

Pacific View Activation Plan

90% PRELIMINARY DESIGN REPORT AND LETTERS OF INTEREST

Item: 10F

September 23, 2015

City Council Meeting



Pacific View Activation



Recommended Action

- Accept Westberg+White, Inc. 90% draft Preliminary Design Report and provide direction regarding any modifications to include in the final report.
- Accept Letters of Interest, provide direction regarding the most likely Operating Partner(s). Request a complete proposal based on the criteria listed in the solicitation for the Letters of Interest.

Pacific View Activation



90% Draft Preliminary Design Report (PDR)

- April 20, 2015 - Westberg+White Inc. selected to prepare PDR
- June 24, 2015 - 50% Draft PDR presented to Pacific View Subcommittee for review and comments
- August 10, 2015 – 90% Draft PDR submitted to City Staff

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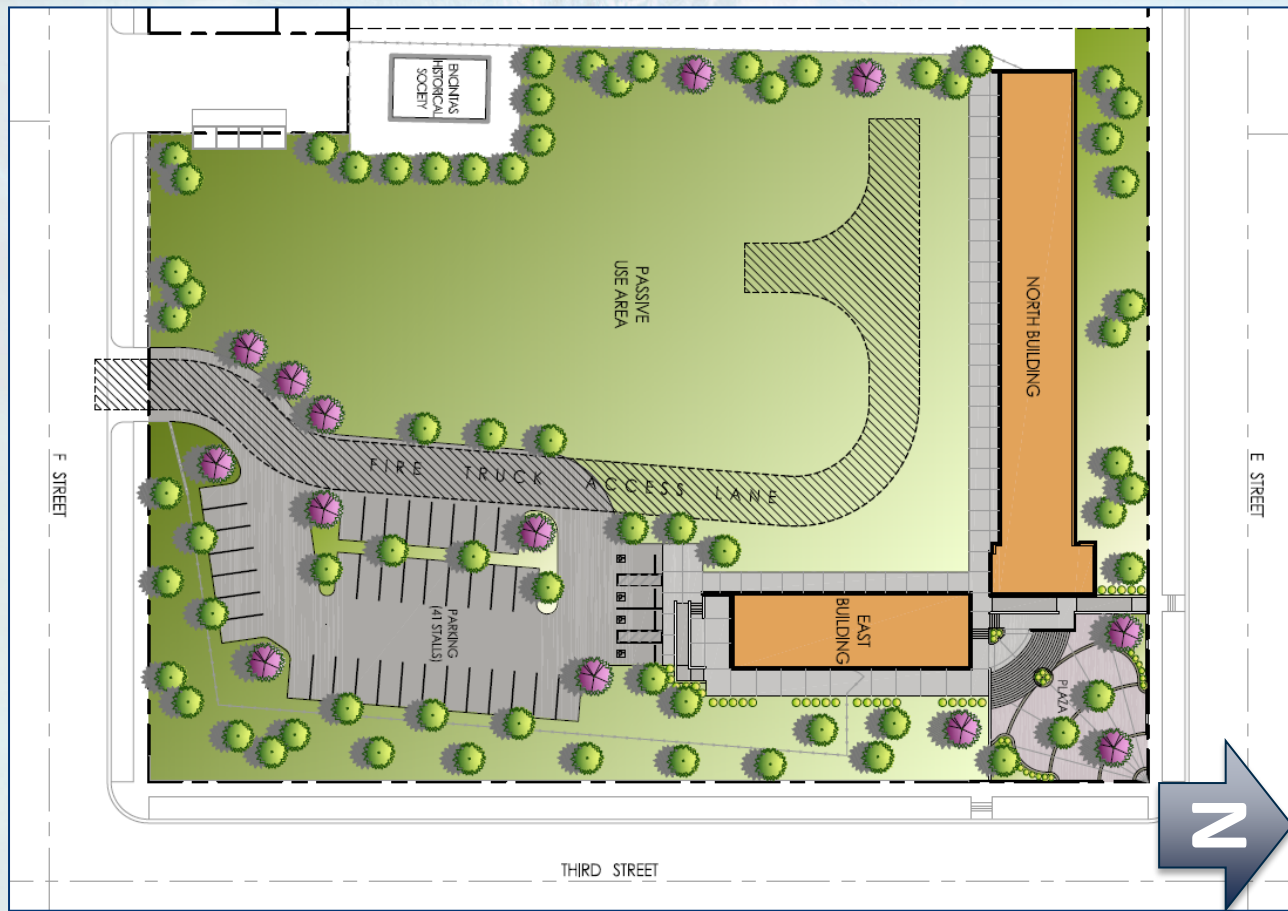
- **System Assessments**
 - Site Access
 - Building Architecture
 - Roofing
 - Structural
 - Mechanical
 - Electrical
 - Hazardous Materials

