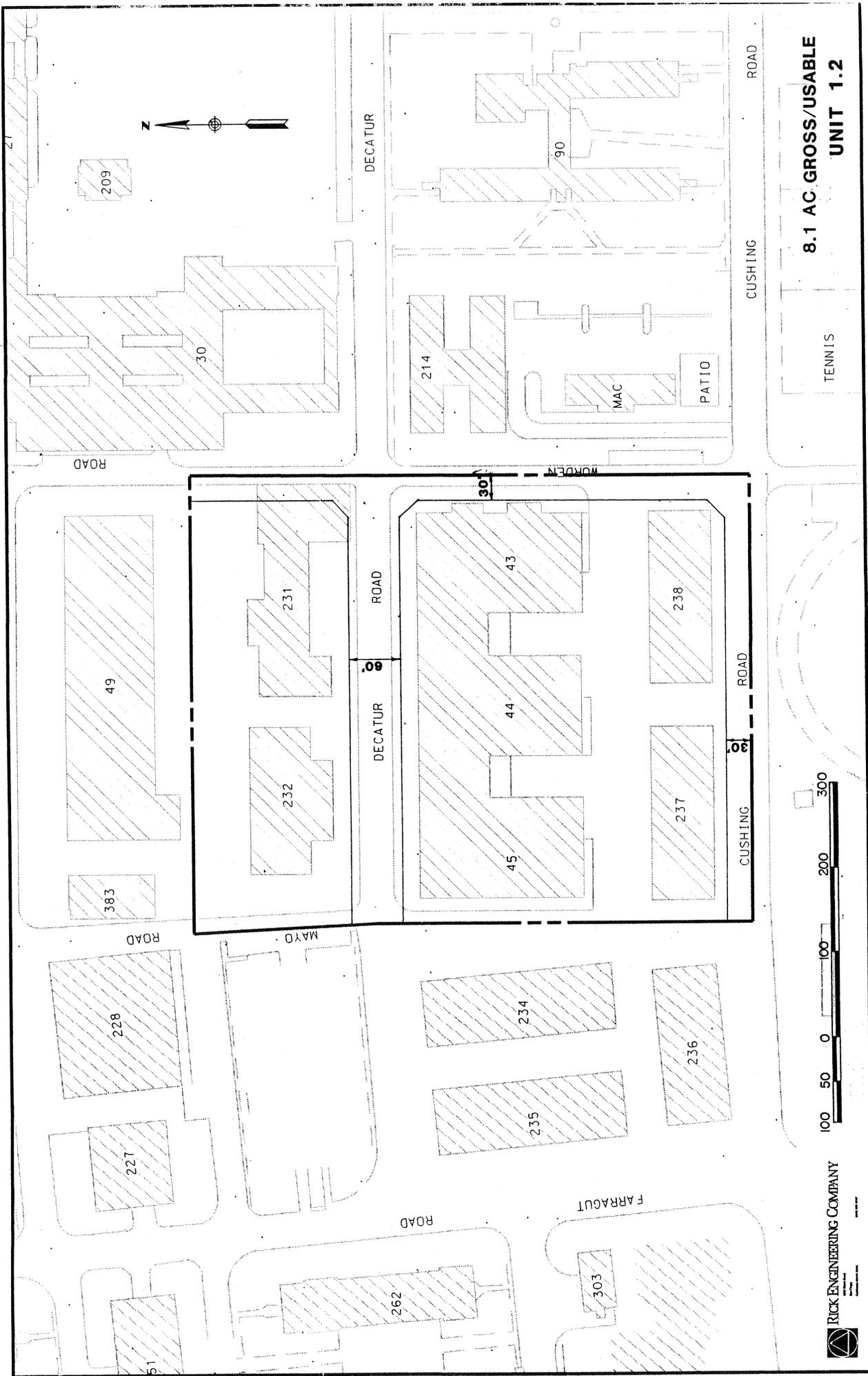
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$1,136,749	\$43,200
REHABILITATION	\$0	\$0
SURFACE IMPROVEMENTS	\$129,210	\$160,200
SEWER SYSTEM	\$39,630	\$0
WATER SYSTEM	\$18,650	\$0
STORM DRAIN SYSTEM	\$50,050	\$0
ELECTRIC, GAS AND STEAM	\$45,500	\$0
TOTAL DIRECT COSTS:	\$1,419,789	\$203,400
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY	NOTE 1 25%	\$10,800
	NOTE 2 20%	\$32,040
DESIGN	NOTE 2 15%	\$24,030
PLAN CHECK AND INSPECTION FEES	NOTE 3 8%	\$12,816
CONSTRUCTION STAKING	NOTE 3 5%	\$8,010
CONTRACT ADMINISTRATION	NOTE 3 2%	\$3,204
TOTAL INDIRECT COSTS:	\$425,707	\$90,900
TOTAL COSTS:	\$1,845,496	\$294,300

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



8.1 AC GROSS/USABLE
UNIT 1.2

TENNIS



RIK ENGINEERING COMPANY



OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3
 ESTIMATED BY: LA
 CHECKED BY:

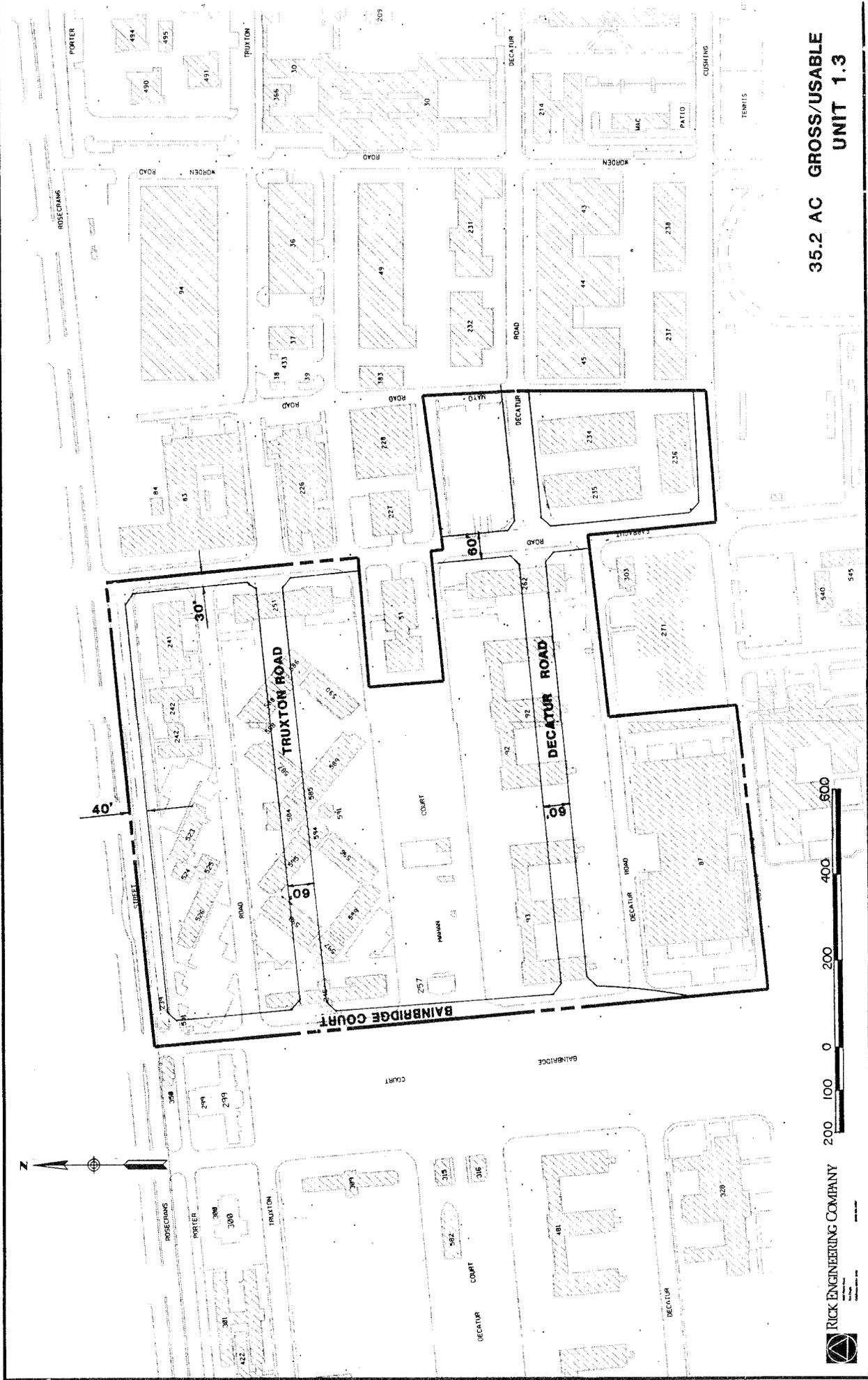
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$6,202,171	\$35,100
REHABILITATION	\$0	\$0
SURFACE IMPROVEMENTS		
- TRUXTON ROAD	\$763,970	\$0
- FARRAGUT ROAD	\$104,575	\$0
- CUSHING ROAD	\$51,930	\$0
- DECATUR ROAD	\$320,425	\$0
- SITE	\$962,262	\$123,275
SEWER SYSTEM	\$133,500	\$0
WATER SYSTEM	\$204,480	\$0
STORM DRAIN SYSTEM	\$457,500	\$0
ELECTRIC, GAS AND STEAM	\$492,250	\$0
TOTAL DIRECT COSTS:	\$9,693,063	\$158,375
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY	NOTE 1	25%
	NOTE 2	20%
DESIGN	NOTE 2	15%
PLAN CHECK AND INSPECTION FEES	NOTE 3	8%
CONSTRUCTION STAKING	NOTE 3	5%
CONTRACT ADMINISTRATION	NOTE 3	2%
TOTAL INDIRECT COSTS:	\$3,295,989	\$70,413
TOTAL COSTS:	\$12,989,052	\$228,788

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



**35.2 AC GROSS/USABLE
UNIT 1.3**

RICK ENGINEERING COMPANY



OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4
 ESTIMATED BY: LA
 CHECKED BY:

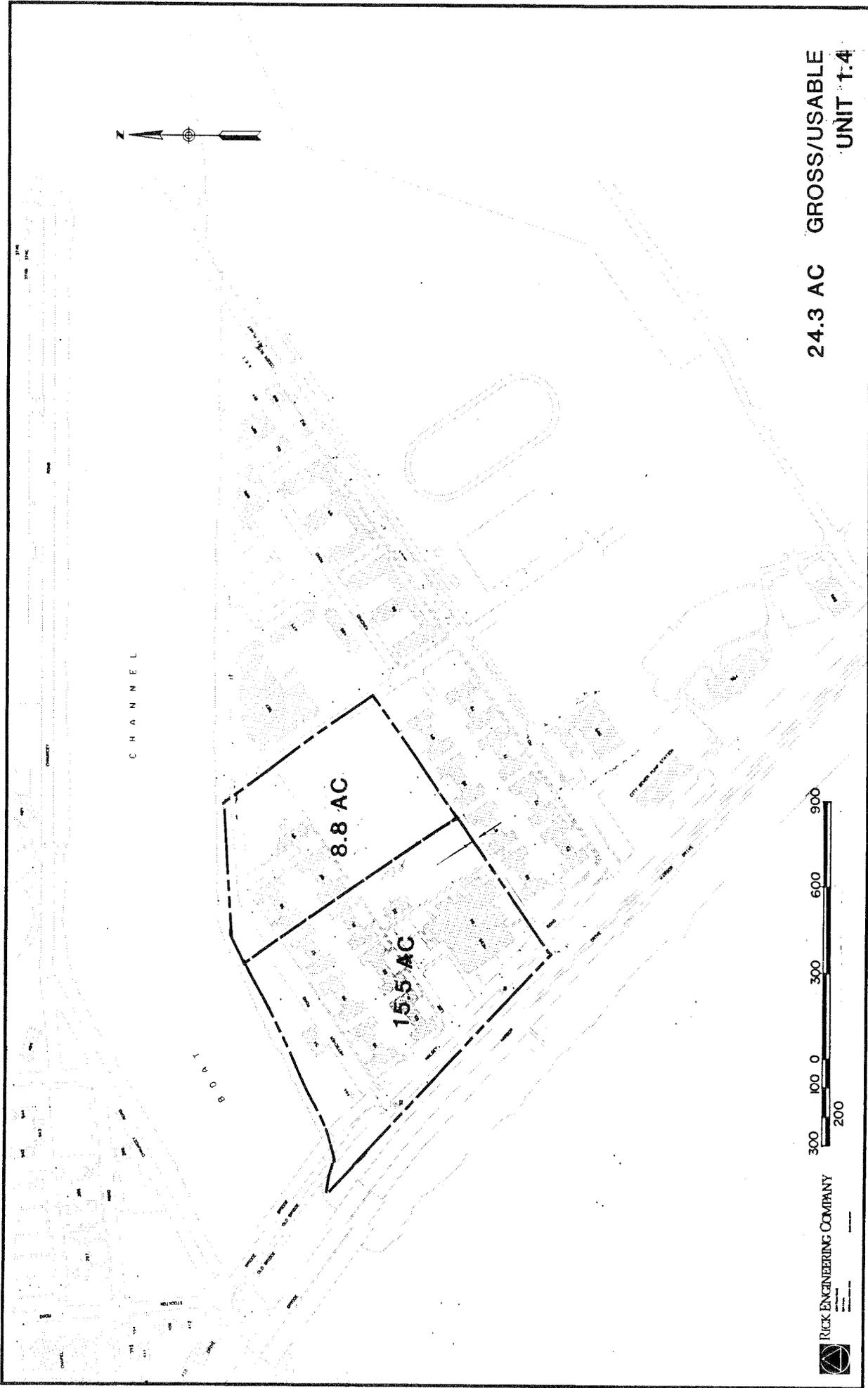
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$1,388,296	\$40,000
REHABILITATION	\$6,694	\$0
SURFACE IMPROVEMENTS	\$226,315	\$143,600
SEWER SYSTEM	\$48,500	\$0
WATER SYSTEM	\$42,470	\$0
STORM DRAIN SYSTEM	\$43,000	\$0
ELECTRIC, GAS AND STEAM	\$72,700	\$0
TOTAL DIRECT COSTS:	<u>\$1,827,975</u>	<u>\$183,600</u>
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY	\$347,074	\$10,000
DESIGN	\$65,952	\$21,540
PLAN CHECK AND INSPECTION FEES	\$34,639	\$11,488
CONSTRUCTION STAKING	\$21,649	\$7,180
CONTRACT ADMINISTRATION	\$8,660	\$2,872
TOTAL INDIRECT COSTS:	<u>\$565,909</u>	<u>\$81,800</u>
TOTAL COSTS:	<u>\$2,393,884</u>	<u>\$265,400</u>

