



STAFF REPORT

EMMETT HOUSE PROJECT UPDATE, CITY CONTRACT 478

Honorable Chair and Board Members:

Summary

This informational report provides the Redevelopment Agency with an update on the Emmett House and requires no action by the Agency.

Background

The Emmett House was moved from Ralston Avenue to its new site at 1000 O'Neil on January 22nd of this year. The first part of the foundation was installed during the week of March 17th. The contractor worked on the site through the end of March, building the remaining portion of the foundation for the porch.

This resulted in the delay in setting the structure on its permanent foundation. Certain portions of the Emmett House structural support were identified as needing replacement or structural enhancements; these issues came to light as part of the physical relocation of the house. City staff, our contract architect and structural engineer, and contractor have been working out the details of the structural elements of the Emmett House.

The engineering and structural details have been addressed and the contractor will be back on site the week of July 14th. It is estimated the remaining foundation and structural work will be completed within three to four weeks after the contractor resumes work. This will complete the initial contract for the Emmett House.

The protection for the trees on the project site has been put in place and protective mulch has been placed round the roots of the trees.

Discussion

Remaining actions to be taken are as follows:

- July 8, 2008, the City Council will review and take action on the disposition of the house (sell vs. rent/lease). Staff will be recommending that the RDA retains ownership of the house and rent the two units.
- The Planning Commission raised issues regarding the floor layout for the Emmett House and landscaping. A Planning Commission subcommittee has been established to work with City staff, our architect, and contract planner on developing plans that will be acceptable to the Planning Commission.

- The Planning Commission needs to approve the Final Landscape Plans, Final Exterior Color, Final Tree Plan and the Final Gate Plan.
- Once the Planning Commission approves the remaining aspects of the project, the final plans for the remodel can be designed. Staff will go out to bid once the plans have been completed and reviewed by the Building Department and a permit has been issued. It is estimated this work will be completed this fall.
- The construction work will continue through the winter with an anticipated completion of next summer. The landscaping will be installed in the spring, 2009.

General Plan/Vision Statement

No impact.

Fiscal Impact

No fiscal impact.

Public Contact

The publication and posting of City Council agenda.

Recommendation

No recommendation is required. This is an informational report.

Alternatives

1. Take no action
2. Refer back to staff for additional information

Attachments

- A. None

Respectfully submitted,

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