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RESOLUTION No. 203420

Adopted on AUG 12 1971

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That the City Manager be, and he is hereby authorized and empowered to execute, for and on behalf of City, an agreement with GEORGE J. RIHA, JAMES C. GILCHRIEST, and MADELINE V. GILCHRIEST, for the construction of a major drainage channel and to improve Federal Boulevard, in ENCANTO INDUSTRIAL PARK subdivision, and to provide for reimbursement by the City in an amount not to exceed \$33,689.00 out of Capital Outlay Fund 245 for the major drainage channel and in an amount not to exceed \$3,160.00, out of Gas Tax Fund 219 for the improvement of Federal Boulevard, under the terms and conditions set forth in the form of agreement on file in the office of the City Clerk as Document No.

736956

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad, Deputy

FCC:plm
7-9-71

AUG 12 1971

Passed and adopted by The Council of The City of San Diego on _____
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RECEIVED
CITY CLERK'S OFFICE
1971 AUG -4 AM 10:58

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

(Seal)

EDWARD NIELSEN
~~JOHN LOCKWOOD~~

City Clerk of The City of San Diego, California.

By Edna Z. Hamel
eh Deputy.

CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATION OF UNALLOTTED BALANCE

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount \$ 3,160.00 Fund 219 Gas Tax
33,689.00 245 Capital Outlay
Purpose Improvements To Federal Blvd. & Drainage Channel Adjacent to
Encanto Industrial Park

Date July 20, 19 71

W. B. Sage
Auditor and Comptroller of
The City of San Diego, Calif.
By J. Sturak

RECEIVED
CITY CLERK'S OFFICE
1971 AUG -4 AM 10:58
SAN DIEGO, CALIF.

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contractor agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said moneys now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to exceed \$ 36,849.00

Dated July 20, 19 71

W. B. Sage
Auditor and Comptroller of
The City of San Diego, Calif.
BY J. Sturak

Fund SEE ATTACHED FOR ACCOUNTING
Dept./Activity _____ Object _____
Job Order _____
Resolution No. _____
Project No. _____

Purpose Same As Above

Vendor George J. Riha

CERTIFICATE NO. 3223



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E.
ROBERT K. FOGG F.A.S.C.E.
CHARLES A. SMITH F.A.S.C.E.

CONSULTING CIVIL ENGINEERS
8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-9000

Encanto Industrial Park
Development Costs

1. Drainage channel, including appurtenances, excavation etc per contractor's low bid received 4/11/71	\$ 60,554.00*
2. All other remaining development costs; grading, paving, curbs, drainage culverts etc per low bid	142,353.59*
3. Soils Testing Fees	277.25
4. Engineering fees through 3/31/71 and including estimated fees to complete such as construction staking, "as-builts" etc.	30,522.88
5. Escrow, Title Co. fees	496.25
6. City Fees, subdivision deposit inspection etc.	5,695.00
7. Bond Premiums (based on 1 1/2% of construction cost)	3,143.61
8. Land Cost	47,000.00
9. Underground electrical costs(estimated)	<u>7,500.00</u>
Total	\$297,542.58

Channel cost per contract bid - \$60,554.00
 $\frac{60,554}{202,907.59} = 29.6\%$ of total development cost is channel

Engineering fees to 3/31/71 = \$18,722.88
29.6% of 18,722.88 = \$5,600 eng. for channel plans
Construction staking = 3 @ \$408 = \$1,224.00
Total Engineering for channel = \$6,824.00

Total channel costs = \$6,824 + \$60,554	=	\$67,378.00	
Total development costs	=		\$ 297,542.58
Less City participation 1/2 cost channel	=		- 33,689.00
		Development costs	<u>\$263,853.58</u>

Total area in subdivision parcel	6.107 Ac.
Area of original 30' drainage easement	<u>.882 Ac.</u>
Usable acreage per original City agreement	5.225 Ac.
Additional area lost to widening of easement and slopes	<u>.515 Ac.</u>
Net usable acreage area	<u>4.710 Ac.</u>

Total development cost per acre
 $= \frac{263,853.58}{4.710} = \$56,019.87/\text{per acre}$



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CHARLES A. SMITH F.A.S.C.E.

CONSULTING CIVIL ENGINEERS

8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-9000

April 26, 1971

CAL
Mr. Ron Lochhead
City of San Diego Engineering Department
Community Concourse Building
San Diego, California 92101

Dear Mr. Lochhead:

You met with me on April 22, 1971 to discuss the City participation on the Encanto Industrial Subdivision Development. It was brought out at that meeting that there would also be participation by the City towards the cost of paving Federal Boulevard since our clients were required to improve more than the "local interest" portion of the street, namely 20 feet from the curb.

I therefore am supplying you with our break-down of the square-footages involved as follows:

Portion to be paved by developer	-	24,780 s.f.
Total area to be paved per approved plans (bid quantity)	-	38,517 s.f.
Portion of paving to be paid for by the City of San Diego	-	13,737 s.f. X .23 = 3,159.51

3160⁰⁰

Very truly yours,

LAWRENCE, FOGG, SMITH & ASSOCIATES

By: *Charles A. Smith*
Charles A. Smith,
Vice-President

CAS:ss

cc: J. C. Gilchrist
G. J. Riha

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3159.51

203420 AUG 12 1971