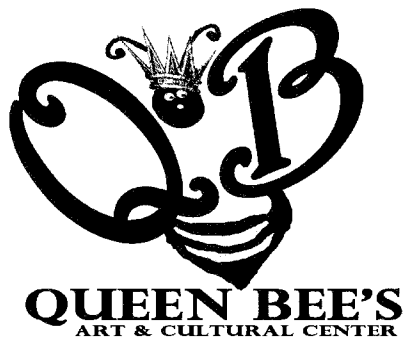


**QUEEN BEE'S**  
**ART & CULTURAL CENTER**



August 12,2010

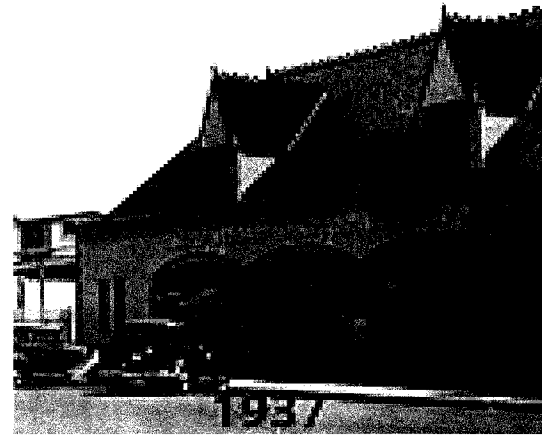
North Park Redevelopment Project Area Committee:

On behalf of everyone involved with the Queen Bee's Art & Cultural Center, we would like to begin by thanking the committee for allowing us the opportunity to present our situation to you, and to ask for your assistance in funding the final steps to completing this project. As you will see, we have come a long way in the process already, bringing a historical landmark here in North Park back to life, adding a beautiful space for the community to gather for a variety of events , and a place for local artists and musicians to showcase their talent. The youth in our community are given the opportunity to learn job skills, participate in activities that empower them in life, and help them to make responsible decisions that lead to positive results. We are honored to be part of the vibrant community of North Park, and very excited about the future.

Respectfully,

Queen Bee's Art & Cultural Center/ACC llc.

Allen Hitch - Property Owner  
Alma Rodriguez - Director  
Jeffrey Knight - Manager  
Gerardo Rodriguez - Asst. Manager  
Francis Camacho - Artistic Director  
Wayne Snider - Youth Outreach Program Director  
Jim Moreno - Literature & Creative Writing Professor  
Eric Chamberlain - Creative Programming Organizer  
Karin Carson - Jazz Music Program Director  
Shawn Turner - Senior Sound Engineer  
Gregory Zaharis - Street Art Director  
Candy Rodriguez – Culinary & Catering Services  
Michael Saltus - Dance Instructor  
Rosie Velez - Fitness Instructor  
Alison Dun - Children's Performing Arts Instructor



## **HISTORICAL OVERVIEW:**

Queen Bee's Art & Cultural Center is located at 3925 Ohio St, the history of the site is extensive, intriguing, and very interesting. In the early 1900's the, Dixie Lumber Company settled on Ohio Street, and took part in the construction of North Park. During tours of the Center today, it is always an honor to tell the community that it is the original Dixie Lumber Company, which supplied much of the wood used to build the beautiful Craftsman homes in North Park. In the year 1958, the building was sold to a young entrepreneur by the name of Allen Hitch. He ran a very successful carpet and drapery business in the location for a number of years. During that time it was also his campaign headquarters, running and winning the city council seat for this district. He was a city council member for a number of years, and most remembered here for spearheading the victory against parking meters in North Park. As the years went by a number of different businesses resided in the building, and in 1997 Mr. Hitch decided it was time to sell the property. Allen Hitch Jr. decided to buy the building from his father, keeping it in the family, disregarding the claims of many that it was a huge mistake. Over the next dozen years a number of different business rotated through the building, none of them finding measurable success, until November 2008.

