

RESOLUTION NUMBER R- 286451

ADOPTED ON OCT 17 1995

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR CERTAIN IMPROVEMENTS FOR THE WASHINGTON ELEMENTARY SCHOOL SITE EXPANSION AND PARK DEVELOPMENT IN THE LITTLE ITALY REDEVELOPMENT DISTRICT OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Little Italy Redevelopment District of the Centre City Redevelopment Project (the "Project") area; and

WHEREAS, in order to carry out and implement the Redevelopment Plan the Agency proposes to pay for all or part of the cost of the installation and construction of certain improvements to benefit the Project area and its immediate neighborhood; and

WHEREAS, the Centre City Development Corporation (the "Corporation") has reviewed and recommends that the Council of The City of San Diego (the "Council") consent to and the Agency authorize the Corporation to bid and construct the improvements; and

WHEREAS, the Council has duly considered all conditions of the proposed payment for improvements and believes that the payment by the Agency of all or part of the cost of the installation and construction of the improvements by the Agency

are in the best interest of the City and health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law and requirements; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

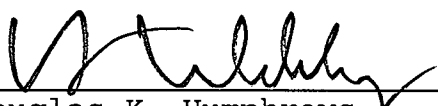
1. That the Council hereby finds and determines that the improvements for the Washington Elementary School Site Expansion and Park Development for which the Agency proposes to pay are of benefit to the Little Italy Redevelopment District of the Centre City Redevelopment Project area and the immediate neighborhood in which the Project area is located, that the Council hereby finds and determines that no other reasonable means of financing the proposed improvements for which the Agency proposes to pay are available to the community, and the Council hereby finds and determines that the proposed improvements will assist in eliminating one or more blighting conditions inside the Project area, as described in Attachment No. 1.

2. That the Council hereby finds and determines that the improvements for the Washington Elementary School Site Expansion and Park Development, as described in the attached memorandum dated September 27, 1995, Attachment No. 2, are consistent with the Implementation Plan adopted for the Project by the Agency on June 21, 1994, pursuant to California Health and Safety Code section 33420. A copy of the Implementation Plan is on file in the office of the Secretary to the Agency as Document No. 2141,

3. That the Council hereby consents to the payment by the Agency for all or part of the cost of the improvements as identified above.

4. That the Council hereby authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency.

APPROVED: JOHN W. WITT, City Attorney

By 
for Douglas K. Humphreys
Deputy City Attorney

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ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:
CONSTRUCTION OF EXPANDED WASHINGTON SCHOOL SITE AND PARK IN LITTLE ITALY

I. FINDINGS OF BENEFIT

The subject improvements for which the Agency proposes to pay, will benefit the Centre City Redevelopment Project area or the immediate neighborhood in which the Project area is located in that:

- A. These improvements will be located within the Little Italy Redevelopment District of the Centre City Redevelopment Project, adjacent to undeveloped properties.
- B. Improvements are planned on the expanded site as well as in State Street and Date Street. The subject improvements will complete the improvements for this site. The improvements will enhance the area for the benefit of nearby users.
- C. The installation of off-site and on-site improvements will remove physical obstructions and correct adverse health and safety conditions.
- D. The on-site improvements will direct the flow of surface runoff from public space to curb and gutter.
- E. The sidewalk improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the area.
- F. The Park will provide active and passive park space for citizens.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject improvements for which the Agency proposes to pay in that:

City of San Diego

- A. For the Fiscal Year 1996 Budget, the City of San Diego has made, and will make, a number of budgetary reductions

in order to finance immediate operating and capital needs. A number of capital projects remain unfunded due to limited funds.

- B. The City's capital improvement budget is funded primarily with developer's proceeds, enterprise funds revenues, Facility Benefit Assessment funds, and Transnet funds. The Fiscal Year 1996 Proposed Capital Improvement Program Budget increased 20.8% from the Fiscal Year 1995 Budget.
- C. Consistent with signs of a recovering economy, most major tax revenue categories displayed signs of growth in Fiscal Year 1995. Moderate growth is anticipated for most Fiscal Year 1996 major revenues. Property tax revenue is an exception. Slight growth is estimated for this category due to continued depressed housing prices relative to the late eighties and very early nineties. Decreased property values have led to a significant number of assessment of appeal filings over the past two fiscal years.
- D. The City's Fiscal Year 1996 Capital Improvements Budget (CIP) is embodied in Volume's IV and V of the City's Budget adopted on July 25, 1995. The Redevelopment Agency's Fiscal Year 1994-95 Program Budgets were adopted on June 21, 1994. The CIP and the Agency's Budget were developed in accordance with City and Council Policy and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources. Of the City's total \$266 million CIP Budget, only \$250,000 of funds are discretionary for funding projects such as the proposed public improvements.
- E. Enhancing public safety and maintaining the levels of service to the public have been the City's highest priorities during the recession. To meet these priorities and offset the revenue losses over the past four years, expenditure reductions have been made in two primary areas:
 - 1. Management, Professional, Supervisory and Administrative Support Positions - Since Fiscal Year 1992, 554 positions in these categories have been reduced from the budget in an effort to downsize and streamline the organization.
 - 2. Maintenance of the City's Infrastructure - Reductions in general building maintenance and insufficient funds to provide the level of maintenance necessary for streets and related facilities have

