

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: REDEVELOPMENT AGENCY BOARD	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: SEPTEMBER 7, 2007

INFORMATION

SUBJECT: RECENT INCIDENTS AT THE SAN JOSE BIOCENTER AND IN THE EDENVALE TECHNOLOGY PARK

The purpose of this memo is to inform Agency Board members about several recent incidents at the San Jose BioCenter (BioCenter) and in the Edenvale Technology Park, as well as to inform the Board about the steps that the BioCenter, Agency and City staffs have taken to solve the resulting problems and prevent their recurrence.

San Jose BioCenter

During the weekend of August 4-5, 2007, there was an attempted break-in at the BioCenter. Someone or some people attempted to remove the hinges from one of the electrical room doors at the back of the building. It is assumed that the perpetrators intended to steal copper wire or copper components. Upon discovering the attempted break-in, BioCenter staff contacted the Police Department. The Police Department investigated the scene, and filed a report. BioCenter staff had the electrical room's door hinges fixed immediately.

Agency staff contacted the Police Department's Crime Prevention Through Environmental Design team, a unit of the Department's Community Services Division that provides industrial building owners and tenants with crime prevention advice. The team visited the BioCenter and provided BioCenter and Agency staff with an assessment of security vulnerabilities. A private security company is now patrolling the BioCenter at night. As additional security, exterior lights are being installed on the back of the building and razor wire has been placed on the wall that surrounds the outdoor equipment pad.

On August 17, 2007, a temperature monitoring and control device in the BioCenter's cold room malfunctioned, prompting the air system to heat rather than cool the room. In addition, an alarm meant to alert staff if the room's temperature increases or decreases beyond an acceptable range did not go off. BioCenter staff was alerted to the problem by a tenant. Staff immediately called the cold room's maintenance company and asked tenants to move any materials they had stored in the cold room to a safe storage area.

The temperature control device was temporarily repaired within 24 hours of this incident and the cold room is now operative. A permanent replacement control device is on order and will be installed in approximately seven weeks. An additional alarm has been installed for the room. BioCenter staff will have the cold room connected to the building's overall alarm system, which functions 24 hours a day, seven days a week. The alarm system provides BioCenter staff and the BioCenter's security company with telephone and e-mail alerts.

The BioCenter's tenant companies store sensitive biological samples, which can only survive at low temperatures, in the cold room. As a result of the room overheating, two of the tenant companies lost some of the materials that they had stored in the room. Both of these companies intend to file claims for damages with their insurance companies. The companies will potentially file claims with the insurance companies of the San Jose State University Research Foundation (Foundation), the operator of the BioCenter, and Mission West Properties, the owner of the building. The insurance companies are currently in discussion and their conclusions are not known yet. Agency, BioCenter, and Foundation staffs are researching this incident to evaluate what occurred. Agency staff will inform the Board of any significant outcomes of this evaluation, including implications for the Agency as the master tenant of the BioCenter space.

On August 27, 2007, a fire broke out in a laboratory oven in one of the BioCenter's common equipment areas. Materials that were placed in the oven by one of the BioCenter's tenant companies caught on fire. Although the fire was quickly extinguished by BioCenter staff, staff called the Fire Department and evacuated the tenants from the building because they did not know what had burned or whether any of the burned materials were hazardous. The Fire Department's hazardous materials team responded to the call and evaluated the building, determining that it was safe for the occupants to return.

BioCenter staff has had the area around the fire cleaned, all fire extinguishers refilled, and all air filters replaced in the affected heating, ventilation, and air conditioning units. The BioCenter staff has asked the Fire Department to conduct a risk assessment of the building as well as an educational session on safety for BioCenter tenants. After the Fire Department's assessment has been completed, the BioCenter, Agency and Foundation staff will implement any needed additional safety measures.

The BioCenter, the Agency and the Foundation take the safety and security of the BioCenter tenants and the BioCenter building very seriously. Staffs are committed to working together to ensure that each incident is fully investigated, analyzed, and resolved and that measures are taken to deter or reduce the likelihood for recurrence of these types of incidents.

Because the BioCenter does not have sufficient budget to cover the expense of the safety and security improvements, Agency staff intends to bring a recommendation to the Board that the Agency pay for these costs. The Agency may need to amend its sublease and co-sponsorship operating agreement with the Foundation and its master lease with Mission West Properties to pay for the improvements.

Edenvale Technology Park

On August 22, 2007, Agency and Police Department staff attended a meeting of property owners from the Venture Commerce Center, the Silver Creek Business Center and the Hellyer Commons industrial condominium complexes in Edenvale. The purpose of the meeting was to discuss recent burglaries in the Venture Commerce Center and the Silver Creek Business Center and to determine measures to prevent future burglaries.

The members of the property owner associations reported that in the past eight months, eight burglaries have occurred between the two condominium associations. Computers, other equipment and copper were stolen. The burglaries occurred at differing times and were not systematic.

The Police Department informed the property owners that the Department had recently incarcerated a burglar who disguised himself as a contractor to gain entry to the condominium properties. Property owners were relieved to hear about the City's efforts to curb copper thefts and burglaries. The Police Department will

provide the condominium associations with more information about crime prevention programs. The property owner associations will investigate private security patrols, cameras and signage as methods to prevent future crimes.

Agency staff will monitor this issue and coordinate with the Police Department to provide information and assistance to the condominium associations.



HARRY S. MAVROGENES
Executive Director