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



24.3 AC GROSS/USABLE
UNIT 1.4

300 100 0 300 600 900
200

RICK ENGINEERING COMPANY

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5
 ESTIMATED BY: LA
 CHECKED BY:

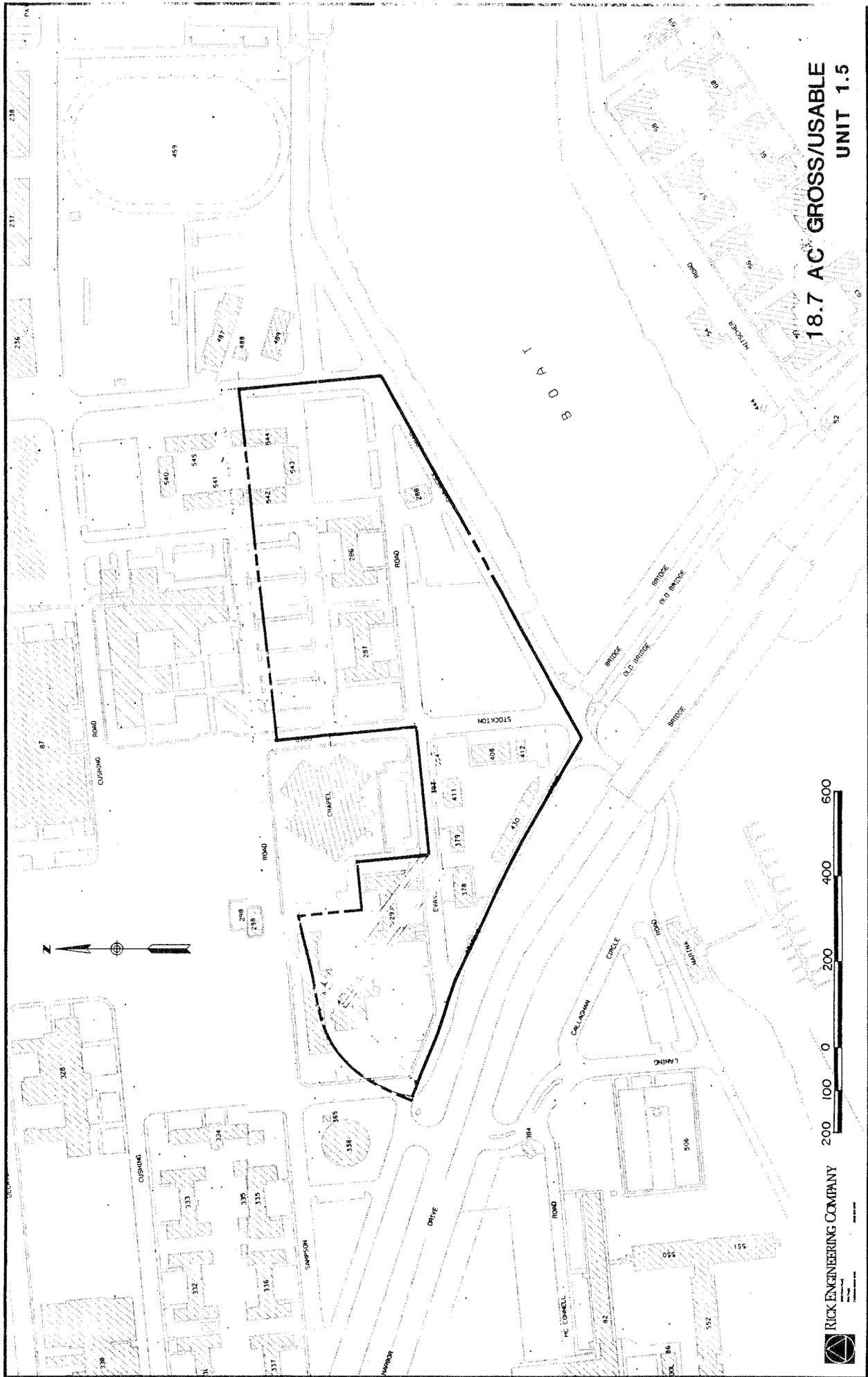
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$2,087,929	\$0
REHABILITATION	\$0	\$0
SURFACE IMPROVEMENTS	\$0	\$0
SEWER SYSTEM	\$83,500	\$0
WATER SYSTEM	\$194,560	\$0
STORM DRAIN SYSTEM	\$45,500	\$0
ELECTRIC, GAS AND STEAM	\$244,800	\$0
TOTAL DIRECT COSTS:	<u>\$2,651,289</u>	<u>\$0</u>
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY	NOTE 1 25%	\$520,732
	NOTE 2 20%	\$113,672
DESIGN	NOTE 2 15%	\$85,254
PLAN CHECK AND INSPECTION FEES	NOTE 3 8%	\$45,469
CONSTRUCTION STAKING	NOTE 3 5%	\$28,418
CONTRACT ADMINISTRATION	NOTE 3 2%	\$11,367
TOTAL INDIRECT COSTS:		<u>\$804,912</u>
TOTAL COSTS:	\$3,456,201	\$0

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



18.7 AC GROSS/USABLE
UNIT 1.5



RICK ENGINEERING COMPANY



OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$0	\$808,488
REHABILITATION				\$0	\$0
SURFACE IMPROVEMENTS				\$48,455	\$0
SEWER SYSTEM				\$0	\$12,800
WATER SYSTEM				\$0	\$16,090
STORM DRAIN SYSTEM				\$0	\$0
ELECTRIC, GAS AND STEAM				\$0	\$23,800
TOTAL DIRECT COSTS:				<u>\$48,455</u>	<u>\$861,178</u>
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY	NOTE 1	25%		\$0	\$202,122
	NOTE 2	20%		\$9,691	\$10,538
DESIGN	NOTE 2	15%		\$7,268	\$7,904
PLAN CHECK AND INSPECTION FEES	NOTE 3	8%		\$3,876	\$4,215
CONSTRUCTION STAKING	NOTE 3	5%		\$2,423	\$2,635
CONTRACT ADMINISTRATION	NOTE 3	2%		\$969	\$1,054
TOTAL INDIRECT COSTS:				<u>\$24,228</u>	<u>\$228,467</u>
TOTAL COSTS:				\$72,683	\$1,089,645

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7
 ESTIMATED BY: LA
 CHECKED BY:

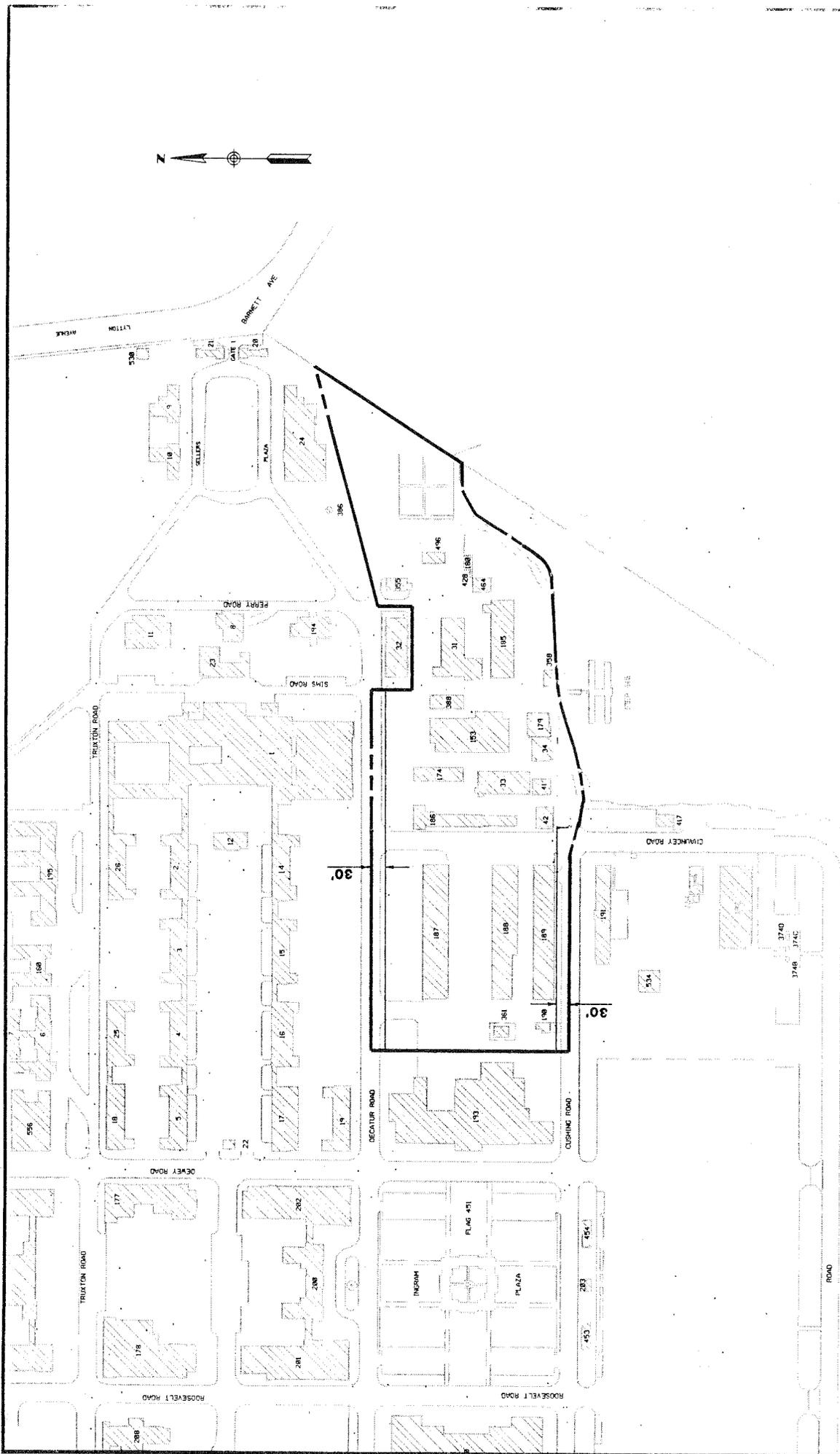
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$0	\$771,889
REHABILITATION				\$0	\$824,640
SURFACE IMPROVEMENTS				\$100,210	\$0
SEWER SYSTEM				\$0	\$10,100
WATER SYSTEM				\$0	\$19,250
STORM DRAIN SYSTEM				\$0	\$6,700
ELECTRIC, GAS AND STEAM				\$0	\$26,800
TOTAL DIRECT COSTS:				<u>\$100,210</u>	<u>\$1,659,379</u>
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY				\$0	\$192,972
	NOTE 1	25%			
	NOTE 2	20%		\$20,042	\$177,498
DESIGN	NOTE 2	15%		\$15,032	\$133,124
PLAN CHECK AND INSPECTION FEES	NOTE 3	8%		\$8,017	\$5,028
CONSTRUCTION STAKING	NOTE 3	5%		\$5,011	\$3,143
CONTRACT ADMINISTRATION	NOTE 3	2%		\$2,004	\$1,257
TOTAL INDIRECT COSTS:				<u>\$50,105</u>	<u>\$513,021</u>
TOTAL COSTS:				\$150,315	\$2,172,400