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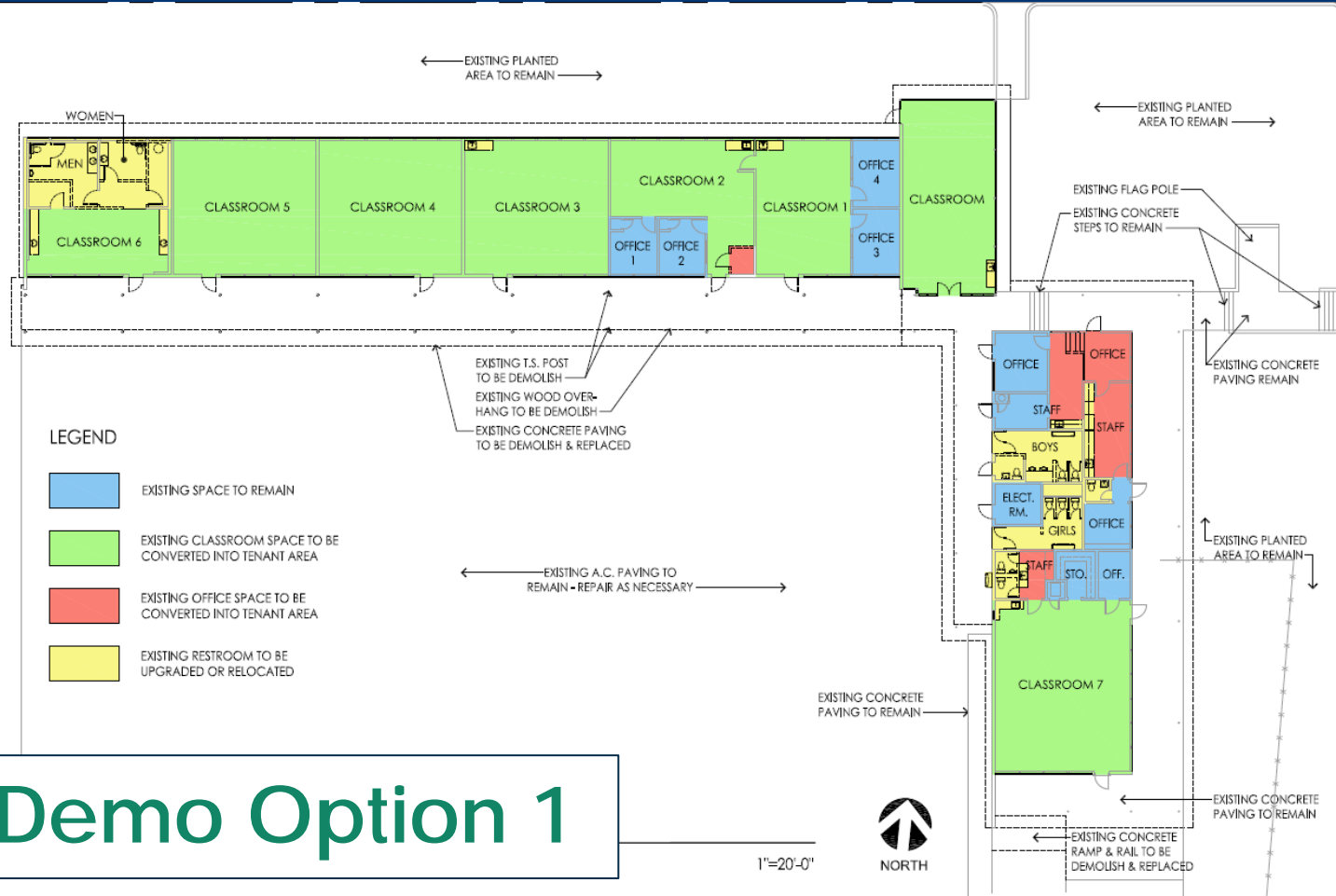


- **Alternative Analysis**
 - 3 Alternatives for each Building
 - 3 Site Alternatives
 - Estimated Rehabilitation Costs

