

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) N/A
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Real Estate Assets	DATE: 3/5/2014
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SUBJECT: Lease Agreement – San Diego Rowing Club and Intercollegiate Rowing Consortium, 1220 El Carmel Place, San Diego, CA 92109

PRIMARY CONTACT (NAME, PHONE): Cybele Thompson, 619 236-6145	SECONDARY CONTACT (NAME, PHONE): Vladimir Balotsky, 619 235-5248
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COMPLETE FOR ACCOUNTING PURPOSES

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE):

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Park and Recreation	Comptroller	ORIG DEPT.	Thompson, Cybele
Financial Management		CFO	
Environmental Analysis		DEPUTY CHIEF	
Equal Opportunity Contracting		COO	
Liaison Office		CITY ATTORNEY	Mendoza, Hilda
		COUNCIL PRESIDENTS OFFICE	

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

Authorizing staff to enter into exclusive lease negotiations to negotiate a lease renewal with San Diego Rowing Club, a 501 (c) (3) and a California Non-profit Corporation, for City-owned property at 1220 El Carmel Place, San Diego, CA 92109.

STAFF RECOMMENDATIONS: Approve requested action.	
SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)	
COUNCIL DISTRICT(S):	2
COMMUNITY AREA(S):	Mission Bay Park.
ENVIRONMENTAL IMPACT:	This activity is categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15301.
CITY CLERK INSTRUCTIONS:	DO NOT RECORD. Return document to Real Estate Assets Department, Attn: Vladimir Balotsky, MS 51A for further handling.

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 3/5/2014

ORIGINATING DEPARTMENT: Real Estate Assets

SUBJECT: Lease Agreement – San Diego Rowing Club and Intercollegiate Rowing Consortium, 1220 El Carmel Place, San Diego, CA 92109

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: Cybele Thompson/619 236-6145

DESCRIPTIVE SUMMARY OF ITEM:

This action is to authorize exclusive negotiations to enter into a 20-year lease agreement with the San Diego Rowing Club and Intercollegiate Rowing Consortium ("Lessee") for the City-owned property located at 1220 El Carmel Place, San Diego, CA 92109. The lease is currently on month to month holdover. Lessee operates a rowing and paddling facility, and organizes rowing related activities for its members and guests in Mission Bay.

STAFF RECOMMENDATION:

Approve requested action.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

The SDRC, a 501 (c) (3), a California Non-profit Corporation has been in continuous existence in San Diego since 1888. In August 1988, SDRC teamed up with the Rowing Council of San Diego and entered into a 25 year lease agreement with the City to occupy approximately 1.041 acres of land and .028 acres of water of the City- property at 1220 El Carmel Place in Mission Bay Park. The leasehold interest of the Rowing Council of San Diego was assigned to the IRC in 1995. The IRC consists of the University California of San Diego ("UCSD") and University of San Diego ("USD"), who share use of the leased property as well as maintenance of leasehold improvements. The current lease expired on July 31, 2013, and is currently on month-to-month holdover.

Under the current lease, the Lessee maintains and operates a rowing and paddling facility including boat storage, boat house, club room, locker rooms, weight training room and boat launching area. The lessee organizes rowing related activities for its members and guests in Mission Bay. Those activities include numerous regattas, including the San Diego Jr's; the San Diego Crew Classic, the Fall Classic and the Susan G. Komen Row for the Cure. Lessee provides boats, equipment and support staff for over 800 rowers annually. Incidental uses include rentals of a portion of improvements to member of the public for meetings, weddings, colloquiums and corporate events.

The Lessee also provides rowing opportunities for injured or disabled veterans through the Wounded Warriors program and supports a rowing program for Cathedral Catholic High School. All activities are conducted by the lessee's members, volunteers and staff. Current membership is approximately 190 adults, 105 high school athletes, and approximately 360 seasonal members.

Additionally, the Lessee houses the men's and women's crew teams for UCSD and USD which are comprised of over 250 collegiate athletes.