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



12.2 AC GROSS/USABLE
UNIT 1.7



OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$0	\$1,567,181
REHABILITATION				\$0	\$0
SURFACE IMPROVEMENTS				\$190,925	\$0
SEWER SYSTEM				\$0	\$33,500
WATER SYSTEM				\$0	\$87,950
STORM DRAIN SYSTEM				\$0	\$80,400
ELECTRIC, GAS AND STEAM				\$0	\$92,700
TOTAL DIRECT COSTS:				<u>\$190,925</u>	<u>\$1,861,731</u>
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY	NOTE 1	25%	\$0	\$391,795	
	NOTE 2	20%	\$38,185	\$58,910	
DESIGN	NOTE 2	15%	\$28,639	\$44,183	
PLAN CHECK AND INSPECTION FEES	NOTE 3	8%	\$15,274	\$23,564	
CONSTRUCTION STAKING	NOTE 3	5%	\$9,546	\$14,728	
CONTRACT ADMINISTRATION	NOTE 3	2%	\$3,819	\$5,891	
TOTAL INDIRECT COSTS:				<u>\$95,463</u>	<u>\$539,070</u>
TOTAL COSTS:				\$286,388	\$2,400,801

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



ROSECRANS STREET

40'

478'

443

PORTER ROAD

30'

ROSECRANS STREET

WORDEN ROAD

30'

PORTER ROAD

ROAD

TRUXTON ROAD

ROAD

TRUXTON ROAD

30'

198

35

176

501

502

503

493

494

490

495

491

500

504

492

178

208

29

28

27

366

30

158

159

207

29

28

27

11.5 AC GROSS/USABLE
UNIT 1.8



RIK ENGINEERING COMPANY



OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1
 ESTIMATED BY: LA
 CHECKED BY:

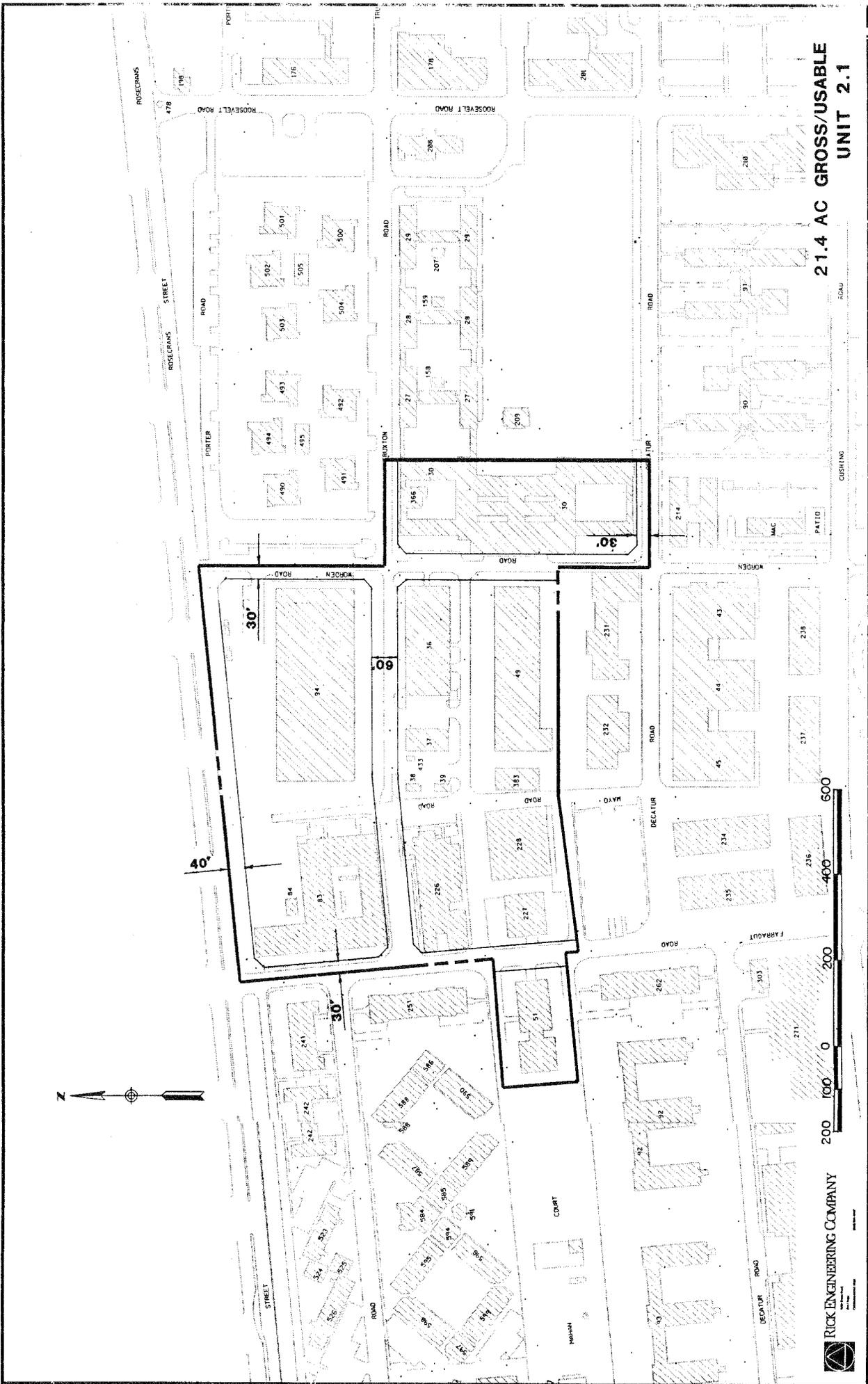
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$732,778	\$66,500
REHABILITATION				\$16,548,130	\$2,448,028
SURFACE IMPROVEMENTS				\$412,285	\$259,225
SEWER SYSTEM				\$31,611	\$0
WATER SYSTEM				\$18,650	\$0
STORM DRAIN SYSTEM				\$113,200	\$0
ELECTRIC, GAS AND STEAM				\$53,000	\$0
TOTAL DIRECT COSTS:				\$17,909,654	\$2,773,753
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY		NOTE 1	25%	\$183,195	\$16,625
		NOTE 2	20%	\$3,435,375	\$541,451
DESIGN		NOTE 2	15%	\$2,576,531	\$406,088
PLAN CHECK AND INSPECTION FEES		NOTE 3	8%	\$50,300	\$20,738
CONSTRUCTION STAKING		NOTE 3	5%	\$31,437	\$12,961
CONTRACT ADMINISTRATION		NOTE 3	2%	\$12,575	\$5,185
TOTAL INDIRECT COSTS:				\$6,289,413	\$1,003,047
TOTAL COSTS:				\$24,199,067	\$3,776,800

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



21.4 AC GROSS/USABLE
UNIT 2.1

200 100 0 200 600



rick engineering company

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.2
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$95,650	\$139,800
REHABILITATION				\$5,512,296	\$8,908,918
SURFACE IMPROVEMENTS				\$762,100	\$571,650
SEWER SYSTEM				\$0	\$0
WATER SYSTEM				\$4,200	\$0
STORM DRAIN SYSTEM				\$0	\$0
ELECTRIC, GAS AND STEAM				\$45,000	\$0
TOTAL DIRECT COSTS:				<u>\$6,419,246</u>	<u>\$9,620,368</u>
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY					
	NOTE 1	25%		\$23,913	\$34,950
	NOTE 2	20%		\$1,264,719	\$1,896,114
DESIGN					
	NOTE 2	15%		\$948,539	\$1,422,085
PLAN CHECK AND INSPECTION FEES					
	NOTE 3	8%		\$64,904	\$45,732
CONSTRUCTION STAKING					
	NOTE 3	5%		\$40,565	\$28,583
CONTRACT ADMINISTRATION					
	NOTE 3	2%		\$16,226	\$11,433
TOTAL INDIRECT COSTS:				<u>\$2,358,866</u>	<u>\$3,438,896</u>
TOTAL COSTS:				\$8,778,112	\$13,059,264

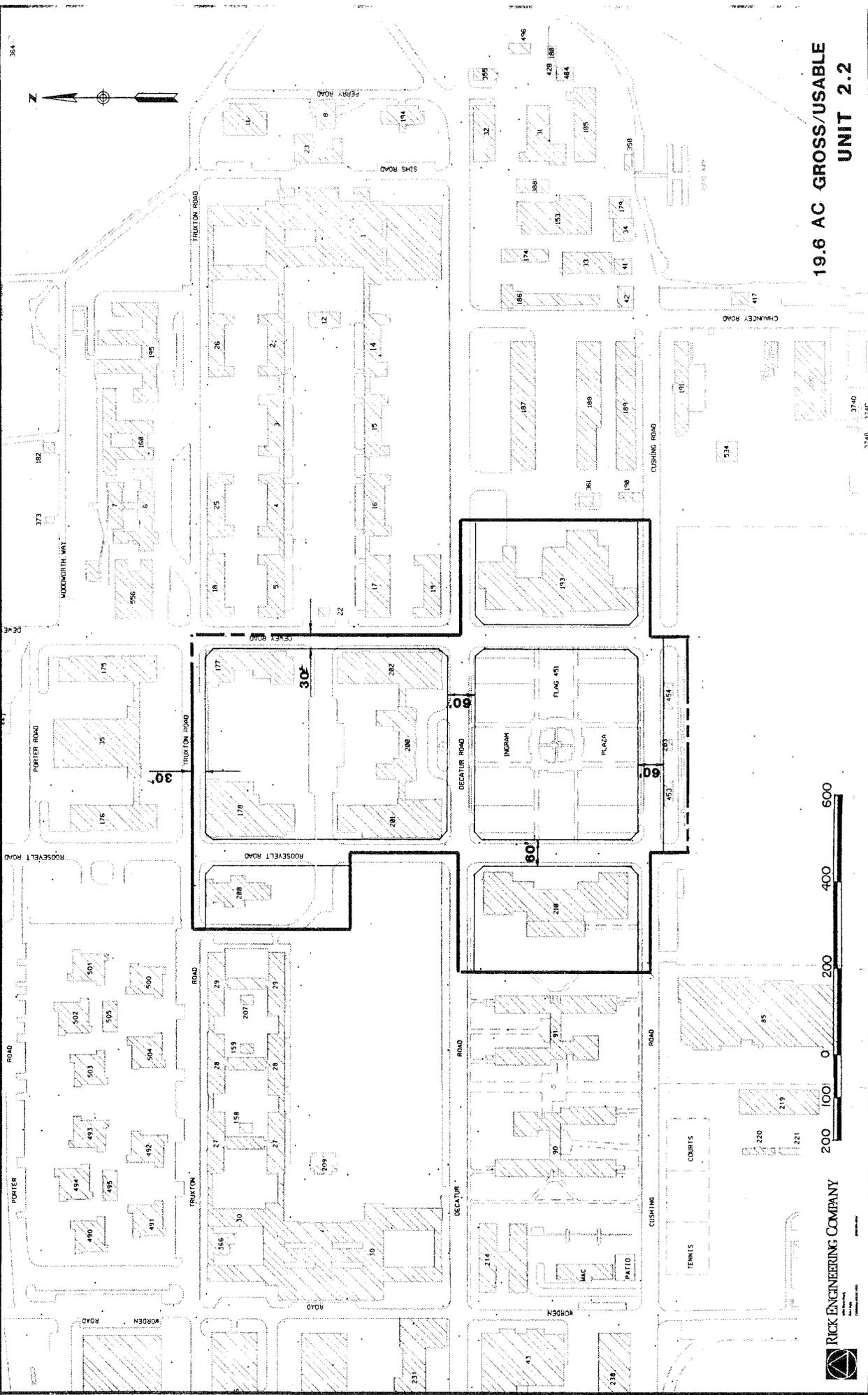
NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