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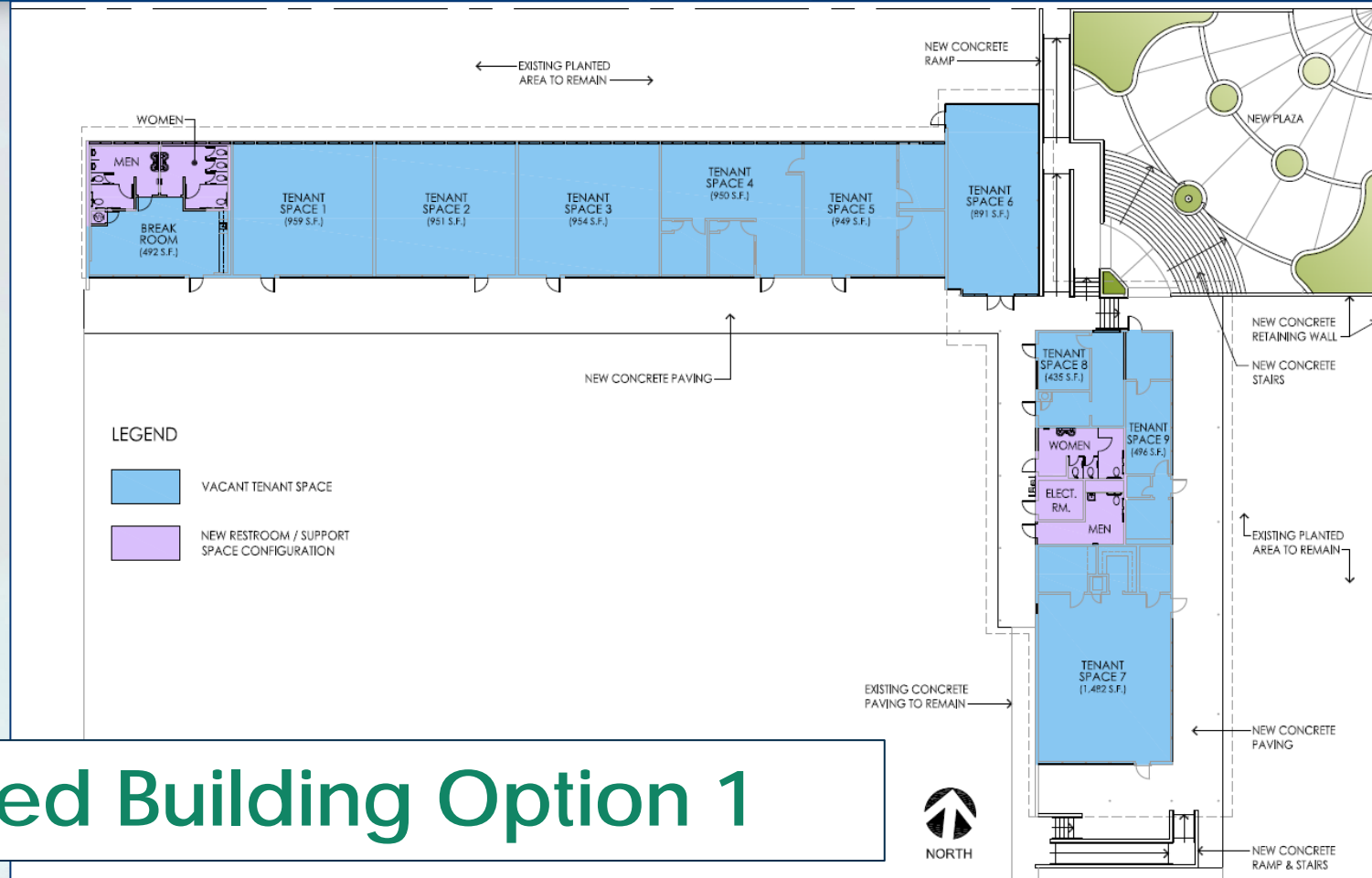