## **BUILDING A CULTURAL CENTER FOR THE NORTH PARK COMMUNITY**

Ms. Alma Rodriguez, the Director of Queen Bee's, discovered the building mid 2008, and immediately fell in love with the space. It was really rough and very run down, but the true beauty of the space was very clear to her. She is a true visionary, with the unique ability to make those visions reality. For many years her dream has been to create a place that is open to all people, and more importantly gives them the opportunity to perform, create, celebrate, express themselves, teach, come together, and enjoy. It is amazing to see that today, all of those things, and more, are happening at Queen Bee's Art & Cultural Center.

The property owner, Mr. Allen Hitch, has been in the community of North Park since the 50's, and has seen it go through many phases. He was here when North Park was the place for holiday shopping, and a thriving retail based economy. Now he sees North Park becoming the focal point for Arts and Entertainment for the city of San Diego. He has become our strongest supporter here at the Queen Bee, making it possible for us to succeed.

In the process of creating the Art & Cultural Center the name Queen Bee's originated by a local writer for the "San Diego Reader". Soon we created community relations with local businesses, artists, musicians, non-profit groups, residents, and others, to make them aware of the vision and the space available to them. The center has become a huge supporter of local musicians, artists, performers, dancers, community organizations, cultural groups, activists, politicians, and many others in the community.

Over the past two years with the cooperation of the tenants, the property owner, various members of the community, lots of volunteers, we have come quite a ways in completing Queen Bee's Art & Cultural Center. We have revitalized a building that had been deteriorating from lack of upkeep, and made it into a place that enhances the vitality, safety, and viability of North Park.

## **Queen Bee's Homeless & Disadvantaged Youth Program**

For the past ten years, Alma Rodriguez, has been working with homeless and disadvantaged youth here in San Diego. Being a mother of four children herself, she has had to be the provider for many more mouths than one woman should be able to feed. The kids are still out there more than ever needing the help and support. More than anything, they need to get involved with positive influences in life, such as art, music, theater, dancing, and other forms of self expression. We offer all of that to them here at Queen Bee's free of charge. We have qualified sound engineers, that teach the kids about running live sound, recording, and equipment handling. Being an art gallery, the walls are constantly in need of repair, and the kids get some work experience volunteering for small jobs such as that. There is the cafe area in which our barista just became qualified to train the kids on food handling and safety guidelines, and teach them how to make some great coffee. Like the center, the programming is still in the beginning stages, and we hope to incorporate more comprehensive programs as time goes on. It is our goal to open a homeless shelter, in another location, for kids ranging from 18-24. There is no emergency shelter in San Diego for kids in that age group. The word is out that we are here to help, and the kids have been coming. Now we are in the process of forming a non-profit specifically dedicated to the homeless youth in that age range. Especially the kids right out of the foster system. There is definitely a lot to be done about the homeless problem in San Diego, and we are just trying to do a small part here at the QB Center.

### **Our weekly schedule of events is a wide range of activities, workshops, classes, meetings, and entertainment:**

Monday: Capoeira Class, Tango Dancing Class, Jazz Jam

Tuesday: Zumba Class(Fitness), Train of Thought(Weekly open-mic for local musicians, poets, spoken word artists, comedians, and more have the chance to take the stage and express themselves)

Wednesday: Swing Dancing Classes(Every Wednesday we host a total of five different swing dancing classes, and host an after class practice as well)

Thursday: Zumba Class(Fitness), 1<sup>st</sup> Thursday- Jazz Musicians Guild(A night of Jazz hosted by the Jazz Musicians Guild, a 501c3 that has an office in the Center), 2<sup>nd</sup> Thursday-Chrononaut-Steampunk Event(Steampunk is a sub genre of science fiction and speculative fiction, set in an era or world where steampower is still widely used)

Friday: Variety of different events including Art Shows, Local Musicians, Fund Raisers, Private Events, Cultural Events Etc.