19.6 AC GROSS/USABLE
UNIT 2.2



ROCK ENGINEERING COMPANY



OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.3
 ESTIMATED BY: LA
 CHECKED BY:

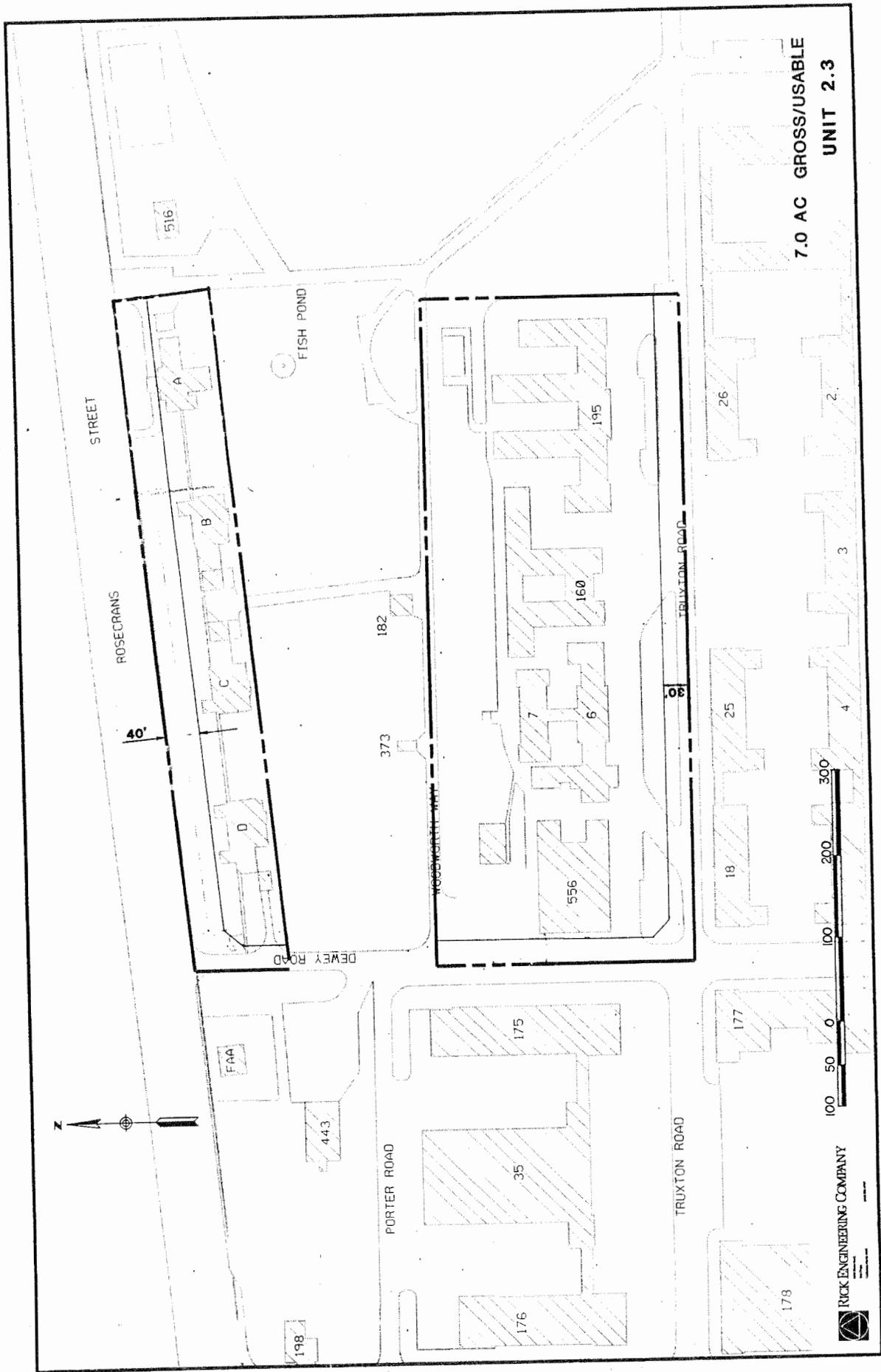
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$99,102	\$35,450
REHABILITATION				\$3,374,820	\$598,959
SURFACE IMPROVEMENTS				\$473,850	\$124,263
SEWER SYSTEM				\$600	\$0
WATER SYSTEM				\$500	\$0
STORM DRAIN SYSTEM				\$4,700	\$0
ELECTRIC, GAS AND STEAM				\$31,800	\$0
TOTAL DIRECT COSTS:				\$3,985,372	\$758,672
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY		NOTE 1	25%	\$24,776	\$8,863
		NOTE 2	20%	\$777,254	\$144,644
DESIGN		NOTE 2	15%	\$582,941	\$108,483
PLAN CHECK AND INSPECTION FEES		NOTE 3	8%	\$40,916	\$9,941
CONSTRUCTION STAKING		NOTE 3	5%	\$25,573	\$6,213
CONTRACT ADMINISTRATION		NOTE 3	2%	\$10,229	\$2,485
TOTAL INDIRECT COSTS:				\$1,461,688	\$280,630
TOTAL COSTS:				\$5,447,060	\$1,039,302

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



RICK ENGINEERING COMPANY

REV. 12-1-97

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.4
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
				\$87,400	\$24,000
				\$1,641,930	\$0
				\$36,875	\$33,200
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				<u>\$1,766,205</u>	<u>\$57,200</u>
INDIRECT COSTS					
	CONSTRUCTION CONTINGENCY	NOTE 1	25%	\$21,850	\$6,000
		NOTE 2	20%	\$335,761	\$6,640
	DESIGN	NOTE 2	15%	\$251,821	\$4,980
	PLAN CHECK AND INSPECTION FEES	NOTE 3	8%	\$2,950	\$2,656
	CONSTRUCTION STAKING	NOTE 3	5%	\$1,844	\$1,660
	CONTRACT ADMINISTRATION	NOTE 3	2%	\$738	\$664
				<u>\$614,963</u>	<u>\$22,600</u>
	TOTAL INDIRECT COSTS:			<u>\$614,963</u>	<u>\$22,600</u>
	TOTAL COSTS:			<u>\$2,381,168</u>	<u>\$79,800</u>

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



ROSECRANS STREET

40'

ROSECRANS ROAD

478

FAA

30'

30'

DEWEY ROAD

PORTER ROAD

WOODWORTH WAY

TRUXTON ROAD

TRUXTON ROAD

502

501

505

198

443

176

35

175

500

177

178

182

160

556

7

6

195

ROAD

207

208

178

177

18

25

26

4

5



rick engineering company

6.3 AC GROSS/USABLE
UNIT 2.6

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.7
 ESTIMATED BY: LA
 CHECKED BY:

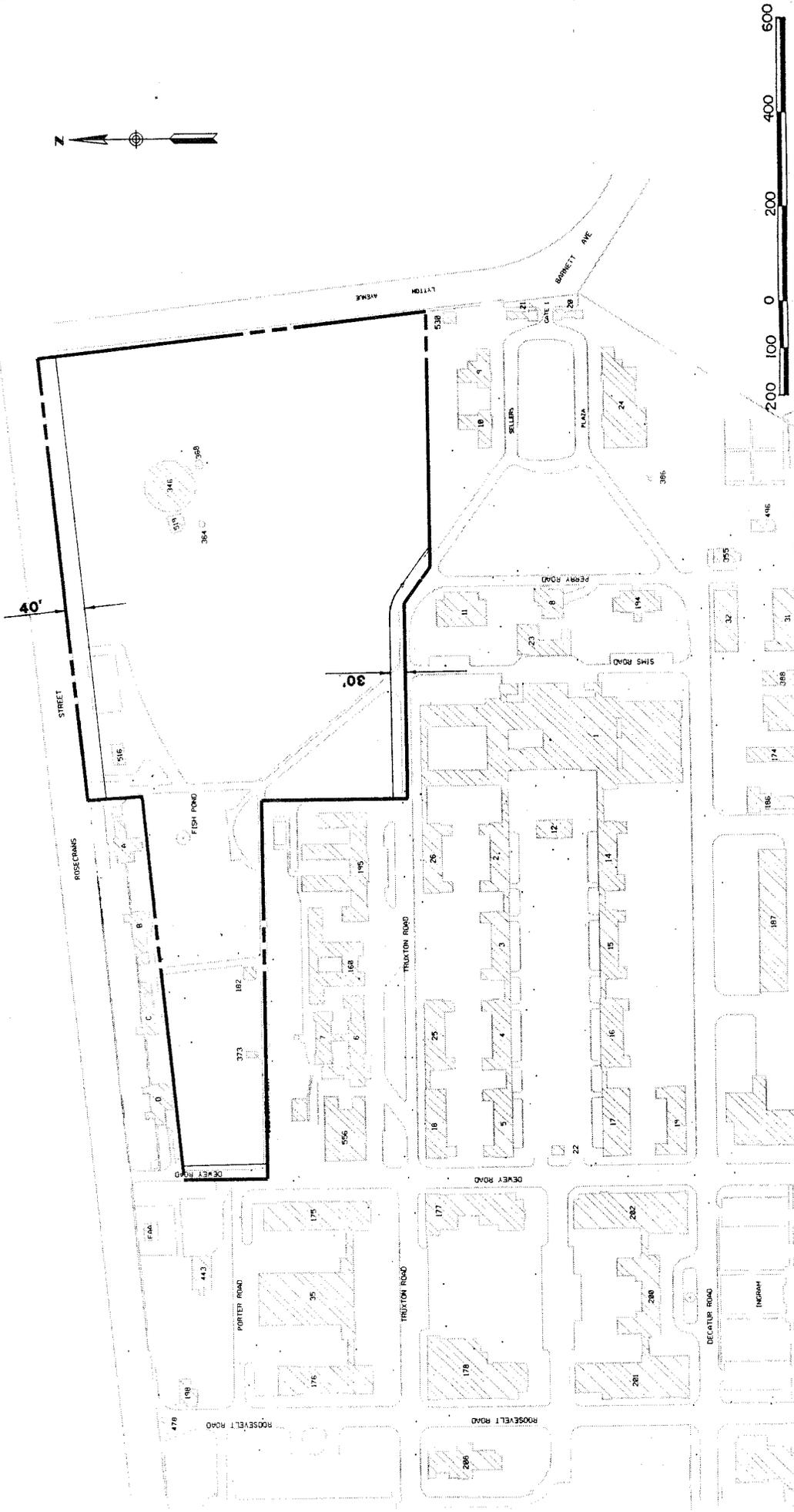
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2		
DIRECT COSTS							
DEMOLITION AND CLEARING				\$0	\$106,400		
REHABILITATION				\$3,644,134	\$4,342,116		
SURFACE IMPROVEMENTS				\$312,200	\$0		
SEWER SYSTEM				\$0	\$0		
WATER SYSTEM				\$0	\$0		
STORM DRAIN SYSTEM				\$0	\$0		
ELECTRIC, GAS AND STEAM				\$6,000	\$0		
TOTAL DIRECT COSTS:				\$3,962,334	\$4,448,516		
INDIRECT COSTS							
CONSTRUCTION CONTINGENCY				NOTE 1	25%	\$0	\$26,600
				NOTE 2	20%	\$792,467	\$868,423
DESIGN				NOTE 2	15%	\$594,350	\$651,317
PLAN CHECK AND INSPECTION FEES				NOTE 3	8%	\$25,456	\$0
CONSTRUCTION STAKING				NOTE 3	5%	\$15,910	\$0
CONTRACT ADMINISTRATION				NOTE 3	2%	\$6,364	\$0
TOTAL INDIRECT COSTS:				\$1,434,547		\$1,546,341	
TOTAL COSTS:				\$5,396,881		\$5,994,857	