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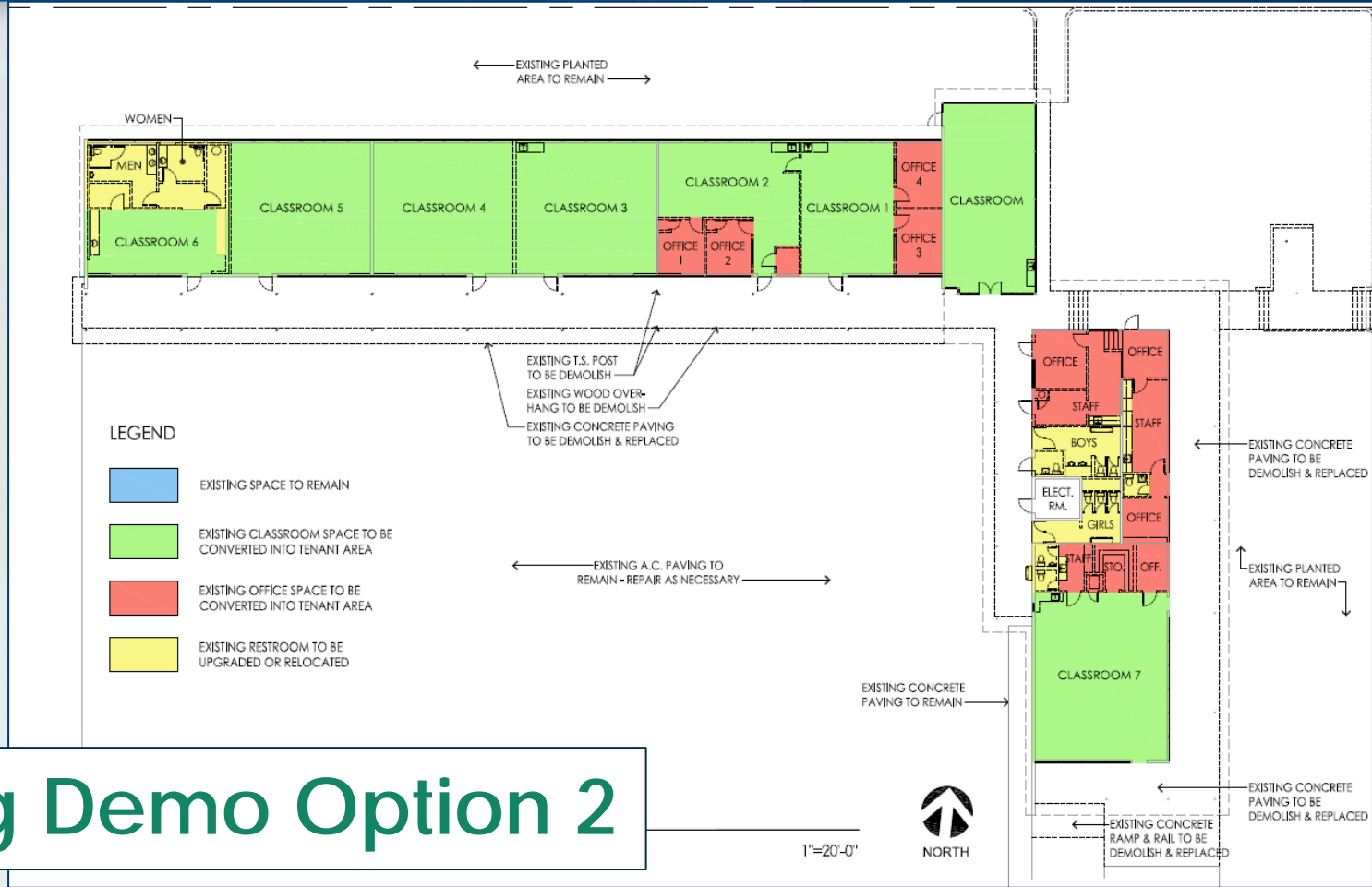
Building Demo Option 1

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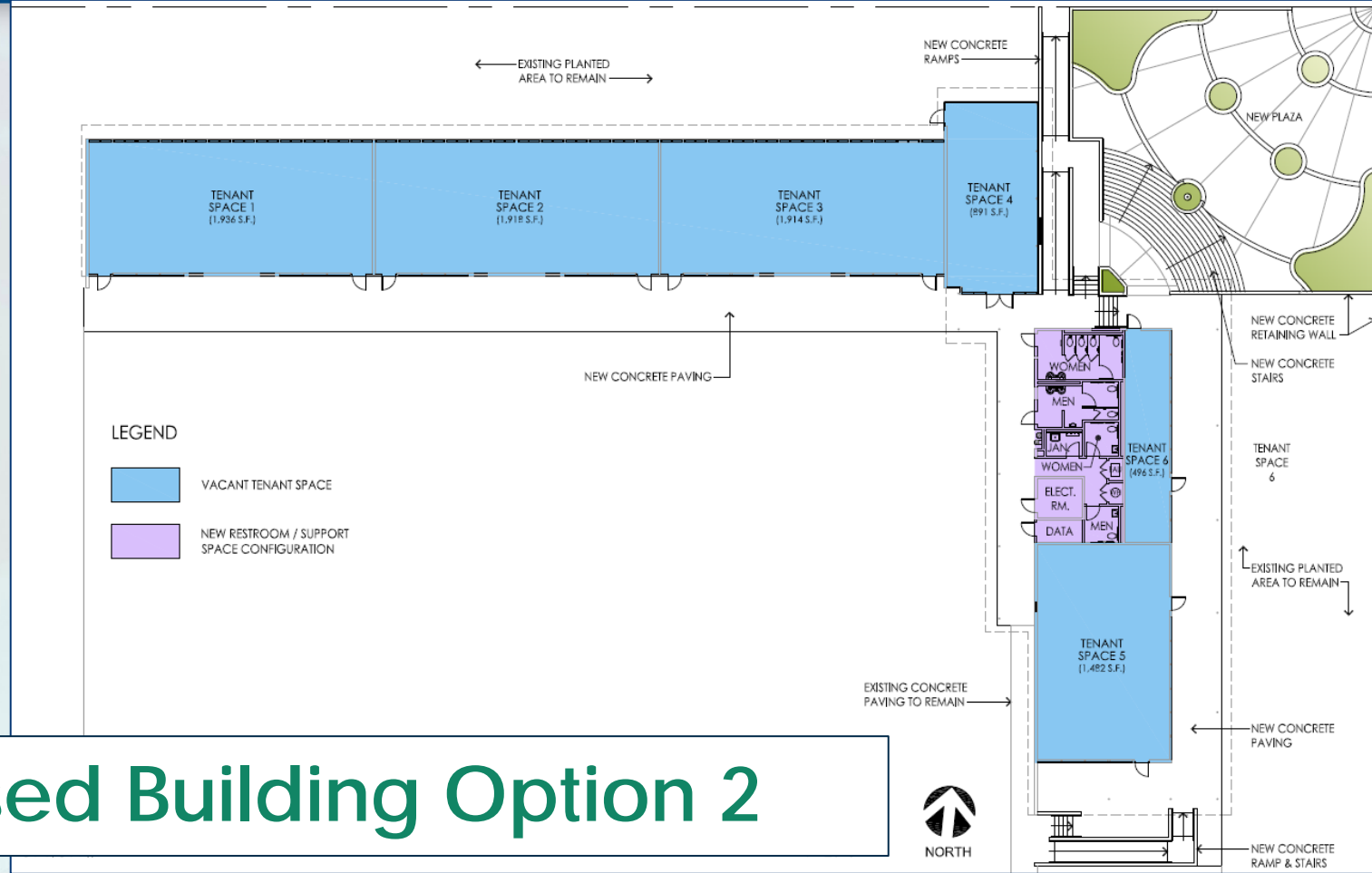
Proposed Building Option 1