Saturday: Turbo Kickboxing(Weight loss challenge), Zumba Class(Fitness), "The Scene T.V. Show"(A pilot show featuring the best and brightest local talent, restaurants, nightlife, and culture), Every Second Saturday we collaborate with Ray at Night for an art exhibition

Sunday: Mosaic S.D.(Spiritual gathering every Sunday), Alternative Happy Hour(Acupuncture, Massage, Chiropractic, Energy Healing, Workshops, Yoga), Salsa, Bachata, and Tango Dancing Classes(Every Sunday night we host three different dance classes followed by a practice for the students)

That is just a brief overview of some of the scheduling that we have at Queen Bee's right now. We are starting more children's classes for dancing, acting, musical theater, and ballet. We are also hoping to get some after-school programs started for the new school year. We are continually growing, and adding more and more positive programming.

## MEETING THE GOALS OF REDEVELOPEMENT IN NORTH PARK:

### REMOVE BLIGHT CONDITIONS :

- ◆ Improved physical condition of exterior of building. Including – Painting entire exterior, Added an artistic mural to side of building(painted by students from Southwestern College), Resurfaced and Repainted the parking lot(Fourteen Spaces), Included new Sidewalk Cafe in architectural plans
- ◆ Control of excess trash collecting in the rear alleyway(Grim St.)
- ◆ General upkeep of the entire outside perimeter of the property
- ◆ Installed over 3,000 square feet of new wood floor

### JOB CREATION:

- ◆ Sixteen part-time positions created in which individuals have the opportunity to use different skills and trades to create revenue
- ◆ Various Job Training Programs for youth in the community
- ◆ Opportunities for individuals to turn creative ideas into reality, events, and revenue

### COMMUNITY SERVICE:

- ◆ Providing space for community organizations to host Fund Raisers, Workshops, Seminars, and other gatherings
- ◆ Host to various political meetings and speeches
- ◆ Provide job training, job hunting skills, support groups, revenue earning opportunities, as well as Art, Music, and Dance Classes – All free to disadvantaged youth in the community
- ◆ Free admissions to different non-profit organizations
- ◆ Special Rates for all non-profit events held at Queen Bee's

### ART & CULTURAL AMMENITIES:

- ◆ Gallery space for up to twenty local artists per month to display their work
- ◆ Participant and Sponsor of Ray at Night
- ◆ Host to a variety of Cultural Activities(Capoeira, African Drumming, Yoga, Zumba, Tango Salsa, Bachata, Merengue, and Swing Dancing Classes)
- ◆ Performance space for local musicians, singers, poets, comedians, actors, dancers, and many other performers
- ◆ Official Venue for concerts held by the “School of Rock”
- ◆ Local artists rent studio space in the building

### IMPROVE LOCAL ECONOMY:

- ◆ People come from all over the county to the different events at Queen Bee's bringing some of them to North Park for the first time
- ◆ Promoting the local restaurants and bars to our customers (we do not serve food or alcohol)
- ◆ Member of the North Park Business Association
- ◆ Many customers use the Parking Garage
- ◆ Participating and sponsoring local festivals and community events

### PROMOTING ALTERNATIVES TO AUTO TRAFFIC:

- ◆ Providing many different activities within walking distance for the members of the North Park Community

### CONSERVE AND IMPROVE THE ENVIRONMENT:

- ◆ Strict policy on separation of trash and recycling created by Queen Bee's
- ◆ Adding garden area on back patio – possible first green roof in North Park
- ◆ Also looked into installing solar panels on roof to become energy self-sufficient
- ◆ Using energy conserving light bulbs throughout the building
- ◆ Installing water conserving toilets and urinals in the new bathrooms

### COMMUNITY COHESION:

- ◆ Work with many different community organizations
- ◆ Alma Rodriguez is a member of the Board of Directors for North Park Main Street
- ◆ Queen Bee's is a sponsor of the North Park Farmer's Market
- ◆ Involved in the annual Toyland Parade, North Park Festival of the Arts, Indyfest, North Park Music Thing, and others



## **Request for help from the PAC Committee:**

Queen Bee's Art & Cultural Center is requesting assistance from the North Park Redevelopment Project Area Committee to help us complete the project. As you can see, we have come a long way in our quest to renovate the building, and make it a usable space for the community to enjoy, learn, and create. Our biggest challenges were thought to be overcome, and we believed we had done everything needed to complete the T.I., and get it all signed off. Upon the Structural Engineering Screening of the project we were informed by our architect that because of the square footage of the property we were going to need to install fire sprinklers throughout the building, as well as give one of our bathrooms another 3 inches of space in order for it to be ADA Certified.