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

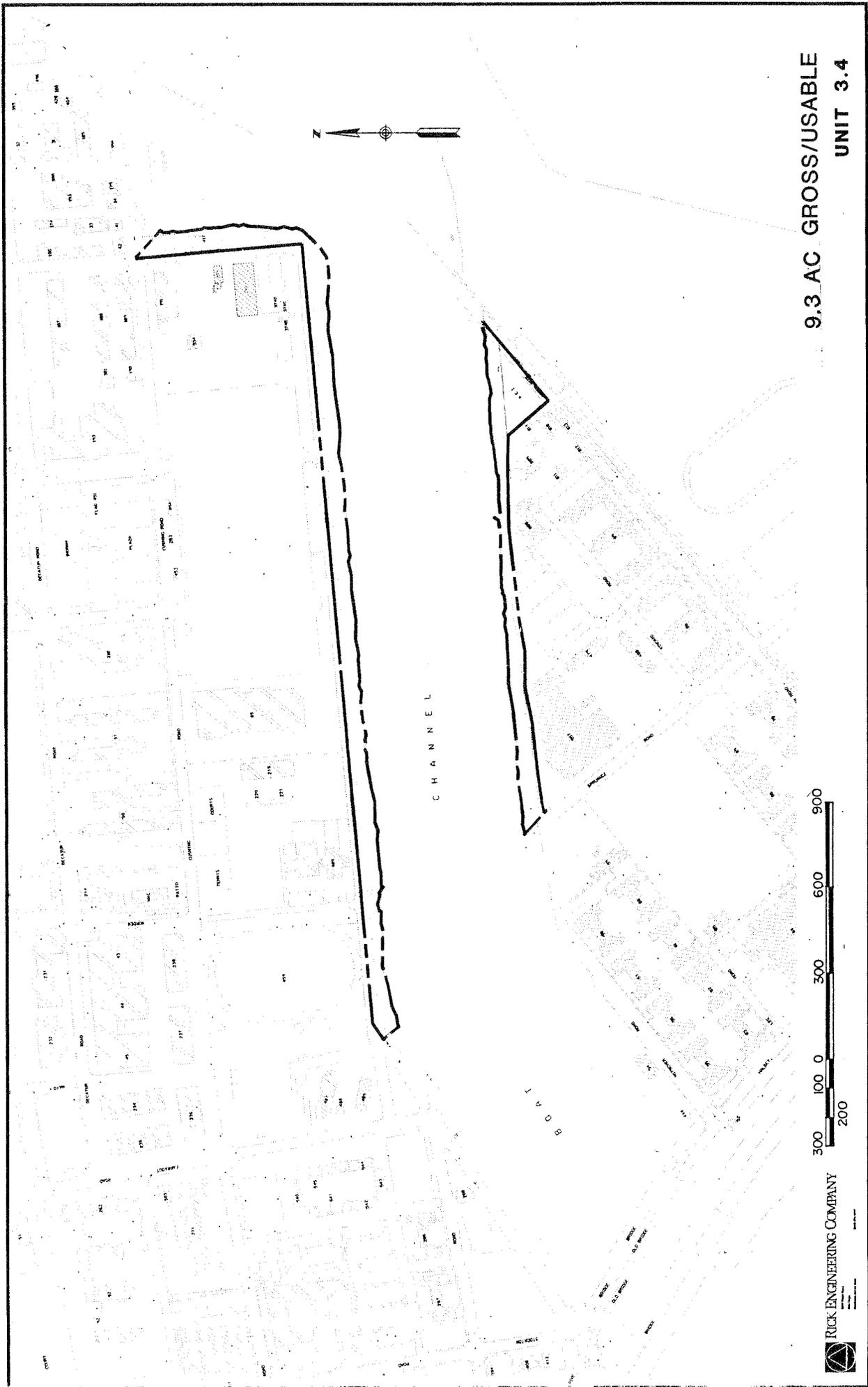
NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



20.8 AC GROSS/USABLE
UNIT 3.3



REV. 12-1-97

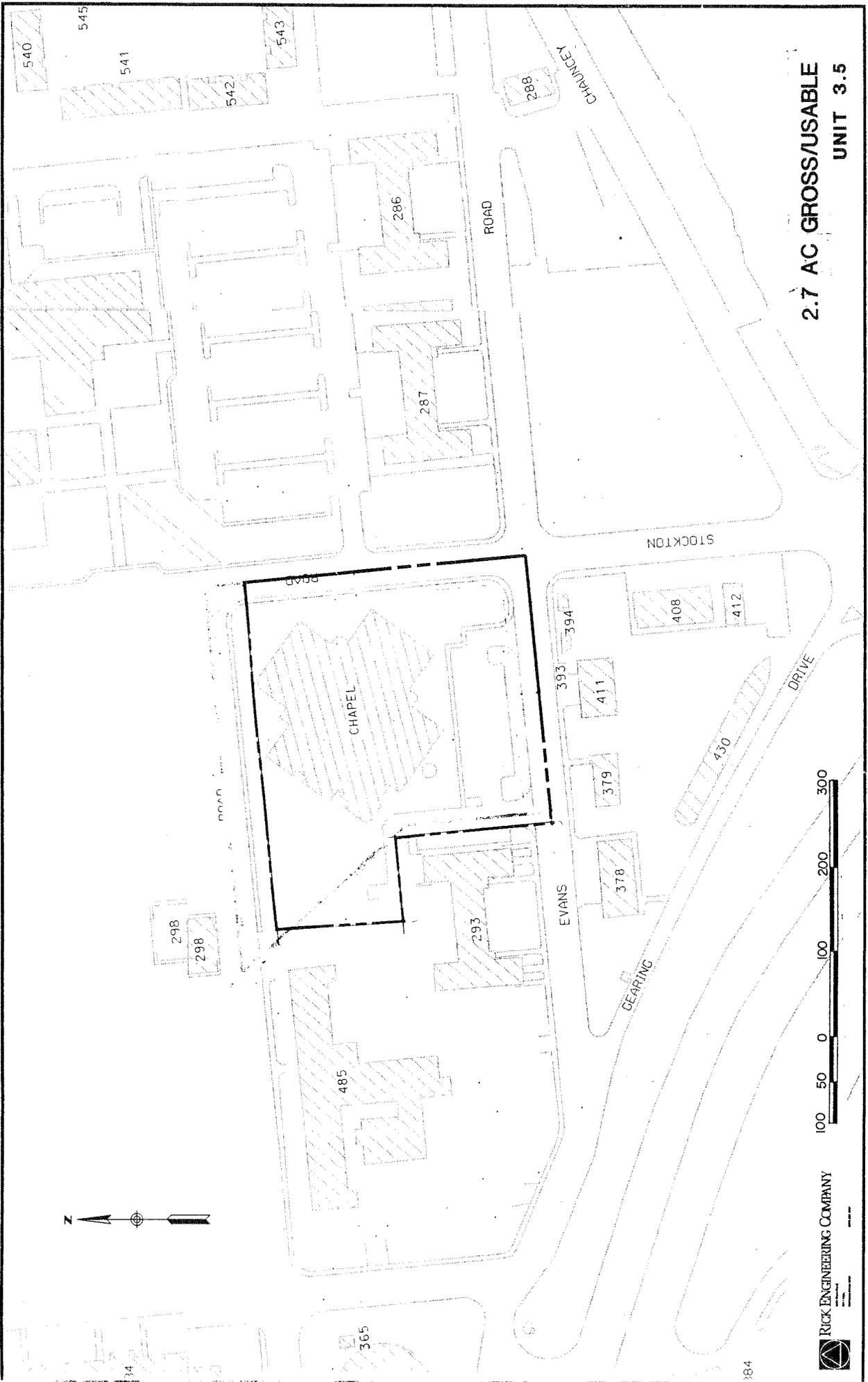


9.3 AC GROSS/USABLE
UNIT 3.4



RICK ENGINEERING COMPANY





2.7 AC GROSS/USABLE
UNIT 3.5




RIK ENGINEERING COMPANY
 ENGINEERS
 ARCHITECTS
 PLANNERS

384

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 4.1
 ESTIMATED BY: LA
 CHECKED BY:

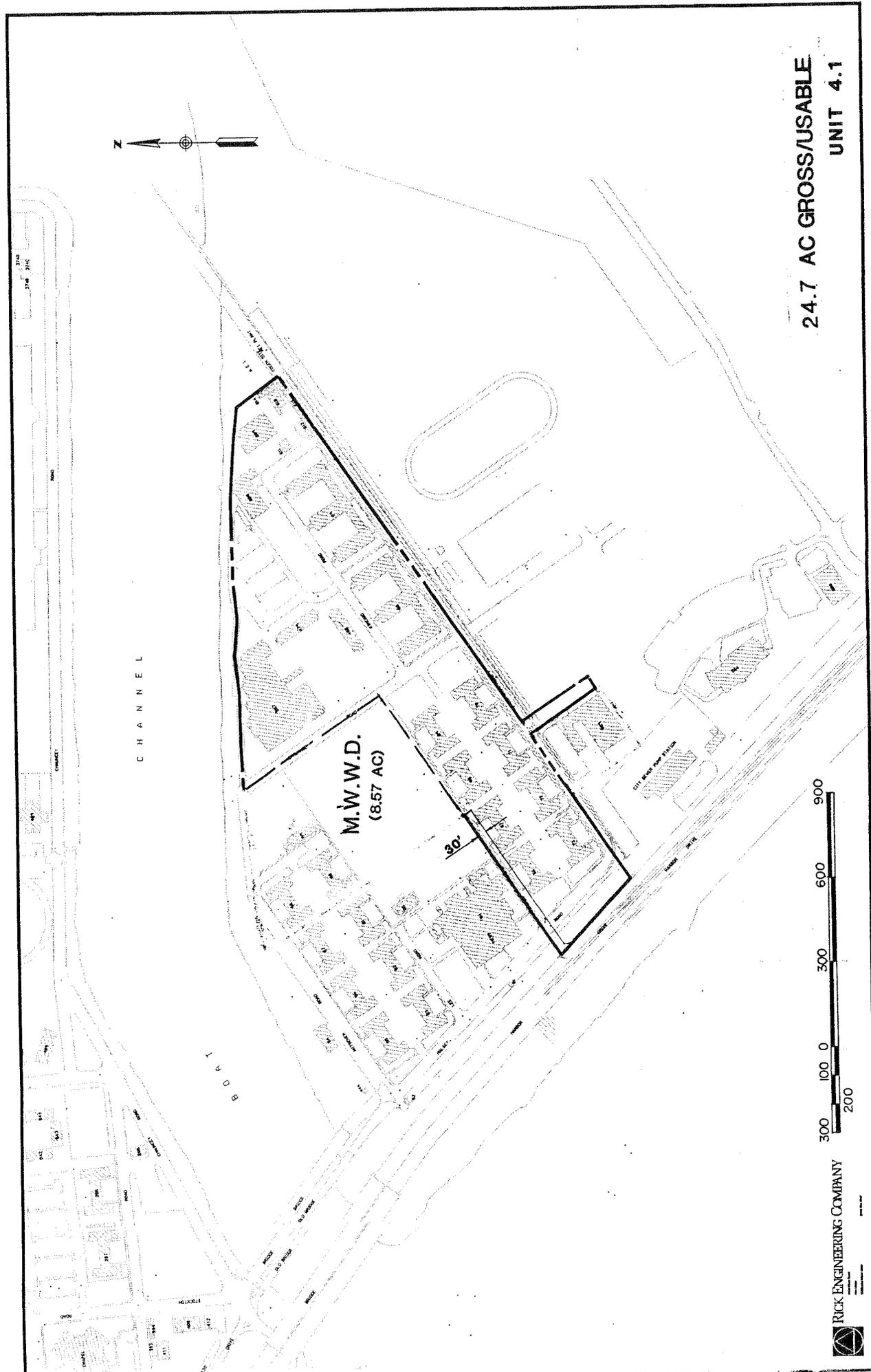
JOB NO.: 12309
 DATE: 8-12-98

SUMMARY				PRIORITY 1	PRIORITY 2
DIRECT COSTS					
DEMOLITION AND CLEARING				\$935,054	\$0
REHABILITATION				\$9,423,793	\$0
SURFACE IMPROVEMENTS				\$0	\$0
SEWER SYSTEM				\$0	\$0
WATER SYSTEM				\$0	\$0
STORM DRAIN SYSTEM				\$0	\$0
ELECTRIC, GAS AND STEAM				\$0	\$0
TOTAL DIRECT COSTS:				<u>\$10,358,847</u>	<u>\$0</u>
INDIRECT COSTS					
CONSTRUCTION CONTINGENCY	NOTE 1	25%		\$233,764	\$0
	NOTE 2	20%		\$1,884,759	\$0
DESIGN	NOTE 2	15%		\$1,413,569	\$0
PLAN CHECK AND INSPECTION FEES	NOTE 3	8%		\$0	\$0
CONSTRUCTION STAKING	NOTE 3	5%		\$0	\$0
CONTRACT ADMINISTRATION	NOTE 3	2%		\$0	\$0
TOTAL INDIRECT COSTS:				<u>\$3,532,091</u>	<u>\$0</u>
TOTAL COSTS:				\$13,890,938	\$0

NOTE 1. APPLIED TO DEMOLITION AND CLEARING ONLY.

NOTE 2. APPLIED TO REHABILITATION, SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.

NOTE 3. APPLIED TO SURFACE IMPROVEMENTS, SEWER SYSTEM, WATER SYSTEM, STORM DRAIN SYSTEM, ELECTRIC GAS AND STEAM.