Lessee rent to the City is 33% percent of the average total annual commercial sq.ft rent paid for leases in Mission Bay. Under the lease, both SDRC and IRC each occupy 50% of the leased property. IRC is exempt from payment of rent per City Council Policy 700-08 (Mission Bay Park); therefore rent is applied only to 50% of the leased property. Following is a recent revenue history:

FISCAL YEAR	AMOUNT
FY2009	\$12,706
FY2010	\$11,833
FY2011	\$11,872
FY2012	\$25,071 (additional rent from approved incidental uses)
FY2013	\$25,364 (same as above)
FY2014	\$21,139 (same as above)

During the lease term, the Lessee has built an approximately 17,000 sq.ft. rowing center comprised of six boat house bays; a club house room; outside storage facilities; a concrete launch apron extending to the sand and landscaped the City's adjacent parking area at the approximate cost of \$2,140,000. The Lessee has approached the City and wishes to negotiate a renewal of the lease agreement for a new 25-year term. As additional consideration, Lessee is committed to invest more than \$1.25M in capital improvements and maintenance the leasehold during the term of the lease.

Staff recommends that the Council Committee grants the exclusive lease negotiations for a term not exceeding 20 years for the following reasons:

- Lessee is a proven non-profit operator who promotes the recreational and sports boat activities in San Diego for more than 125 years including 25 years in Mission Bay Park;
- Lessee is a proven educational institution providing aquatic program for UCSD, USD, high and junior school students in Mission Bay Park;
- The major activities of lessee cannot be practically furnished by commercial enterprises or the City;
- Lessee maintains membership in leading California and/or national groups dedicated to furtherance of the major purpose of the lease;
- Lessee's activities, such as competitive or recreational events are conducted by lessee's volunteers and staff in accordance with the City Council Policy 700-08.

The lease will be presented to City Council on another date for approval as a separate action.

FISCAL CONSIDERATIONS:

Minimum rent of \$14,424 per year will be deposited into the General Fund.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): Work Force Report is attached. This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

PREVIOUS COUNCIL and/or COMMITTEE ACTION: None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On July 3, 2013, the lease renewal was presented to the Mission Bay Park Committee as informational item. The committee did not object the renewal.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: General public who participates in boating activities in Mission Bay Park. San Diego Rowing Club and Intercollegiate Rowing Consortium members, City Park and Recreation Department.

Thompson, Cybele
Originating Department

Deputy Chief/Chief Operating Officer



City of San Diego

EQUAL OPPORTUNITY CONTRACTING (EOC)

1200 Third Avenue • Suite 200 • San Diego, CA 92101

Phone: (619) 236-6000 • Fax: (619) 236-5904

WORK FORCE REPORT

The objective of the Equal Employment Opportunity Outreach Program, San Diego Municipal Code Sections 22.3501 through 22.3517, is to ensure that contractors doing business with the City, or receiving funds from the City, do not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to unlawful discrimination in the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. Contractors are required to provide a completed Work Force Report (WFR).

NO OTHER FORMS WILL BE ACCEPTED
CONTRACTOR IDENTIFICATION

Type of Contractor: [] Construction [] Vendor/Supplier [] Financial Institution [] Lessee/Lessor
[] Consultant [] Grant Recipient [] Insurance Company [X] Other

Name of Company: San Diego Rowing Club

ADA/DBA:

Address (Corporate Headquarters, where applicable): 1220 El Carmel PI

City: San Diego County: San Diego State: CA Zip: 92109

Telephone Number: (858) 488-1893 Fax Number: ()

Name of Company CEO: Janet Fagan

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):

Address:

City: County: State: Zip:

Telephone Number: () Fax Number: () Email: rob@sandiegrowing.org

Type of Business: Athletic Sports Club Type of License:

The Company has appointed: Robert Hibler

As its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: PO Box 99856 San Diego, CA 92169

Telephone Number: (655) 488-1893 Fax Number: () Email: rob@sandiegrowing.org

- [X] One San Diego County (or Most Local County) Work Force - Mandatory
[] Branch Work Force *
[] Managing Office Work Force

Check the box above that applies to this WFR.

*Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.

