



AGENDA REPORT

Community Development

DATE:	December 17, 2024
TO:	Mayor Martinez and Members of the City Council
FROM:	Lina Velasco, Director of Community Development
Subject:	CSW/ST2 Contract Amendment No. 2 for Miraflores
FINANCIAL IMPACT:	Funds for the maintenance and rehabilitation of the historic structures at Miraflores are appropriated within the Successor Agency budget in account string: 61322063-400708-07F63
PREVIOUS COUNCIL ACTION:	September 19, 2023, February 6, 2024
STATEMENT OF THE ISSUE:	The City of Richmond has been receiving complaints regarding squatters occupying the space under and within certain boarded-up historic structures located at the Miraflores property that are awaiting rehabilitation. The original board up of the structures has been compromised and staff is seeking a contract amendment with CSW/ST2 to board up the Miraflores historic structures.
RECOMMENDED ACTION:	APPROVE a contract amendment No. 2 with CSW/ST2 to modify the scope and budget related to the board up and securing of the historic structures at the Miraflores site, for a not-to-exceed amount of \$55,698.50, which further allows a contingency amount equal to 10 percent of the quoted price, for a term ending June 30, 2026 – Community Development Department (Lina Velasco 510-620-6841).

DISCUSSION:

The City of Richmond has received complaints regarding squatters occupying the space under and within certain previously boarded-up historic properties at the Miraflores property. The original board up of the structures have been compromised due to the length of time that has passed. Upon site inspection, staff noted that the structures are occupied by numerous people and their occupancy poses a risk to the historic structures and human life given that the structures are placed on lifts and have no electrical power. It is imperative for the City to reboard up and re-secure these structures now to ensure there is no loss of life or property resulting from the unlawful occupancy of the subject historic structures.

CSW/ST2 is preparing the rehabilitation plans for the historic structures. Given the historic nature of the buildings, it is imperative that any work on the structures does not adversely affect the integrity of the character-defining features of the structures - even temporary boarding up; therefore, the work would be completed via CSW/ST2.

SYNERGISTIC POLICIES:

The preservation of the ensembles of structures at Miraflores supports various General Plan policies including Policy HR1.1 and Policy HR1.2. that calls for the preservation of a diverse range of historic resources and the adaptive reuse of such resources.

Policy HR1.1 Preservation of Diverse Resources

Protect, preserve, and enhance the diverse range of historic, cultural, and archaeological sites and resources in the City for the benefit of current and future residents and visitors.

Policy HR1.2 Adaptive Reuse of Resources

Promote adaptive reuse, rehabilitation, and retrofitting of historic buildings that are no longer in their original use and explore approaches to integrate preservation with economic revitalization objectives.

CONCLUSION:

The proposed contract amendment is necessary to ensure public safety.

DOCUMENTS ATTACHED:

Attachment 1 – Amendment No. 2

Attachment 2 – Contract with CSW/ST2 including Amendment No. 1