**24.7 AC GROSS/USABLE
UNIT 4.1**



RIK ENGINEERING COMPANY



OPINION OF PROBABLE CONSTRUCTION COST

JOB NO.: 12309

DATE: 8/12/98

IMPROVEMENT PROJECT SUMMARY

<u>PROJECT NO.</u>	<u>DESCRIPTION</u>	<u>DIRECT</u>	<u>INDIRECT</u>	<u>TOTAL</u>
1	ROSECRANS AND ROOSEVELT	\$356,649	\$178,325	\$534,974
2	ROSECRANS AND FARRAGUT	\$387,552	\$193,776	\$581,328
3	ROSECRANS AND WORDEN	\$248,123	\$124,062	\$372,185
4	ROSECRANS AND BAINBRIDGE	\$337,289	\$168,645	\$505,934
5	ROSECRANS AND NIMITZ	\$252,398	\$126,199	\$378,597
6	ROSECRANS AND DEWEY	\$152,110	\$76,055	\$228,165
7	ROSECRANS AND LYTTON	\$343,078	\$171,539	\$514,617
8	BAINBRIDGE COURT	\$1,684,650	\$842,325	\$2,526,975
9	HARBOR AND LEE ROAD	\$230,000	\$115,000	\$345,000
		-----	-----	-----
		\$3,991,849	\$1,995,925	\$5,987,774

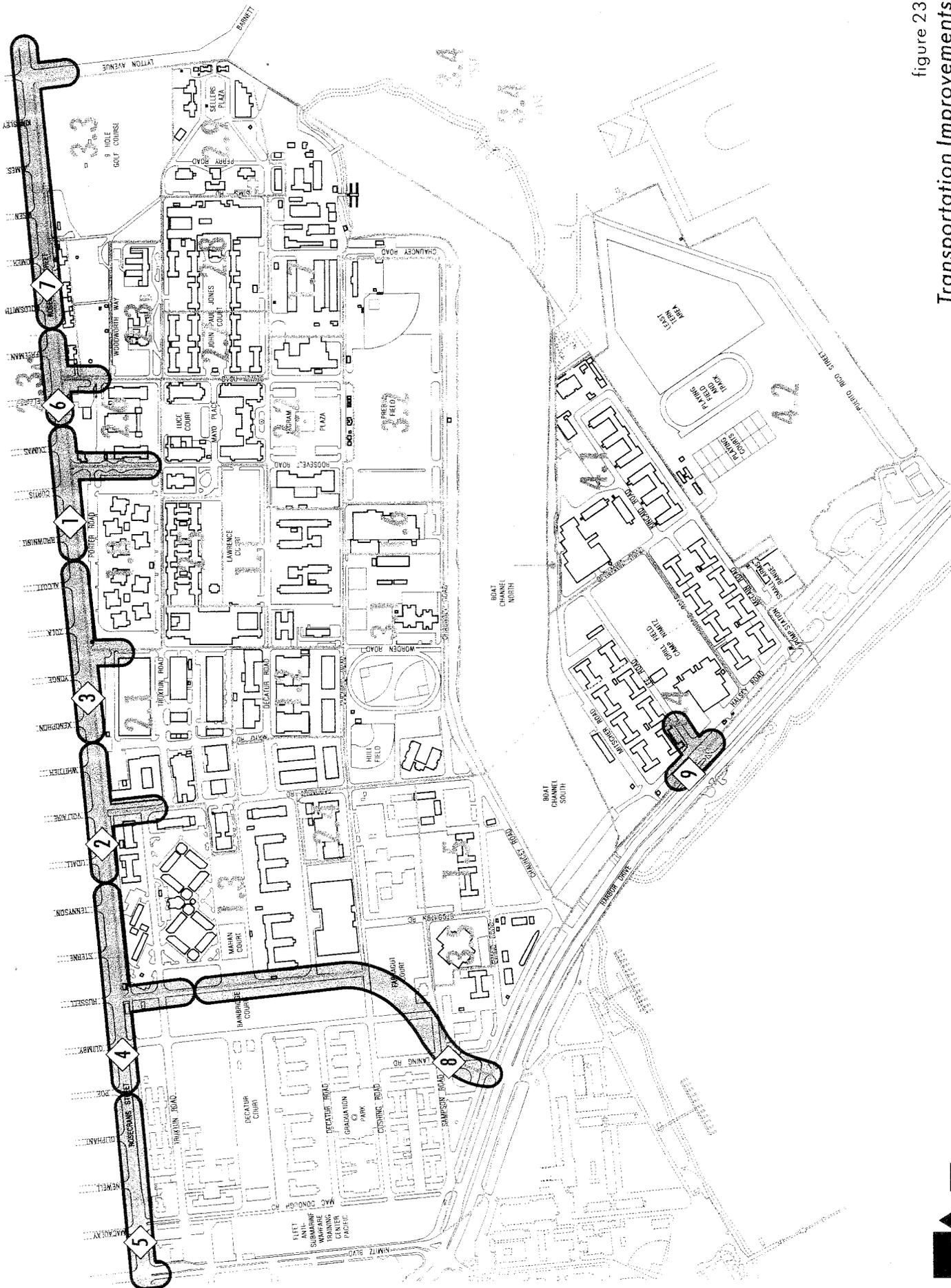
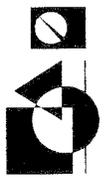


figure 23
 Transportation Improvements
 NTC Reuse Plan



Scale in Feet (approx.)
 200 100 0 200 400 600 800 1000
 8-6-98

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 1 - ROSECRANS STREET AND ROOSEVELT ROAD
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY		PRIORITY 1	PRIORITY 2
DIRECT COSTS			
DEMOLITION AND CLEARING		\$76,674	\$0
SURFACE IMPROVEMENTS		\$268,675	\$0
STORM DRAIN SYSTEM		\$11,300	\$0
TOTAL DIRECT COSTS:		\$356,649	\$0
INDIRECT COSTS			
CONSTRUCTION CONTINGENCY	20%	\$71,330	\$0
DESIGN	15%	\$53,497	\$0
PLAN CHECK AND INSPECTION FEES	8%	\$28,532	\$0
CONSTRUCTION STAKING	5%	\$17,832	\$0
CONTRACT ADMINISTRATION	2%	\$7,133	\$0
TOTAL INDIRECT COSTS:		\$178,325	\$0
TOTAL COSTS:		\$534,974	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 2 - ROSECRANS STREET AND FARRAGUT ROAD
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$66,702	\$0
SURFACE IMPROVEMENTS	\$320,850	\$0
STORM DRAIN SYSTEM	\$0	\$0
TOTAL DIRECT COSTS:	\$387,552	\$0
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY 20%	\$77,510	\$0
DESIGN 15%	\$58,133	\$0
PLAN CHECK AND INSPECTION FEES 8%	\$31,004	\$0
CONSTRUCTION STAKING 5%	\$19,378	\$0
CONTRACT ADMINISTRATION 2%	\$7,751	\$0
TOTAL INDIRECT COSTS:	\$193,776	\$0
TOTAL COSTS:	\$581,328	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 3 - ROSECRANS STREET AND WORDEN ROAD
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY		PRIORITY 1	PRIORITY 2
DIRECT COSTS			
DEMOLITION AND CLEARING		\$118,110	\$0
SURFACE IMPROVEMENTS		\$124,363	\$0
STORM DRAIN SYSTEM		\$5,650	\$0
TOTAL DIRECT COSTS:		\$248,123	\$0
INDIRECT COSTS			
CONSTRUCTION CONTINGENCY	20%	\$49,625	\$0
DESIGN	15%	\$37,218	\$0
PLAN CHECK AND INSPECTION FEES	8%	\$19,850	\$0
CONSTRUCTION STAKING	5%	\$12,406	\$0
CONTRACT ADMINISTRATION	2%	\$4,962	\$0
TOTAL INDIRECT COSTS:		\$124,062	\$0
TOTAL COSTS:		\$372,185	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 4 - ROSECRANS STREET AND BAINBRIDGE COURT
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$73,239	\$0
SURFACE IMPROVEMENTS	\$257,500	\$0
STORM DRAIN SYSTEM	\$6,550	\$0
TOTAL DIRECT COSTS:	\$337,289	\$0
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY 20%	\$67,458	\$0
DESIGN 15%	\$50,593	\$0
PLAN CHECK AND INSPECTION FEES 8%	\$26,983	\$0
CONSTRUCTION STAKING 5%	\$16,864	\$0
CONTRACT ADMINISTRATION 2%	\$6,746	\$0
TOTAL INDIRECT COSTS:	\$168,645	\$0
TOTAL COSTS:	\$505,934	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 5 - ROSECRANS STREET AND NIMITZ BOULEVARD
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$57,913	\$0
SURFACE IMPROVEMENTS	\$194,485	\$0
STORM DRAIN SYSTEM	\$0	\$0
TOTAL DIRECT COSTS:	\$252,398	\$0
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY 20%	\$50,480	\$0
DESIGN 15%	\$37,860	\$0
PLAN CHECK AND INSPECTION FEES 8%	\$20,192	\$0
CONSTRUCTION STAKING 5%	\$12,620	\$0
CONTRACT ADMINISTRATION 2%	\$5,048	\$0
TOTAL INDIRECT COSTS:	\$126,199	\$0
TOTAL COSTS:	\$378,597	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 6 - ROSECRANS STREET AND DEWEY ROAD
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$56,410	\$0
SURFACE IMPROVEMENTS	\$89,150	\$0
STORM DRAIN SYSTEM	\$6,550	\$0
TOTAL DIRECT COSTS:	\$152,110	\$0
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY 20%	\$30,422	\$0
DESIGN 15%	\$22,817	\$0
PLAN CHECK AND INSPECTION FEES 8%	\$12,169	\$0
CONSTRUCTION STAKING 5%	\$7,606	\$0
CONTRACT ADMINISTRATION 2%	\$3,042	\$0
TOTAL INDIRECT COSTS:	\$76,055	\$0
TOTAL COSTS:	\$228,165	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 7 - ROSECRANS STREET AND LYTTON AVENUE
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$64,378	\$0
SURFACE IMPROVEMENTS	\$265,000	\$0
STORM DRAIN SYSTEM	\$13,700	\$0
TOTAL DIRECT COSTS:	\$343,078	\$0
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY 20%	\$68,616	\$0
DESIGN 15%	\$51,462	\$0
PLAN CHECK AND INSPECTION FEES 8%	\$27,446	\$0
CONSTRUCTION STAKING 5%	\$17,154	\$0
CONTRACT ADMINISTRATION 2%	\$6,862	\$0
TOTAL INDIRECT COSTS:	\$171,539	\$0
TOTAL COSTS:	\$514,617	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 8 - BAINBRIDGE COURT
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$263,800	\$0
SURFACE IMPROVEMENTS	\$1,355,850	\$0
STORM DRAIN SYSTEM	\$65,000	\$0
TOTAL DIRECT COSTS:	\$1,684,650	\$0
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY 20%	\$336,930	\$0
DESIGN 15%	\$252,698	\$0
PLAN CHECK AND INSPECTION FEES 8%	\$134,772	\$0
CONSTRUCTION STAKING 5%	\$84,233	\$0
CONTRACT ADMINISTRATION 2%	\$33,693	\$0
TOTAL INDIRECT COSTS:	\$842,325	\$0
TOTAL COSTS:	\$2,526,975	\$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: IMPROVEMENT PROJECT NO. 9 - HARBOR DRIVE AND LEE ROAD
 ESTIMATED BY: LA
 CHECKED BY:

JOB NO.: 12309
 DATE: 8-12-98

SUMMARY	PRIORITY 1	PRIORITY 2
DIRECT COSTS		
DEMOLITION AND CLEARING	\$30,000	\$0
SURFACE IMPROVEMENTS	\$200,000	\$0
STORM DRAIN SYSTEM	\$0	\$0
TOTAL DIRECT COSTS:	<u>\$230,000</u>	<u>\$0</u>
INDIRECT COSTS		
CONSTRUCTION CONTINGENCY 20%	\$46,000	\$0
DESIGN 15%	\$34,500	\$0
PLAN CHECK AND INSPECTION FEES 8%	\$18,400	\$0
CONSTRUCTION STAKING 5%	\$11,500	\$0
CONTRACT ADMINISTRATION 2%	\$4,600	\$0
TOTAL INDIRECT COSTS:	<u>\$115,000</u>	<u>\$0</u>
TOTAL COSTS:	\$345,000	\$0

Appendix D

Homeless Assistance Agreement



U.S. Department of Housing and Urban Development
Washington, D.C. 20410-7000

JUN 11 1997

OFFICE OF ASSISTANT SECRETARY
FOR COMMUNITY PLANNING AND DEVELOPMENT

Honorable Susan Golding
Mayor of the City of San Diego
202 C Street, 11th Floor
San Diego 92101

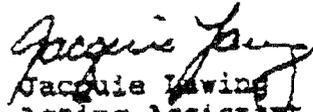
Dear Mayor Golding:

I am pleased to inform you that the Department of Housing and Urban Development (HUD) has approved your base reuse plan for the Naval Training Center San Diego under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. This means that you can now move forward with implementing your plan.