I, the undersigned representative of San Diego Rowing Club

(Firm Name)

San Diego, CA hereby certify that information provided

(County)

(State)

herein is true and correct. This document was executed on this 12th day of March, 2015

Robert Hibler

Digitally signed by Robert Hibler
DN: cn=Robert Hibler, o=San Diego Rowing Club, ou, email=rob@sandiegrowing.org, c=US
Date: 2015.03.12 10:52:11 -0700

(Authorized Signature)

Robert Hibler

Digitally signed by Robert Hibler
DN: cn=Robert Hibler, o=San Diego Rowing Club, ou, email=rob@sandiegrowing.org, c=US
Date: 2015.03.12 10:51:50 -0700

(Print Authorized Signature Name)

WORK FORCE REPORT – Page 2

NAME OF FIRM: San Diego Rowing Club DATE: 03/12/2015

OFFICE(S) or BRANCH(ES): _____ COUNTY: San Diego

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) Black, African-American
- (2) Hispanic, Latino, Mexican-American, Puerto Rican
- (3) Asian, Pacific Islander
- (4) American Indian, Eskimo
- (5) Filipino
- (6) White, Caucasian
- (7) Other ethnicity; not falling into other groups

ADMINISTRATION OCCUPATIONAL CATEGORY	(1) Black		(2) Hispanic		(3) Asian		(4) American Indian		(5) Filipino		(6) White		(7) Other Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Management & Financial												2		
Professional														
A&E, Science, Computer														
Technical														
Sales														
Administrative Support														
Services						1					5	4		
Crafts														
Operative Workers														
Transportation														
Laborers*														

*Construction laborers and other field employees are not to be included on this page

Totals Each Column						1						7	4	
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Grand Total All Employees

12

Indicate by Gender and Ethnicity the Number of Above Employees Who Are Disabled:

Disabled														
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Non-Profit Organizations Only:

Board of Directors											5	4		
Volunteers	2				5	4					50	50		
Artists														

WORK FORCE REPORT – Page 3

NAME OF FIRM: San Diego Rowing Club

DATE: 03/12/2015

OFFICE(S) or BRANCH(ES): _____ COUNTY: San Diego

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- | | |
|--|--|
| (1) Black, African-American | (5) Filipino |
| (2) Hispanic, Latino, Mexican-American, Puerto Rican | (6) White, Caucasian |
| (3) Asian, Pacific Islander | (7) Other ethnicity; not falling into other groups |
| (4) American Indian, Eskimo | |

TRADE OCCUPATIONAL CATEGORY	(1) Black		(2) Hispanic		(3) Asian		(4) American Indian		(5) Filipino		(6) White		(7) Other Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Brick, Block or Stone Masons														
Carpenters														
Carpet, Floor & Tile Installers Finishers														
Cement Masons, Concrete Finishers														
Construction Laborers														
Drywall Installers, Ceiling Tile Inst														
Electricians														
Elevator Installers														
First-Line Supervisors/Managers														
Glaziers														
Helpers; Construction Trade														
Millwrights														
Misc. Const. Equipment Operators														
Painters, Const. & Maintenance														
Pipelayers, Plumbers, Pipe & Steam Fitters														
Plasterers & Stucco Masons														
Roofers														
Security Guards & Surveillance Officers														
Sheet Metal Workers														
Structural Metal Fabricators & Fitters														
Welding, Soldering & Brazing Workers														
Workers, Extractive Crafts, Miners														

Totals Each Column														
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Grand Total All Employees

Indicate By Gender and Ethnicity the Number of Above Employees Who Are Disabled:

Disabled														
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DOCKET SUPPORTING INFORMATION CITY OF SAN DIEGO EQUAL OPPORTUNITY CONTRACTING PROGRAM EVALUATION	DATE: March 13, 2015
SUBJECT: Lease – Agreement – San Diego Rowing Club and Intercollegiate Rowing Consortium, 1220 El Carmel Place, San Diego, CA 92109	

GENERAL CONTRACT INFORMATION

Recommended Contractor: San Diego Rowing Club & Intercollegiate Rowing Consortium

Amount of this Action: N/A

Funding Source: N/A

Goal: N/A

SUBCONTRACOR PARTICIPATION

There is no subcontractor participation associated with this action.

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

Equal Opportunity: Required.

San Diego Rowing Club is a non-profit organization, and therefore exempt from Workforce Report analysis. Refer to San Diego Municipal Code Section 22.2703(c).

This agreement is not subject to the City’s Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708).

This agreement is subject to the City’s Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

ADDITIONAL COMMENTS

This action is to authorize exclusive negotiations to enter into a 20-year lease agreement with the San Diego Rowing Club and Intercollegiate Rowing Consortium (“Lessee”) for the City-owned property located at 1220 El Carmel Place, San Diego, CA 92109. Minimum rent of \$14,424 per year will be deposited into the General Fund.

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