led to a slow deterioration of the City's infrastructure.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of one or more blighting conditions inside the Centre City Redevelopment Project area, and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the public right of way and replace inadequate public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets.
- B. Street trees will be added to further enhance the aesthetic quality of the street and the location of street light standards will be adjusted and added so as to increase the level of lighting along the public sidewalks.
- C. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- D. The improvements provide improved pedestrian access to public and private properties.
- E. "Completion of off-site improvements in this area is a means to contribute to blight removal by replacing inadequate public improvements" is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.
- F. The Park will enhance an undeveloped area adjacent to residential uses.



MEMORANDUM

DATE: SEPTEMBER 27, 1995

TO: MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: AL MERCER, SENIOR PROJECT MANAGER - PUBLIC WORKS

COPY: PETER J. HALL, EXECUTIVE VICE PRESIDENT

SUBJECT: REQUEST TO BID WASHINGTON ELEMENTARY SCHOOL SITE
EXPANSION AND PARK DEVELOPMENT IN THE LITTLE ITALY
REDEVELOPMENT DISTRICT OF THE CENTRE CITY REDEVELOPMENT
PROJECT

RECOMMENDATION

That the City Council:

- Make certain findings that the proposed improvements are of benefit to the Centre City Redevelopment Project area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist the elimination of blighting conditions inside the Project area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 22490.

FISCAL IMPACT

Funds are available in the proposed amended Washington School Budget for Year 1995-96. A companion item on this matter is also docketed for the Redevelopment Agency for October 17, 1995.

BACKGROUND

Approximately 2 years ago, the Corporation on behalf of the Agency and the City of San Diego entered into an agreement with the San Diego Unified School District to expand the Washington Elementary School site and develop a public park on the expanded site. Some improvements, it was agreed, would also be located on school district property. Numerous public meetings were held with citizens groups in the Little Italy Redevelopment District and with school officials to gain a consensus about the physical scope of the project.

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The prime consultant for this work is Marum and Associates (Marum). Marum was selected by a Request for Qualifications process. Marum subsequently prepared on-site and off-site improvements drawings. Those drawings are currently in plan check at the City's Engineering and Building Departments. Engineering and Building permits should be obtained within 30 days.

PRELIMINARY SCHEDULE

A. Plans to City for Plan Check	Through October 13, 1995
B. Obtain Permits	October 30, 1995
C. Advertise for Bidding	November 6, 1995
D. Pre-Bid Conference	November 22, 1995
D. Bid Opening and Award	December 6 1995
E. Begin Construction	January 2, 1996
F. Complete Construction	May 31, 1996

The scope of this work includes demolition of the Sheffield Platers Building, Union Street north of Date Street and other on and off site improvements. Construction of new play lots, play field, landscaping, picnic tables, lights, parking lots, sidewalks and other such improvements are scheduled for the expanded area including curbs, gutters, sidewalks, street lights and street trees and street repairs are scheduled.

A construction cost estimate has been prepared by Marum:

A. Mobilization (4%)	\$ 44,601
B. Traffic Control (2%)	22,300
C. Demolition	167,049
D. Grading	42,136
E. Storm Drainage	78,546
F. Water	10,300
G. Electrical	188,460
H. Sewer	1,230
I. Architectural (3 Structures)	122,731
J. Surface Improvements	379,431
K. Landscaping	117,596
L. Irrigation	60,660
Subtotal	<u>\$1,235,040</u>
Contingency (10%)	123,960
Grand Total	<u>\$1,359,000</u>

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FINDINGS

State law requires that certain findings be made by the City Council and Redevelopment Agency prior to the expenditure of Redevelopment Agency funds for public facilities/improvements. Attachment 1 recites the proposed findings with respect to the benefits of the proposed improvements to the Centre City Redevelopment Project area, the unavailability of other reasonable means to finance the proposed improvements, and how the proposed improvements will assist in the elimination of blighting conditions inside the Project area and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

EQUAL OPPORTUNITY

The combined Minimum Participation Level (MPL) for Minority Business Enterprises (MBE)/Woman Business Enterprise (WBE)/Disadvantaged Business Enterprise (DBE) and Disabled Veteran Business Enterprise (DVBE) for construction is 20%.

Bid solicitation identifying subcontracting and vendor opportunities will be advertised in the *San Diego Daily Transcript*, *Mabuhay Times*, *San Diego Asian Journal*, *El Sol de San Diego*, and *San Diego Monitor News* and a pre-bid conference is scheduled to be held on November 22, 1995. For further outreach, the Corporation will use its data bank of interested nursery contractors, its community and trade organization list, as well as engage the services of the Contracting Opportunity Information Line through the City's Equal Opportunity Contracting Office.

Submitted by:


AL MERCER
SENIOR PROJECT MANAGER - PUBLIC WORKS

/mc

Concurred by:


PETER J. HALL
EXECUTIVE VICE PRESIDENT

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