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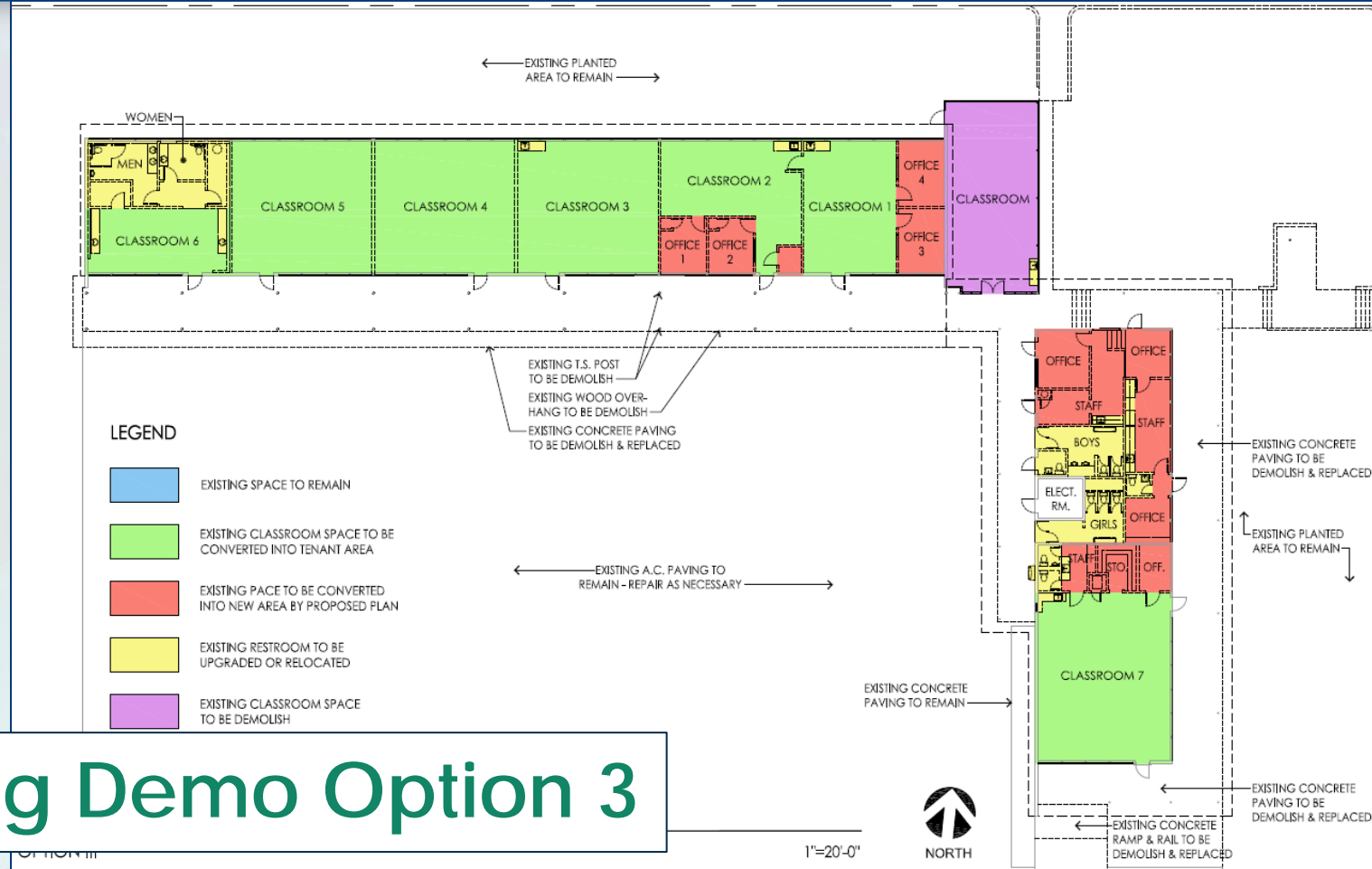
Building Demo Option 2