The San Diego Fire Marshall did the first inspection of the building in July of 2009. We were given a sheet that told us all of the provisions needed to upgrade the capacity of the building. We immediately hired an architect to draw up the plans for the building, because we were informed by the city that the original plans for this building were no longer on file. In October, when the plans were complete, we went to the city planning office to file the paperwork, plans, and pull the permits needed to start the improvements. After that, all of the work we have documented in the content of this proposal was completed. We followed the guidelines set out for us, and completed all that was asked at the time. In May of 2010 we were waiting for the final approval from the inspectors, and were told about the fire sprinklers. The issue with the bathroom also came up at that time.

At this point of the project, the costs created by these new conditions, is not something that we have the capital for. Attached are two estimates that we got from companies in the past month, as you can see the cost of this project is going to be in the \$60,000 dollar range. From the moment the architect called to let us know about the fire sprinklers, there was never a question of if we could do it, but a matter of how. The answer came in the mail! In the last week of July, we got a letter titled "NORTH PARK SUSTAINABLE DEVELOPMENT NOTICE OF PILOT PROGRAM", and immediately began working on this proposal. In the letter it says "in addition to consideration of sustainability levels, the subcommittee will evaluate additional project area impacts, such as removal of blight conditions, job creation, community services, and art & cultural amenities". Queen Bee's Art & Cultural Center fits all of those criteria, and is really a great place for the community of North Park, and the City of San Diego. It is really only still in the beginning stages with many more years finding new ways to best serve the community. Your consideration in this matter is greatly appreciated by everyone involved with the Queen Bee's Art & Cultural Center.

**QUEEN BEES ART AND CULTURAL CENTER  
 Tenant Improvement Progress to Date**

**Main Room**

Front door replacement	\$1,000.00
Replaced 2,500 sq ft. of Flooring	\$6,000.00
Stage	\$2,000.00
Sound Proofing	\$500.00
Electric work	\$2,500.00
Lighting	\$1,200.00
Painting & Drywall Repair	\$1,250.00
Air Circulation & Cooling	\$4,500.00

**Back Stage**

Demolition of Ceiling and Replacement	\$2,500.00
Electric Work & Lighting	\$750.00
Replaced 750 sq. ft. of Flooring	\$2,250.00
Painting & Drywall Repair	\$1,200.00

**Gallery Space**

Installed Ceiling	\$1,750.00
Repaired and Replaced Drywall	\$1,250.00
Lighting and Electrical Work	\$650.00
Replaced 900 sq. ft. of Flooring	\$3,000.00

**Corridor – Fire Exit**

Built Hallway	\$1,700.00
Installed Fire Door Leading to Patio	\$900.00
Demolition of Garage Door Replaced with Ex	\$2,500.00

**Outside of Building**

Repainted entire Exterior	\$1,500.00
Repainted and Resurfaced Parking Lot	\$1,700.00
Cleared Trash Piles	\$500.00

**Licenses, Permits & Plans**

TI Building Permits	\$1,500.00
City Permits	\$700.00
Architectural Plans	\$4,000.00

TOTAL \$47,300.00

Request from PAC

Fire sprinkler system	\$60,000.00
Addition of 2 restrooms / ADA certified	\$12,500.00
<b>Total</b>	<b>\$72,500.00</b>





