



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 5, 2012

TO: Land Use and Housing Committee

FROM: Tom Tomlinson, Facilities Financing Program Manager

SUBJECT: Land Use and Housing Committee Agenda of March 7, 2012, Item-3

This memorandum is to inform you that the Development Services Department would like to include some minor revisions to the City of San Diego Regional Transportation Congestion Improvement Program (RTCIP) Funding Program.

For your convenience, we have attached the strikeout version reflecting proposed revisions to Pages 7 and 8. We look forward to discussing these proposed amendments with you at the Land Use and Housing Committee meeting on March 7, 2012.

Tom Tomlinson,
Facilities Financing Program Manager

Attachments: 1. City of San Diego Regional Transportation Congestion Improvement Program (RTCIP) Funding Program

cc: Kelly Broughton, Development Services Director
Heidi Vonblum, Deputy City Attorney

RTCIP Reimbursement

For those projects listed in Section 13, RTCIP reimbursement may be issued. At the City's sole discretion, City RTCIP Fees already paid at time of building permit issuance may be reimbursed to a private developer, if the private developer has designed and/or constructed an eligible RAS improvement and has entered into a Reimbursement Agreement (RA) with the City, and as per the specific terms of the RA.

RTCIP Credit Allowance

For those projects listed in Section 13, RTCIP credit allowance may be issued. At the City's discretion, a private developer (Developer) may be entitled to a City RTCIP Fee credit allowance as follows:

- A. Up to twenty-five percent (25%) credit allowance based on the City verified cost estimate for the RAS improvement subject to a Developer satisfying all of the following requirements:
 1. All construction plans and drawings for the RAS improvement have been approved by the City;
 2. Any right-of-way required for the RAS improvement has been secured and dedicated, *or an irrevocable offer to dedicate has been provided to the City;*
 3. All required permits and environmental clearances necessary for the RAS improvement have been secured;
 4. Provision of all performance bonds and payment bonds to complete the RAS improvement; and
 5. Payment of all City fees and costs.
- B. Up to fifty percent (50%) credit allowance based on the amount of the construction contract, consultants contract, and soft costs that qualify as allowable in lieu costs then incurred for the individual RAS improvement subject to a Developer satisfying all of the above referenced requirements for the twenty-five percent (25%) credit allowance, and provided Developer has received valid bids for the RAS improvement, and has awarded the construction contract.
- C. Up to ninety percent (90%) credit allowance at the time of Operational Acceptance, provided that reimbursement requests have been submitted and approved for such amounts, based on the value of the improvements as verified by the City.
- D. A credit allowance shall be issued to Developer based upon the remaining ten percent (10%) of value of RAS improvement upon the later of: (i) the recordation by Developer of the notice of completion and delivery of a conformed copy to City, or (ii) City's written acceptance of the Project As-Built Drawings.

14 PROJECT SPECIFIC CONTRIBUTION ANALYSIS

Quarry Falls Project *No. 49068*

Standard RTCIP Fee Calculation:

Number of <i>Market Rate</i> Residential Units:	4,780,302
<i>Number of Affordable Units:</i>	478
FY 2012 RTCIP Fee:	\$1,979
Total Estimated Contribution:	\$9,459,620,513,658

Proposed Alternative Contribution

Number of <i>Market Rate</i> Residential Units:	4,780,302
Approx. Per Unit Average:	\$5,763,640,3
Value of RAS Improvements (2011)	\$27,547,433

Comparison:

RTCIP Fee Contribution, Per Unit and Total:	\$1,979 / \$9,459,620,513,658
Alternative Contribution, Per Unit and Total:	\$5,763,640,3 / \$27,547,433

Phasing and *Design, Funding, and Estimated* Construction Cost Details:

<i>Project No.</i>	<i>Project Title</i>	<i>Estimated Cost</i>
PHASE 1*		
4	Friars Road - Qualcomm Way to Mission Center Road	\$2,613,762.00
10	Friars Road & Avenida De Las Tiendas	\$158,558.00
11	Texas Street - Camino del Rio South to El Cajon Blvd	\$1,185,544.00
		\$3,957,864.00
PHASE 2*		
15a	Friars Rd/SR-163 Interchange	\$2,660,000.00
15b	Mission Center Road/I-8 Interchange	\$1,000,000.00
16	Friars Road - Pedestrian Bridge across Friars Road	\$3,500,000.00
17	Friars Rd EB Ramp/Qualcomm Way	\$1,296,750.00
18	Friars Road WB Ramp/Qualcomm Way	Incl. Above
19	Friars Rd/I-15 SB Off-ramp	\$1,056,044.00
		\$9,512,794.00
PHASE 3*		
15b	Mission Ctr Rd/ I-8 Interchange	\$13,034,250.00
20	Texas St/ El Cajon Blvd	\$416,350.00
21	Qualcomm Way / I-8 WB off ramp	\$626,175.00
		\$14,076,775.00
Total <i>Estimated</i> Contribution:		\$27,547,433.00

*Quarry Falls Transportation Phasing Plan (TPP) Project No. ~~number~~ 49068; the TPP assumes no Phyllis Place Road connection and may be modified if the City subsequently approves the connection.