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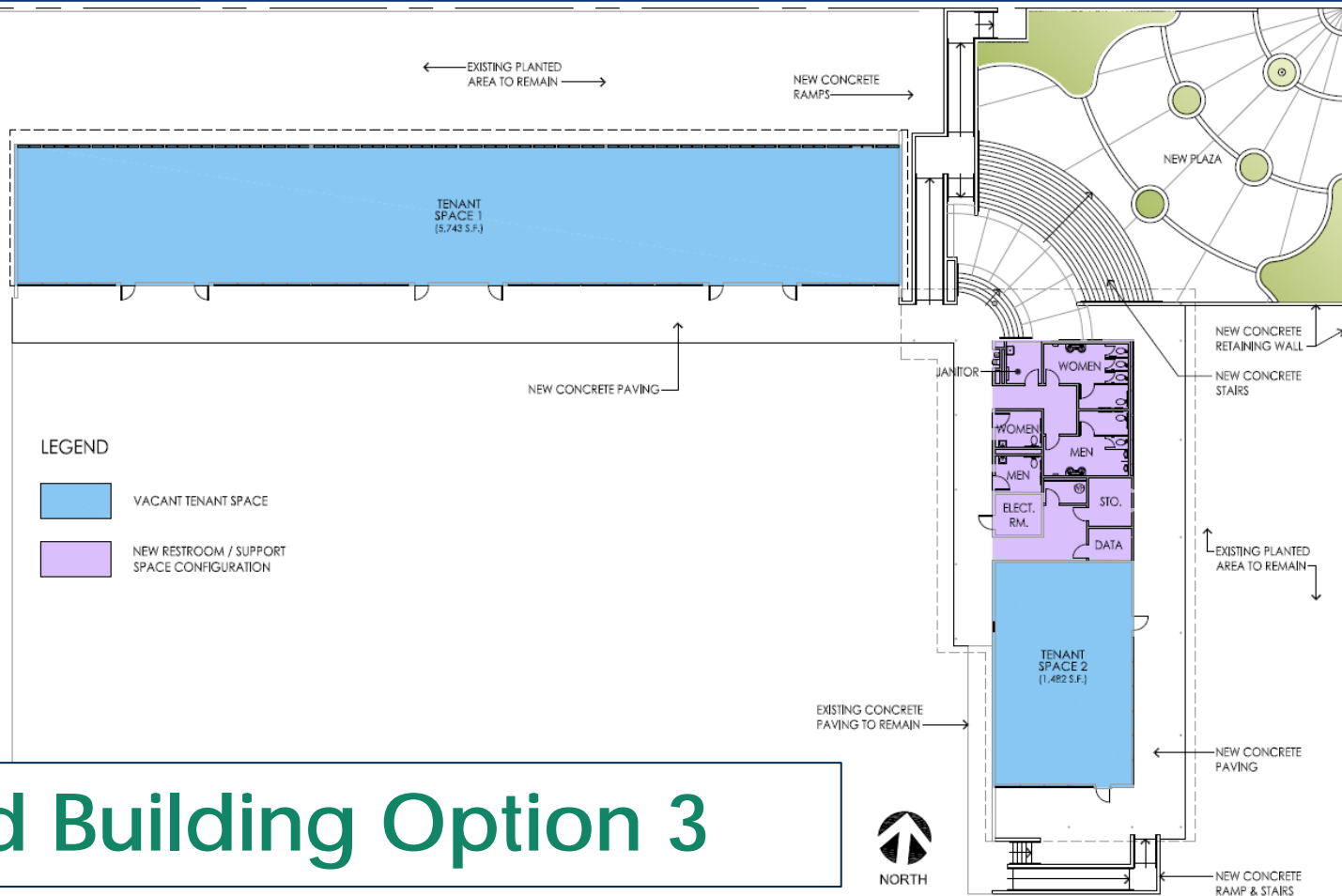
Proposed Building Option 2