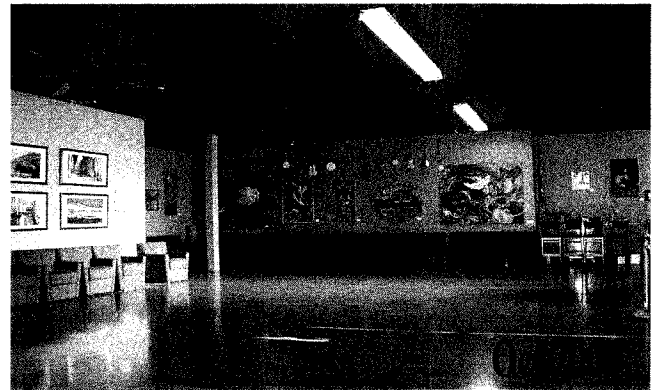
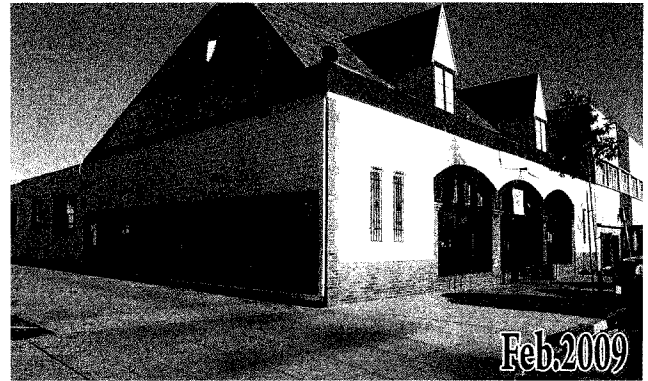
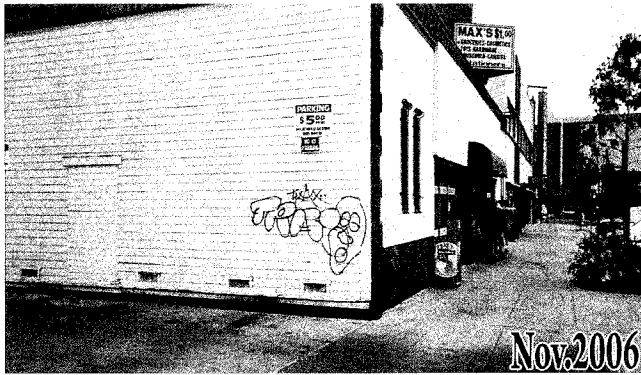




# Before

# Queen Bee's Art & Cultural Center

# After



**SimplexGrinnell**  
**BE SAFE.**

**THE WRIGHT COMPANY**  
P.O. BOX 3187  
LA JOLLA, CA 92038  
858-459-9211

received  
7/29/10

**SimplexGrinnell LP**  
3568 Ruffin Road South  
San Diego, CA 92123  
Tel: 858-633-9100  
Fax: 858-633-9101  
Toll Free: 888-437-7726  
Lic. #: 802591 C10 C16

**PROPOSAL AND SERVICE AGREEMENT**

<b>Customer Contact:</b> Scott M. Wright 858-459-9211	<b>Salesperson:</b> Peter C. Halloran 619-843-6842 direct	<b>Date:</b> July 29, 2010
<b>Customer billing address:</b> The Wright Company P.O. Box 3187 La Jolla, Ca. 92037	<b>Job Location:</b> Queen Bee's 3925 Ohio Street. San Diego, CA. 92104	

SimplexGrinnell ("Company"), for and in consideration of the prices herein named, proposes to furnish the work, and/or materials hereinafter described, subject to the terms and conditions of this Agreement.

