



February 25, 2010

Mr. Kenneth Riha, President
Riha Construction Co., Inc.
8173 Commercial Street
La Mesa, CA 91942

SUBJECT: BALBOA THEATRE SEISMIC RETROFIT – LETTER OF THANKS

Dear Ken:


On behalf of the Centre City Development Corporation (CCDC) and the Redevelopment Agency of the City of San Diego, I would like to extend our sincere appreciation for Riha Construction Co. Inc.'s ("Riha") efforts in completing the seismic retrofit phase of the renovation of the historic Balboa Theatre Project ("Theatre"). You and your team were at all times professional, fair, responsive, and efficient. It was clear to me even when I first met your team at the pre-construction meeting that Riha was a high quality and confident contractor. When other contractors saw nothing but problems, you saw challenge and opportunity.

During the course of the eight month duration of the retrofit of the Theatre, Riha's construction management team was able to effectively mitigate the negative impacts of construction of this type and magnitude. As Project Manager, ultimately, all valid complaints about the Contractor's operations rise to my level. Whether they come from adjacent neighbors or just pedestrians passing through and around the site. The Theatre is located on perhaps one of the busiest street corners in downtown and surrounded by Westfield Horton Plaza, Gaslamp District restaurants/bars, and a residential apartment complex immediately adjacent to the stage house. Riha was diligent about keeping traffic control permits in force, traffic and pedestrians control devices in place, maintained a clean "front porch" to the pedestrians that passed by, participated in downtown's Paradise in Progress program, and demanded that workers be courteous when communicating with the general public. These commitments to the phasing of work to minimize disruption to the surrounding community and to the safety of the public passing through and around the site, meant that as the Owner, I spent no time trying to justify the actions of my Contractor, which meant I had more time to support the needs of the project.

I would like to thank the key members of your staff. Superintendent John Camp managed the contract work, the many revisions expected on such a complex project, and the myriad of personalities on the jobsite with professionalism and a smile. Clearly it was his cooperative attitude that set the tone between Riha and its subcontractors and Riha and the Owner Team. I would like to thank you for your frequent and honest communication. It is rare that an Owner and Contractor on a low-bid public works project can walk away at the end of a project and say that they would do it again. I feel that way, and I hope you do too.

Please do not hesitate to use me as a reference for future work and know that you will be made aware of any future contracting opportunities with CCDC. Congratulations, and I wish you success on your future projects!

Sincerely,


Gary J. Bossy
Assistant Vice President, Public Works