Specifically, we have determined that the plan meets the requirements under the Act regarding outreach to homeless assistance providers and balancing the economic redevelopment, other development, and homeless needs of your community. We are pleased that the City and the Homeless Subcommittee for the Naval Training Center Reuse Committee agreed on a mutually acceptable arrangement that is reflected in the enclosed legally binding agreement.

Congratulations on your success in balancing the diverse needs of your community. I wish you continued success in implementing your base reuse plan. HUD stands ready to assist you in your revitalization efforts.

Sincerely,


Jacquie Lawing
Acting Assistant Secretary

Enclosure

Linda Geldner, ERAC Program Officer, EPD Southwest
Patrick O'Brien, Program Manager, Office of Economic
Adjustment
Robert Baker, Base Transition Coordinator
Sr. Raymonda DuVall, Chair, Homeless Subcommittee
Herbert L. Roberts, Director, HUD's Office of Community
Planning and Development, Los Angeles

LESLIE E. DEVANEY
ANITA M. NOONE
LESLIE J. GIRARD
SUSAN M. HEATH
GAEL B. STRACK
ASSISTANT CITY ATTORNEYS

RICHARD A. DUVERNAY
DEPUTY CITY ATTORNEY

OFFICE OF
THE CITY ATTORNEY
CITY OF SAN DIEGO

Casey Gwinn
CITY ATTORNEY

CIVIL DIVISION
1200 THIRD AVENUE, SUITE 1200
SAN DIEGO, CALIFORNIA 92101-4184
TELEPHONE (619) 533-5800
FAX (619) 533-5847

April 25, 1997

Mr. William J. Poythress
Coordinator, Base Redevelopment Team
Department of Housing and Urban Development
75 Spring Street, SW
Atlanta, GA 30303

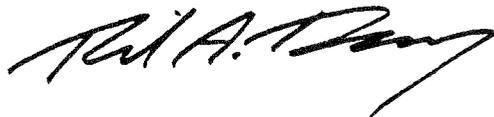
Dear Mr. Poythress:

Final Draft Agreement for Homeless Assistance

Please be advised that I have reviewed the Final Draft Agreement for Homeless Assistance which has been negotiated between the Local Redevelopment Authority for the Naval Training Center San Diego and the recognized homeless assistance providers who participated in the closure process. It is my opinion that the Final Draft Agreement for Homeless Assistance conforms in form and legality to the requirements for a legally binding Agreement, as set forth in the Community Redevelopment and Homeless Assistance Act. Specifically, the Agreement incorporates adequate and enforceable covenants and remedies to ensure performance of obligations by all parties.

Sincerely yours,

CASEY GWINN, City Attorney



By

Richard A. Duvernay
Deputy City Attorney

RAD:lc:615
L:DUVERNAY\LTRS\HOMELESS.LTR

CATHOLIC CHARITIES

Administration

April 24, 1997

Dear Mr. Poythress:

On behalf of the Homeless Subcommittee of the San Diego Naval Training Center Reuse Committee, I am pleased to report to you that the subcommittee has reviewed and accepted the final version of the Agreement between the City of San Diego and Representatives of the Homeless regarding the Homeless Assistance Element of the San Diego Naval Training Center Reuse Plan dated April 10, 1997.

The committee commends Councilmember Byron Wear for his hard work and commitment to not only homeless transitional housing but to securing the funding for the agreement. His earnest efforts on our behalf have not gone unnoticed by the providers and our supporters.

The committee thanks HUD and its representatives, who have helped us craft this agreement to meet the intention of the legislation.

The committee recognizes and accepts all responsibilities and rights that are associated with the signing of this agreement and will be prepared to execute the agreement at the appropriate time.

Lastly, the committee wishes to acknowledge the staff from the City of San Diego, including the Housing Commission, who have worked side by side with us to create an agreement that not only meets the intention of the legislation but is consistent with the identified need in our City.

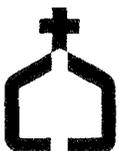
We accept this agreement dated April 10, 1997.



Sister Raymonda DuVall
Chair
Homeless Subcommittee
Naval Training Center Reuse Committee

Mr. Bill Poythress
Base Redevelopment Team
Department of Housing & Urban Development
72 Spring Street, SW
Room 270
Atlanta, GA 30303

cc: Jack McGrory
Councilmember Byron Wear
Gail Goldberg
Nancy Williams
NTC Reuse Committee



Catholic
Charities

A COMMUNITY SERVICE MINISTRY
Diocese of San Diego

349 Cedar Street, San Diego, California 92101-3197 • Tel. (619) 231-2828 • Fax (619) 234-2272

Member Agency of United Way • Member Agency of Catholic Charities USA

FINAL DRAFT

AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND REPRESENTATIVES OF THE HOMELESS REGARDING THE HOMELESS ASSISTANCE ELEMENT OF THE SAN DIEGO NAVAL TRAINING CENTER REUSE PLAN

This Agreement (the "Agreement") is entered into this ____ day of _____, 199__, by and between The City of San Diego ("City"), a municipal corporation which is officially recognized by the United States Department of Defense as the Local Redevelopment Authority for the closure and civilian conversion of the San Diego Naval Training Center ("NTC"), and the Homeless Subcommittee, hereby recognized by the City as representing homeless providers and interests of the homeless for purposes of the NTC, pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994.

RECITALS

WHEREAS, in 1993 the Base Realignment and Closure Commission recommended, and Congress and the President approved, the closure of a substantial portion of NTC, wholly located within the jurisdictional boundaries of the City; and

WHEREAS, the Council of The City of San Diego (the "Council") has been officially recognized by the United States Department of Defense as the Local Redevelopment Authority ("LRA") responsible for the closure of NTC, pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994; and

WHEREAS, in 1993 the Council established an advisory group, the Naval Training Center Reuse Committee ("NTC Reuse Committee"), to conduct regular meetings and advise the Council regarding matters pertaining to the closure and reuse of NTC; and

WHEREAS, the Naval Training Center Reuse Committee established a structure of subcommittees to focus and conduct outreach on discrete aspects of the closure and reuse process, including the formation of a Homeless Subcommittee chaired by Sister RayMonda DuVall; and

04-10-97

WHEREAS, the Homeless Subcommittee was charged with the task of bringing together a consolidated group of various local homeless providers in the community who were interested in participating in the closure and reuse of NTC and to formulate a single Notice of Interest ("NOI") from the homeless providers to be advanced and by Sister RayMonda DuVall for consideration by the NTC Reuse Committee and the LRA; and

WHEREAS, the NOI submission developed by the Homeless Subcommittee ("Maritime Park Project"), proposed the conveyance of 35 acres at NTC for a 400 unit residential development project targeted for that segment of the homeless population in need of transitional housing; and

WHEREAS, at a public hearing on July 1, 1996, the LRA considered the NOI submission of the Homeless Subcommittee and also considered an alternative proposal for analysis as the preferred alternative in the joint environmental document which would allow up to 350 market-rate housing units within the 35-acre Residential Subarea of the Draft NTC Reuse Plan; and

WHEREAS, the Council considered the economic impact of the Maritime Park Project versus the economic impact of the market rate housing proposal, specifically the lack of tax increment which could be generated from the Maritime Park Project for use to redevelop the remainder of NTC versus the tax increment projections associated with development of the market rate housing proposal. In balancing the needs of the communities in the vicinity of the installation for economic redevelopment and other development with the needs of the homeless in the community, the Council supported the market rate proposal in lieu of the Maritime Park Project and further determined that the Homeless Assistance Element of the NTC Reuse Plan should consist of off-site assistance to the homeless; and

WHEREAS, at the July 1, 1996, hearing the Council established parameters for future negotiations with the Homeless Subcommittee to support a financing and implementation plan which would establish up to 150 off-site transitional housing units in Council District 2 and further authorized Councilman Byron Wear to meet and negotiate with the Homeless Subcommittee to develop a mutually acceptable proposal for an off-site Homeless Assistance Element for the NTC Reuse Plan; and

WHEREAS, during the course of negotiations with the Homeless Subcommittee it was mutually agreed that a dollar commitment equivalent to \$50,000 for each of the 150 units, equal to Seven Million Five Hundred Thousand Dollars (\$7,500,000) to be expended on projects proposed by members of the Homeless Subcommittee, was a preferable form of assistance which would more efficiently serve the population in need of transitional housing; and

04-10-97

WHEREAS, the signatories to this agreement acknowledge that support for the homeless and an adequate solution to the homeless problems involve a broad community effort, and cannot fall solely on the shoulders of City government because it is the jurisdiction of the closing base. The City has, however, made certain commitments in specific areas which are incorporated into this Agreement; and

WHEREAS, the City's commitment to the Homeless Assistance Element is in addition to actions and dollars which the City directly and indirectly has in the last five years provided to address homeless issues; and

WHEREAS, the intent of the signatories to this agreement is to undertake a community-wide effort with financial contributions from the City and other entities, both governmental and private, to meet the priorities of the Homeless Subcommittee; and

WHEREAS, the intent of the parties to this agreement is to comply with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994; and

WHEREAS, based on the proposed Homeless Assistance Element, the Homeless Subcommittee and the City contemplate working closely together to address the homeless issues in the community through the use of this Agreement.

NOW, THEREFORE, the parties agree to the following structure and plan for the provision of services for the homeless intending to be legally bound hereby.

ARTICLE I. ROLE OF THE HOMELESS SUBCOMMITTEE

1. **Participating Non-Profit Organizations.** The Homeless Subcommittee has developed a list of seven (7) local homeless providers committed to participation in the Homeless Assistance Element ("Participating Non-Profit Organizations"). As reflected on the matrix attached as Exhibit 1 to this Agreement, the Participating Non-Profit Organizations are: RANCHO, St. Vincent de Paul Village, San Diego Youth & Community Services, The Salvation Army, Volunteers of America, Vietnam Veterans of San Diego, Catholic Charities.

2. **Potential Participating Non-Profit Organizations.** During deliberations of the Homeless Subcommittee to develop the Homeless Assistance Element, certain individuals participated in the discussions representing two organizations: HomeStretch and Christian Social Concerns. Neither of these organizations qualify at this time to be a "qualified provider" of homeless services within the meaning of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. HomeStretch is not yet incorporated as a non-profit organization and Christian Social Concerns is financially unstable at this time. For purposes of

04-10-97

this Agreement, these two organizations are referred to as Potential Participating Non-Profit Organizations. The Potential Participating Non-Profit Organizations, or the individuals who participated in the Homeless Subcommittee on their behalf, may be eligible to qualify for financial assistance for their proposed projects in the Phase II funding period if they become properly organized and qualified. Funds for the HomeStretch project and the Christian Social Concerns project are expected to be available from the Eight Hundred Thousand Dollars (\$800,000) of contingency funds anticipated in Phase II, as depicted in Exhibit 2. Any decision to change the status of a Potential Participating Non-Profit Organization to a Participating Non-Profit Organization shall be totally at the discretion of the City Council. However, the City Council may only change the status of a Potentially Participating Non-Profit Organization at the annual hearing provided for in Article II, paragraph 3 of this Agreement and only after considering a recommendation on that issue from the Homeless Subcommittee. The Participating Non-Profit Organizations and the Potential Participating Non-Profit Organizations shall hereinafter be collectively referred to in this Agreement as the Non-Profit Organizations.

3. Commitment to Provide Transitional Housing. The Non-Profit Organizations are individually and collectively committed to developing new or expanding existing facilities which will serve various targeted homeless populations in need of transitional housing, as a priority need established in the City's 1995 Consolidated Plan.

4. Scope of Individual Projects. Each Non-Profit Organization has identified and provided the following information about their respective individual projects which collectively make up the Homeless Assistance Element: the homeless population targeted by the project; the average length of stay for a tenant; whether a Conditional Use Permit will be required for the project; the number of beds or units which will be provided by the project; whether the project entails acquisition of new facilities or rehabilitation of existing facilities; and, the approximate public financial assistance estimated to be necessary to implement the project. This information is reflected on the matrix attached as Exhibit 1 to this Agreement.

