

(R-85-1323)

RESOLUTION NUMBER R- 262417

ADOPTED ON JAN 28 1985

WHEREAS, on January 16, 1985 the Public Services and Safety (PS&S) Committee reviewed a unanimous recommendation by the Public Arts Advisory Board (PAAB) that the City Council approve the expenditure of \$10,000 of City funds for the preparation of an economic and architectural study to determine the feasibility of converting the Ratner Building into an artists' live/work complex; and

WHEREAS, the PS&S Committee reviewed PAAB's recommendation that the \$10,000 be appropriated from the \$140,000 Transient Occupancy Tax Fund set aside by the Council for the general purpose of supporting public arts; and

WHEREAS, the PS&S Committee recommended that the City Council approve the expenditure of City funds in the amount of \$8,000 for preparation of an economic and architectural study to determine the feasibility of converting the Ratner Building into an artists' live/work complex; and

WHEREAS, the PS&S Committee recommended that the City Council authorize the appropriation of the \$8,000 from the \$140,000 Transient Occupancy Tax revenues set aside by the Council for the general purpose of supporting public art or from other funds as may be directed by the City Council; and

WHEREAS, the PS&S Committee recommended that the City Council direct the City Manager to enter into a contract with a

consultant, consistent with the Scope of Services (attached hereto as Exhibit A), for the completion of the feasibility study; and

WHEREAS, a study of the feasibility of providing a downtown artists' live/work complex would assist in the revitalization and redevelopment of the downtown area; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is directed to contract with a consultant for the conduct of a feasibility study as recommended by the PS&S Committee in accordance with the Scope of Services (attached hereto as Exhibit A), in an amount not to exceed \$8,000.

BE IT FURTHER RESOLVED, that the expenditure of \$8,000 from the Transient Occupancy Tax Fund 10224, Dept. 916, Org. 602 is hereby authorized solely for this purpose.

BE IT FURTHER RESOLVED, that the provisions of Council Policy 300-7 are hereby waived in connection with the selection of the consultant.

APPROVED: John W. Witt, City Attorney

By Stuart H. Swett
Stuart H. Swett
Chief Deputy City Attorney

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Or.Dept: Intergov.
Aud.Cert: 85671
R-85-1323
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EXHIBIT A

RATNER BUILDING CONTRACT FOR ARCHITECTURAL
AND ECONOMIC FEASIBILITY STUDY

SCOPE OF SERVICES:

The feasibility study shall investigate and report on the following items within an agreed upon time frame.

1. Assess the suitability of the Ratner Building for use as a loft space for artists. The assessment should include a general list of the minimum structural and design features required in order to consider conversion of building to a loft space for artists (e.g., percentage of windows to wall space; number of fire exits; ceiling sprinkler systems, etc.)
2. Assess the structural integrity of the Ratner Building to determine (a) if any life safety hazards exist and (b) steps necessary to correct these hazards and comply with applicable building code requirements. The City's proposed "loft" ordinance shall be used as the benchmark for legal building code requirements.
3. Determine the cost and establish a preliminary budget to rehabilitate the Ratner Building as a "finished shell" consisting of plumbing, apparatus, electric outlets, common halls, exits, and major space dividers which would allow the lease of individual artist lofts for future internal improvement as the individual artist sees fit. The City's proposed "loft" ordinance shall be used as the benchmark for legal building code requirements.
4. Survey the existing building and create schematic plans for planning purposes; such plans should include necessary common areas such as hallways and exits, and a layout of individual artists lofts including plumbing and electrical outlets.
5. Determine, by inventory or other means, the demand for artists "loft" space. The demand component should, to the extent possible, determine: the number and type of artists (by category of artistic enterprise) that could suitably be co-located in a single building; the amount of space the average artist will want; and the monthly rental/lease price the average artist can pay.
6. Identify and estimate the annual average operating costs to maintain and operate the common areas of the building, e.g., janitorial services and utility costs to maintain and light common areas; insurance; etc.
7. Estimate the average cost per artist to improve individual spaces with standard fixtures including bathroom and kitchen facilities.

00702

R-262417

The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATION OF UNALLOTTED BALANCE AC 85671

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 \$ 8,000.00 Fund 10224

Purpose Authorizing expenditure of funds for the Ratner Building Feasibility Study - Artists Complex.

DL Ryan
 Auditor and Comptroller
Lane Bradley

Date January 23, 19 85

By _____

ACCOUNTING DATA										
ACCTG LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPER. ACCT.	BENF/EQUIP	FACILITY	AMOUNT
1	1		916	602	4222	000602				\$8,000.00
TOTAL AMOUNT										\$8,000.00

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or 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 \$ _____ Auditor and Comptroller

Dated _____, 19 _____ BY _____

PURPOSE _____

VENDOR _____

ACCOUNTING DATA										
ACCTG LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPER. ACCT.	BENF/EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

00703 *R- 262417*

JAN 28 1985

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *June G. Blackwell*, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number *R-262417* Adopted JAN 28 1985

RECL. CLERK

1994 JAN 23 PM 1:44

SAN DIEGO, CALIF.

1994 JAN 23

1994 JAN 23

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