SCOPE OF WORK:  \*\*Prevailing wages included\*\*

Provide materials, equipment, tools, labor, and plans/design, to install a complete fire sprinkler system in the existing dance hall, theater, storage, and attic areas. Includes: New sprinkler system riser with pressure gauge, drain, flow switch and electric bell. Chrome or white concealed / recessed sprinklers in all t-bar or drywall concealed ceiling area for the dance hall area only. (below the attic) All other areas shall have exposed piping with brass upright sprinklers. System shall meet the requirements of the San Diego Fire Dept. per the above mentioned requirements. All work to be done during normal hours Mon thru Fri 7:00 am to 3:30 pm excluding Holidays. We have excluded all underground work, new fire service, backflow device, and FDC (see alternate below) Paint, patch or repair due to installation, permit fees, fire alarm, monitoring,. Includes approx 60% of the structure only. \$32,825.00

Add for the complete 4" fire service into the building, hot tap into Ohio St., backflow with FDC, sawcut, trench, materials, concrete, compaction, testing, inspections and permits. A standard rock and obstruction clause will apply, excludes landscape patch, night work etc. \$21,300.00

Payment NET 10  NET 30  C.O.D.  DEPOSIT: \$ \_\_\_\_\_

Time and Material  Price Not to Exceed \$ \_\_\_\_\_  Fixed Price of \$ \_\_\_\_\_ BALANCE DUE: \$ \_\_\_\_\_

AMEX  MC/Visa  Discover  CREDIT CARD # \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Name on Credit Card: \_\_\_\_\_

*(If work under this Agreement is tax exempt, Customer MUST provide exemption certificate.)*

**IMPORTANT NOTICE TO CUSTOMER**

In accepting this Proposal, Customer agrees to the terms and conditions contained herein including those on the following page of this Agreement and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that the Customer may issue. Any changes in the system requested by the Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS ON THE

\_\_\_\_\_  
Customer

SIMPLEXGRINNELL LP

By: \_\_\_\_\_  
Authorized Signature

By: *Peter C. Halloran*

Name:  
Title:

Name: Peter C. Halloran  
Title: Service Sales



A&D FIRE SPRINKLERS INC.  
A Division of A & D Companies  
Contract Sales - Service Dept.  
11465 Woodside Avenue, 2<sup>nd</sup> Floor  
Santee, California 92071 - 4373

Tel: 619.448.1962  
Fax: 619.448.1265  
Cell: 619.571.2557  
WWW.adfiresprinklers.com

Email: trent@adcompaniesinc.com

July 27<sup>th</sup>, 2010

The Wright Companies  
P.O. Box 3187  
San Diego, CA. 92110

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Attn: Scott M. Wright

BID / PROPOSAL

Project: Queen Bee's  
3925 Ohio Street.  
San Diego, CA. 92104

Scope of Work:

A & D Fire Sprinklers Inc. shall provide material, tools, labor, and design to install a complete fire sprinkler system for the existing 1 story building. Chrome or white recessed sprinklers are included in all areas with finished ceilings, brass upright sprinklers in attic and all exposed areas. Building is designed per N.F.P.A.13, ordinary hazard for a theater, dance hall with some storage areas. System designed per San Diego Fire Dept. requirements per the above listed standards. Start from 0'-6" AFF outside building line. Main fire sprinkler riser installed outside building. Owner or Contractor to provide CAD files if available, survey is included. Pricing is for only 65% of the building used by tenant. All work is to be done during normal working hours, Monday - Friday, 7am - 5pm.  
\$36,350.00

Add Alternate:

Install complete 4" fire service to building line. Connect to main water line in Ohio Street, also includes all trenching, concrete, patching and fdc/backflow assembly.  
\$24,900.00

Continued,

Received  
7/27/10

THE WRIGHT COMPANY  
P.O. BOX 3187  
LA JOLLA, CA 92038  
858-459-3211

Queen Bee's, 7/07/2010 page 2.

General Exclusions as applicable:

1. All underground work, backflow device, P.I.V. valves.  
(see alternate)
2. All fire alarm work, monitoring, wiring, and conduit.
3. Fire extinguishers or cabinets as required.
4. Standpipes, hose valves and floor control assemblies.
5. Adequate water pressure available at site.
6. Cutting and patching as needed for installation.
7. Painting of piping or pipe identification markers.
8. Underground work is subject to standard unforeseen  
obstruction clauses.