5. Subsequent Agreements with Non-Profit Organizations. Subsequent agreements shall be required between the City and each Non-Profit Organization to implement their respective individual projects which make up the Homeless Assistance Element. Any funding committed by the City through any subsequent Agreement shall be consistent with the Homeless Assistance Element. If any Non-Profit Organization desires to propose a project which is not consistent with the Homeless Assistance Element (e.g. more or less funds are needed than reflected on Exhibits 1 and 2), the Homeless Assistance Element shall first be amended in due course in accordance with the procedures and process set forth in this Agreement. The subsequent agreements with Non-Profit Organizations for implementation of individual projects shall contain provisions, as appropriate, to ensure that any property acquired or improved in furtherance of the project or monies loaned for that purpose will be deed restricted to revert back

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to the City in the event the property is no longer used to assist the homeless. It is the mutual intention of the parties to execute subsequent agreements for Phase I projects with the respective Non-Profit Organizations as soon as practical. Those agreements may be executed concurrent with execution of this Agreement if funding is secured and all required permits and approvals are obtained.

6. Future Role for Homeless Subcommittee. For purposes of implementing the Homeless Assistance Element, the Homeless Subcommittee shall continue to be recognized by the City as an ad hoc advisory body to be consulted for purposes of carrying out this Agreement. If any Non-Profit Organization ceases to exist, abandons or reduces the scope the projects proposed in Exhibit 1, or if the City Council after independently reviewing a detailed proposal for an individual project decides not to appropriate public funds toward the project in the amount requested by the Non-Profit Organization as reflected on Exhibit 1, the Homeless Subcommittee may submit recommendations to the City to expand the scope of one or more other projects proposed by the other Non-Profit Organizations in an amount financially equivalent to the project abandoned or reduced. Subject only to limitations set forth in Article II below, any discretionary decision to re-program financial resources among the Non-Profit Organizations in the event any Non-Profit Organization ceases to exist or otherwise abandons or reduces their respective projects shall be totally at the discretion of the City Council. However, any decision by the City Council to eliminate, re-program funds from, or delay implementation of any individual project shall only be made after consideration of any recommendation from the Homeless Subcommittee and must be based on substantial evidence that the decision is in furtherance of the goals and objectives of the Homeless Assistance Element.

ARTICLE II. ROLE OF THE CITY OF SAN DIEGO

1. Funding Obligation. The City agrees to secure, appropriate, and disburse Seven Million Five Hundred Thousand Dollars (\$7,500,000) to be used for implementation of the Homeless Assistance Element. The source of these funds may include, but is not limited to: Section 108 Loan- borrowed against the pledge of future Community Development Block Grant ("CDBG") dollars allocated to District 2; Redevelopment Agency Low/Moderate Tax Increment Set Aside from the proposed NTC Redevelopment Project and from the Center City Redevelopment Project Area; Federal HOME Funds; City of San Diego Housing Trust Funds or other yet to be identified private or public sources. It is expressly understood by the parties that the various funding sources which will be used to implement the Homeless Assistance Element are typically restricted by federal or state law with respect to the manner in which the funds can be used. Funds will only be allocated by the City Council for eligible uses and eligible projects consistent with those funding source restrictions imposed pursuant to applicable state or federal law.

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2. **Time Line for Implementation.** Subject only to the debt limitations contained in the California Constitution more fully described in Article III, section 3 of this Agreement, the City agrees to secure, allocate, and disburse funds for the proposed projects as set forth in Exhibit 2. The City agrees to use due diligence, act at all times in good faith, and take all reasonable measures to secure and allocate these funds. However, the ability of the City to fulfil its commitments pursuant to this Agreement is contingent upon the happening of certain future events, some of which are outside the control of the City at this time. For example, the availability of tax increment set aside dollars from the proposed NTC Redevelopment Project depends upon a future discretionary action of the City Council to establish the NTC Redevelopment Project Area and is also dependant upon the successful siting and prosperity of private development at NTC which will be necessary to generate the tax increment set-aside. Allocation of these funds to specific projects, as targeted, also depends upon the timely submission of necessary development permit applications by the Non-Profit Organizations and the obtaining of any necessary discretionary approvals from the City for the individual projects. Nothing in this agreement shall be interpreted to bind or limit the discretion of the City Council or any other decision maker in granting or denying those discretionary permits which may be required to carry out the individual proposed projects. The City shall, however, consider each individual proposed project in good faith, shall not unreasonably deny the individual proposed projects and shall, while considering those individual projects, remain cognizant of the fact that these individual projects collectively make up the Homeless Assistance Element for which the City has agreed to fully implement.

3. **Annual Report to Council.** Annually, until such time that the City has fulfilled its commitments pursuant to this Agreement, the City Council shall receive, consider, and accept a report from the City Manager and the Homeless Subcommittee at a regular public meeting of the City Council in order to ascertain progress regarding implementation of the Homeless Assistance Element. At the annual meeting, requests for revisions or updates to Exhibit 1 or Exhibit 2 may be considered and acted upon.

4. **Assistance in Community Outreach.** The City agrees to assist Non-Profit Organizations in outreaching to community groups where individual projects are proposed consistent with the Homeless Assistance Element.

5. **NTC Employment Program.** With respect to any future service contracts awarded by The City of San Diego after the Effective Date for janitorial service, ground maintenance, and light general contracting work to be performed at NTC, and for which the contractor anticipates the need to hire additional personnel to perform the work, the City agrees to include within those contracts a provision whereby the contractor agrees to outreach to qualified agencies that employ homeless workers with a goal for the contractor to consider the hiring of one or more qualified individuals who are formerly homeless.

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6. **NTC Educational Program for the Formally Homeless.** The City agrees to assist and support the joint efforts of the Community College District and the Homeless Subcommittee to establish an NTC Educational Program that will reserve training and/or educational slots for formerly homeless individuals.

7. **Disposition of Personal Property at NTC.** The City agrees to assist and support the Non-Profit Organizations in acquiring personal property that may become available as a result of the closure of NTC, to include, but not limited to: residential furniture, office equipment, tools and training materials, and educational/classroom supplies; provided, however, that the Non-Profit Organization requesting the personal property demonstrates to the satisfaction of the City that such property is necessary for and will be utilized exclusively in furtherance of programs which serve the formerly homeless.

8. **Interim Leases.** The City agrees to consider any proposal for entering into an interim lease with any Non-Profit Organization for suitable on-site buildings which the City is entitled to sublease to provide for activity which will assist the homeless population, including: food and equipment storage, employment related activities, and education and job training activities. However, nothing in this paragraph shall be interpreted to entitle any Non-Profit Organization to receive a no-cost lease from the City nor shall anything in this paragraph be interpreted to preclude the City from seeking or executing interim or long-term leases which will generate revenue for the City to assist in the reuse and redevelopment of NTC.

ARTICLE III. MISCELLANEOUS

1. **Condition Precedent and Effective Date.** As a condition precedent to the operation of the obligations of the City set forth in this Agreement, the parties agree that the land at NTC must transfer from federal ownership and the City must be in a position to have legal jurisdiction to implement the Reuse Plan and the redevelopment of NTC. Therefore, the Effective Date for purposes of the Agreement shall be that date when all the land at NTC is conveyed from the federal government, provided the conveyance of land by the federal government substantially conforms to the recommendations of the LRA.

2. **No General Obligation.** In no event shall any obligation of the City under this Agreement be or constitute a general obligation or indebtedness of the City, a pledge of the ad valorem taxing power of the City or a general obligation or indebtedness of the City within the meaning of the Constitution of the State of California, or any other applicable laws, but shall be payable solely from legally available revenues and funds. Neither the Homeless Subcommittee nor any other party under or beneficiary of this Agreement shall ever have the right to compel the exercise of the ad valorem taxing power of the City, or any other governmental entity or taxation

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in any form on any real or personal property to pay the City's obligations or undertakings hereunder.

3. **Force Majeure.** The parties shall use reasonable diligence to ultimately fulfil the intent of this Agreement but shall not be liable to each other, or their successors or assigns, for damages, costs, attorney's fees (including costs or attorney's fees on appeal) for breach of this Agreement, or otherwise for failure, suspension, diminution, or other variations of services occasioned by any cause beyond the control and without the fault of the parties. Such causes may include but shall not be limited to, Acts of God, or of the public enemy, acts of other government (including regulatory entities or court) in its sovereign or prior contractual capacity, fires, floods, epidemics, quarantines, restrictions, strikes, or failure or breakdown of transmission or other facilities.

4. **Remedies in General for Parties.** No Party shall be liable for damages to any other Party or to any other person or entity for any breach of this Agreement or for any performance or failure to perform any mandatory or discretionary obligation imposed pursuant to this Agreement. However, each Party specifically reserves the right to pursue any and all actions and remedies available in equity (including specific performance and injunctive relief) or other legal actions which may be necessary to compel enforcement of this Agreement.

5. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the City and the Non-Profit Organizations (individually and collectively), and their successors and assigns, and no right, nor any cause of action, shall accrue to or for the benefit of any third party.

6. **No Assignment.** This Agreement may not be assigned by either party without the prior written approval of the other.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates opposite their signatures.

THE CITY OF SAN DIEGO

Date: _____

By: _____

Jack McGrory
City Manager

NTC HOMELESS SUBCOMMITTEE

04-10-97

Date: _____

By: _____

Sister RayMonda Duvall
Chairperson of the Homeless
Subcommittee on behalf of the
Participating Non-Profit Organizations

APPROVED AS FORM AND LEGALITY:

CASEY GWINN, City Attorney

By _____

Richard A. Duvernay
Deputy City Attorney

RAD:lc - 4/10/97

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NTC HOMELESS SUBCOMMITTEE - TRANSITIONAL HOUSING

AGENCY	PROGRAM	LENGTH OF STAY	LOCATION REHAB./NEW FACILITY	CUP NEEDED	NO. OF BEDS/UNITS	EST. FUND REQUEST
Participating Nonprofit Organizations:						
RANCHO	Single Men	2 Years	[Address to be determined.] New Construction	Yes	50 Beds Dorm Style Units	\$ 500,000
St. Vincent de Paul Village	Teens	2 Years	[Address to be determined.] Rent	Yes	30 Beds	1,000,000
San Diego Youth & Community Services	1. Teens and Young Adults	2 Years	3255 Wing Street Retire Debt/Rehabilitation	Yes	30 Units	1,600,000
	2. Teens	2 Years	[Address to be determined.] Purchase	Yes	27 Units	
The Salvation Army	1. Single Men	1 Year	825 Seventh Ave Rehabilitation	No	40 Beds	500,000
	2. Single Parent with Children	1 Year	[Address to be determined.]		20 Beds	
Volunteers of America	Families/Alcohol/DD/DV	2 Years	[Address to be determined.] Purchase/Relocation Costs	No	12-15 Units	750,000
Vietnam Veterans of San Diego	Women/Men Veterans	1 to 2 Years	4141 Pacific Highway Purchase/Rehabilitation	No	87 Beds Existing 40 Add. Beds	1,750,000
		1 Year	626 Maple Street Purchase/Rehabilitation	No	5 Beds	600,000
Catholic Charities	1. Pregnant Women 2. Pregnant Women/Senior Women	1 Year	1570 Fifth Avenue Purchase/Rehabilitation	Yes/No	15 Beds	
Potential Participating Nonprofit Organizations:						
HomeStretch	Families/Alcohol	1 Year	[Address to be determined.]	Yes	34 Units	[To be determined.]
Christian Social Concerns	[?]		[Address to be determined.]	Yes	12 Beds (?)	
Contingency Funds						
TOTAL						800,000
						\$ 7,500,000

**NTC HOMELESS SUBCOMMITTEE
FUNDING PHASES**

Agency	Phase I		Phase II	Total
	1998	1999		
RANCHO	\$ 500,000 ¹			\$ 500,000
St. Vincent de Paul Village		\$1,000,000		1,000,000
San Diego Youth & Community Services	1,000,000	200,000	\$ 400,000	1,600,000
The Salvation Army	150,000		350,000	500,000
Volunteers of America			750,000	750,000
Vietnam Veterans of San Diego	1,000,000		350,000	1,750,000
Catholic Charities	600,000			600,000
SUBTOTALS	\$3,250,000	\$1,200,000	\$1,850,000	\$6,700,000
Contingency			800,000	\$ 800,000
SUBTOTAL - Phase II			\$2,650,000	
TOTAL				\$7,500,000

EXHIBIT 2

¹ A site has not been located for this project. Therefore, funding for this project in Phase I will occur only if an appropriate site is located.