

#55
03/12/2024

(O-2024-75)

ORDINANCE NUMBER O- 21779 (NEW SERIES) . . .

DATE OF FINAL PASSAGE MAR 19 2024

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING A CONTRACT WITH GCR, INC., DBA TADERA TO PROVIDE AN INFORMATION TECHNOLOGY SOLUTION FOR REAL ESTATE MANAGEMENT SOFTWARE IN AN AMOUNT NOT TO EXCEED \$1,400,000.

WHEREAS, the City of San Diego (City) manages approximately 800 active real estate agreements with third parties and owns 1,668 properties totaling 123,586 acres, and the City also leases approximately 25 properties as the tenant from a third party; and

WHEREAS, the City currently uses lease management software that is not capable of efficiently or adequately managing the City's real estate portfolio and will not be supported past December 2024 by the existing vendor; and

WHEREAS, in February 2022 the Office of the City Auditor released a performance audit of the City's lease management and renewal process and recommended abandoning the existing lease management software and adopting a more advanced system with specific functionalities; and

WHEREAS, in August 2023, the City's Department of Real Estate and Airport Management issued a request for proposals to solicit an information technology solution for lease management software (Software Solution); and

WHEREAS, the City desires to contract with GCR, Inc. dba Tadera (Tadera) to provide the Software Solution; and

WHEREAS, the contract with Tadera to provide the Software Solution (Contract) will be for an amount not to exceed \$500,000 in the first year, and an amount not to exceed \$90,000 annually in each subsequent year, for a total amount not to exceed \$1,400,000; and

WHEREAS, the term of the Contract will be for an initial period of five years, with five, one-year options to extend exercisable by the City, for a total of ten years; and

WHEREAS, San Diego Charter section 99 generally provides that no contract, agreement or obligation creating City indebtedness and extending for a period of more than five years may be authorized except by an ordinance adopted by a two-thirds majority of the City Council; and

WHEREAS, the Office of the City Attorney has drafted this Ordinance based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

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

Section 1. The Mayor, or designee, is authorized to sign, on the City's behalf, the Contract with Tadera to provide the Software Solution in an amount not to exceed \$500,000 in the first year and \$90,000 annually in each subsequent year, for a total amount not to exceed \$1,400,000. When signed by both parties, the Contract will be placed on file in the Office of the City Clerk as Document No. OO-21779.

Section 2. The Chief Financial Officer is authorized to expend an amount not to exceed \$1,400,000 over the term of the Contract split between funds: 75 percent from the Department of Real Estate and Airport Management General Fund 100000, and 25 percent from the Airports Enterprise Fund 700033, for the purpose of funding the Contract with Tadera to

provide the Software Solution, contingent on the Chief Financial Officer certifying that funds necessary for expenditure are, or will be, on deposit with the City Treasurer.

Section 3. A full reading of this Ordinance is dispensed with prior to its passage because a written copy was made available to the City Council and the public prior to the day of its passage.

Section 4. This Ordinance shall take effect and be in force on the thirtieth day from and after the date of its final passage.

APPROVED: MARA W. ELLIOTT, City Attorney

By Marguerite B. Middaugh
Marguerite B. Middaugh
Deputy City Attorney

MEM:jdf
02/13/2024
Or.Dept: DREAM
Doc. No. 3561447

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of MAR 12 2024.

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 3/19/24
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on MAR 12 2024, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District 4 - vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 19 2024

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Dinda Irwin, Deputy
For Connie Patterson

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on FEB 26 2024, and on MAR 19 2024.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Dinda Irwin, Deputy
For Connie Patterson

Office of the City Clerk, San Diego, California
Ordinance Number O- 21779