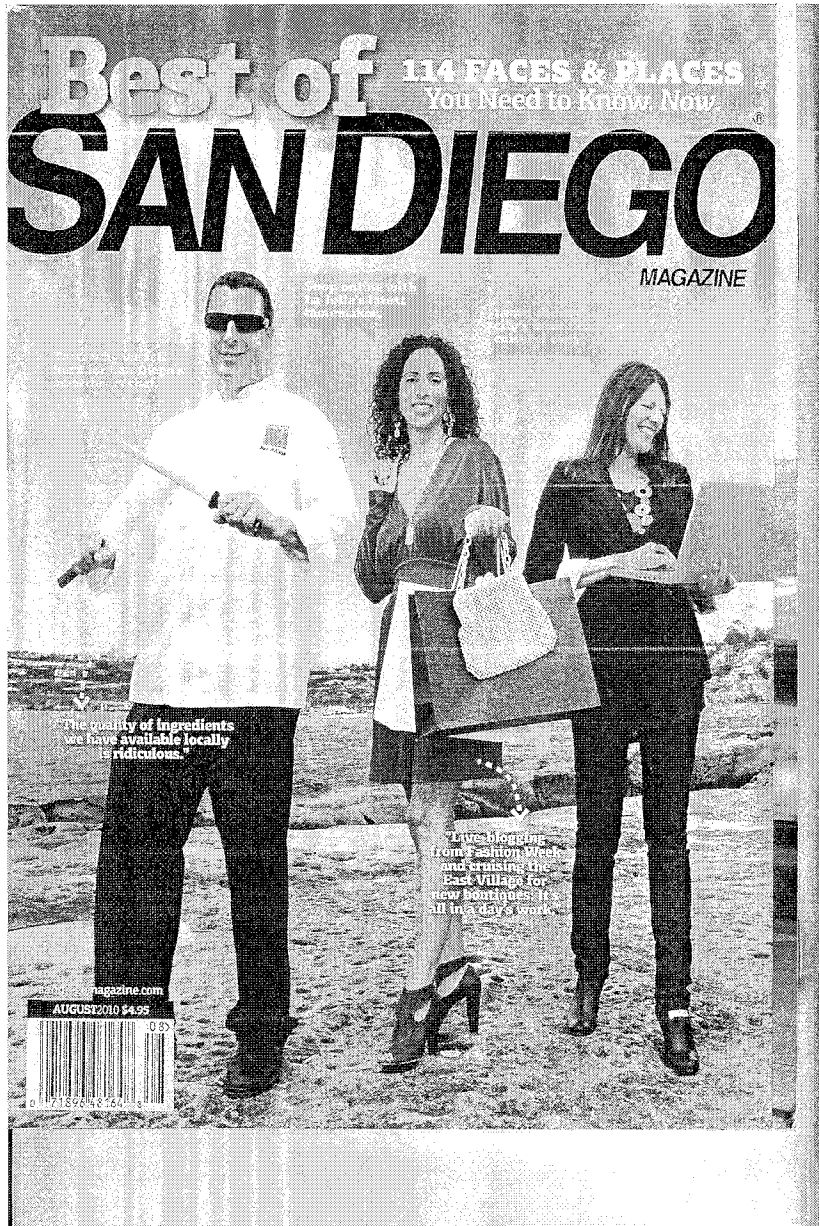
This quote is valid for 60 days and is subject to A & D's General Terms and Conditions. Please do not hesitate to call should you have any questions.

Sincerely,



Trent Curtis  
Sales/Estimator

August issue 2010



## Booze-Free Fun in North Park: Queen Bees Art & Cultural Center

North Park may be at the head of San Diego's craft-beer scene, but it's also an arts community. Queen Bees brings the focus back to art, with all-ages events like concerts, cultural dance nights, burlesque, open-mike nights, local jewelry and art shows—and often a combination of all of these. The space itself is impressive and open, reconfigured to complement each event. 619-255-5147, [queenbeessd.com](http://queenbeessd.com).

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