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Building Demo Option 3

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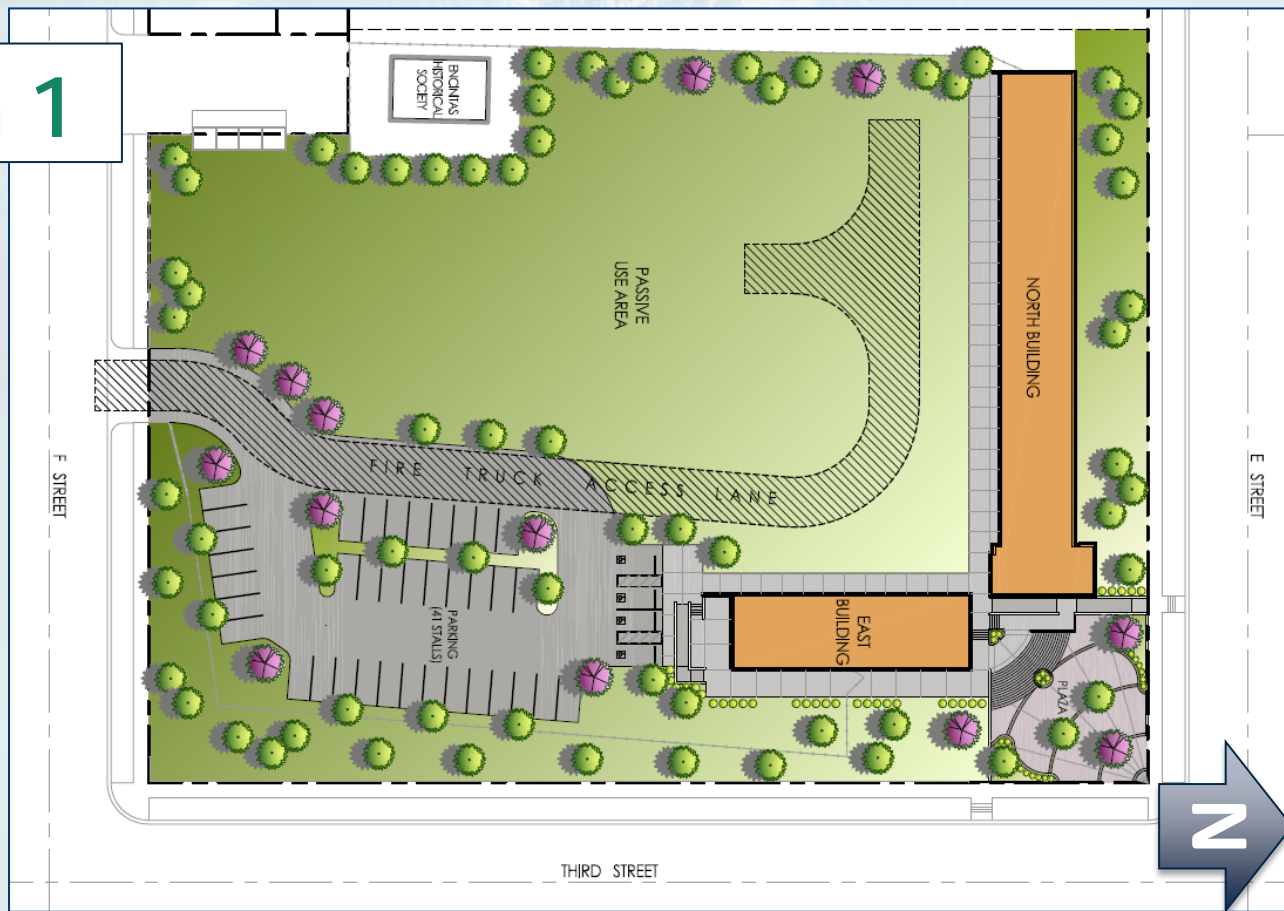


Proposed Building Option 3

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- Site Option 1



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- Site Option 2



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- Site Option 3



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Option Summary

	Classroom			Administration			Entry Plaza	Total*
Option	No. of Spaces	Total Area (sf)	Cost	No. of Spaces	Total Area (sf)	Cost	Cost	Cost
1	7	6,146	\$1.43M	3	2,413	\$698k	\$594k	\$2.73M
2	4	6,659	\$1.49M	2	1,978	\$949k	\$594k	\$3.03M
3	1	5,743	\$1.45M	1	1,482	\$1.0M	\$738k	\$3.19M

- Total does not include Site costs (~ \$1.2 M).

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- PDR Questions?

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- Potential Operating Partners
- Letters of Interest
 - April 6, 2015 - City Council Direction
 - July 10, 2015 – Letter of Interest released
 - August 3, 2015 – Letter of Interest submitted

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- Letters of Interest

- 6 Letters of Interest Submitted
- 1 Letter of Interest submitted past established deadline, rejected
- Staff evaluation based on criteria included in solicitation

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- Letters of Interest
 - 2 Submittals Ranked Highly Based on Solicitation Criteria
 - Outstanding issues to be resolved
 - Zoning compliance/plan for achieving compliance
 - Adequate Financial Information
 - Neighborhood Compatibility

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- Letters of Interest - Moving Forward
- Options
 - Request additional information
 - Enter into negotiation with one or more potential partners
 - Utilize Professional Services Company

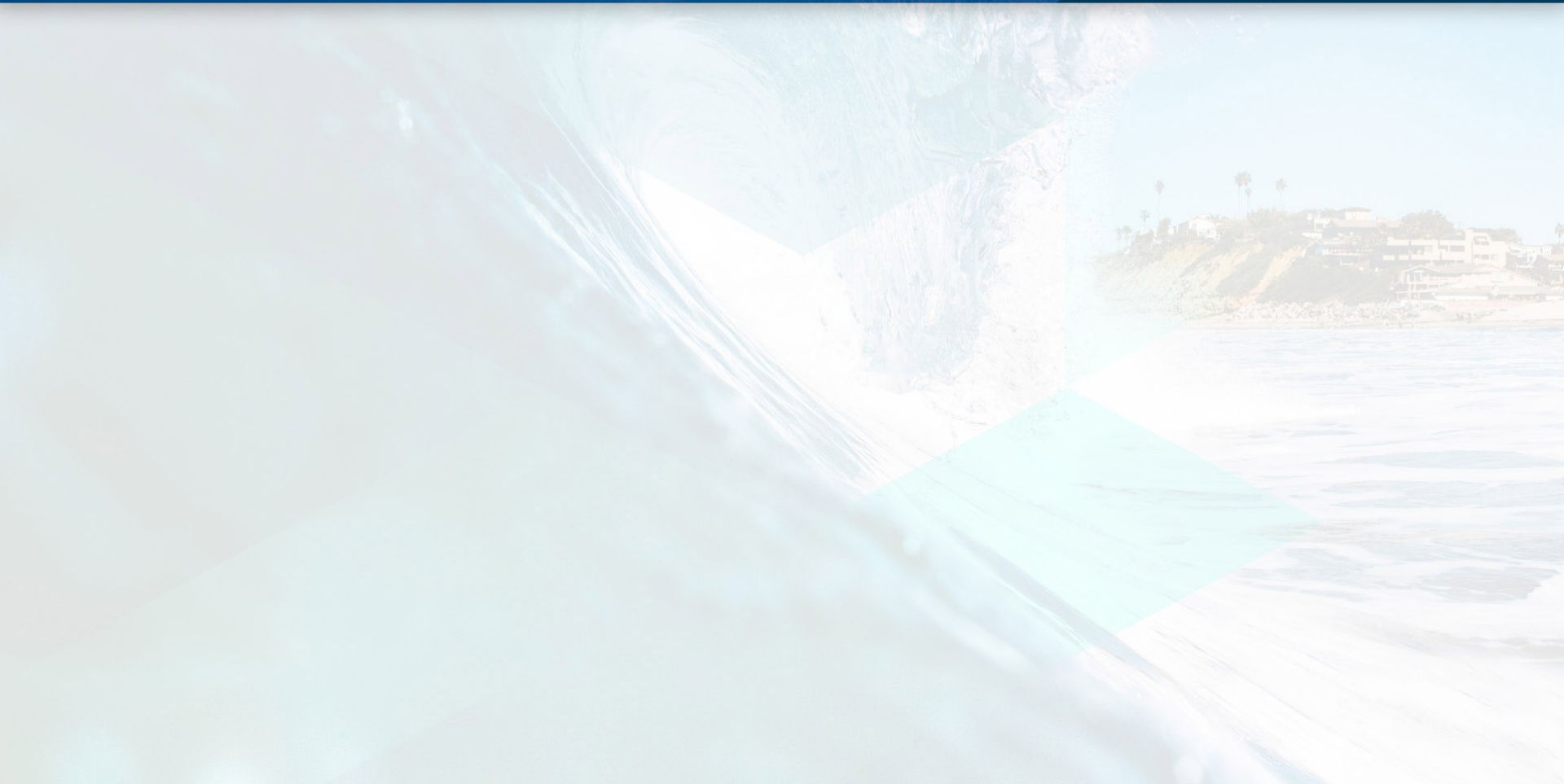
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- **Proposed Uses by EACEA**

1. Arts Talent Exhibition, arts workshops, expert residences, Teaching Garden, sustainable ecology and historic landscape, Rehearsal theater, Encinitas History Museum and Café and Gift shop.
2. Programs for students and visitors.
3. Special Events.

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- Proposed Uses by RADLAB Designs

1. Arts instruction
2. Office space
3. Onsite management
4. Café
5. Museum shop
6. Theater performance space
7. Farmers market
8. Independent film
9. Children's day care
10. Retail
11. Yoga
12. Art Galleries
13. And a Coffee Shop