

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) n/a
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Civic San Diego	DATE: 5/28/2015
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SUBJECT: El Cajon Boulevard Pedestrian Improvement Project

PRIMARY CONTACT (NAME, PHONE): Gretchen Sorenson,619-533-7113, MS 51-D	SECONDARY CONTACT (NAME, PHONE): ,
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	\$0.00	\$0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

**COST SUMMARY (IF APPLICABLE):**

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis	ORIG DEPT.	Jarrett, Reese	05/28/2015
Equal Opportunity Contracting	CFO		
Liaison Office	DEPUTY CHIEF		
	COO		
	CITY ATTORNEY		
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF:     RESOLUTIONS     ORDINANCE(S)     AGREEMENT(S)     DEED(S)

That the City Council:

1. Authorizes the Chief Financial Officer (CFO) to add CIP B-15210, El Cajon Boulevard Pedestrian Improvement Project, to the Fiscal Year 2015 Capital Improvements Program in accordance with the Fiscal Year 2015 Annual Appropriations Ordinance;
2. Authorizes the CFO to increase the CIP Budget in Capital Improvement Project (CIP) B-15210, El Cajon

Boulevard Pedestrian Improvement Project and to appropriate and expend \$1,016,423 from Fund 400696 - 2010A (TE) Crossroads Bond Proceeds, and \$60,000 from Fund 200700 – RPTTF (ROPS line item 467), solely and exclusively for the El Cajon Boulevard Pedestrian Improvement Project, contingent upon the CFO furnishing a certificate certifying that all funds for expenditure are, or will be, on deposit with the City Treasurer;

3. Authorizes the Chief Financial Officer to transfer excess funds, if any, to the appropriate reserves; and,
4. Determines that the El Cajon Boulevard Pedestrian Improvement Project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 (entitled “Existing Facilities”).

**STAFF RECOMMENDATIONS:**

Approve Requested Actions

**SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)**

<b>COUNCIL DISTRICT(S):</b>	9
<b>COMMUNITY AREA(S):</b>	Crossroads Redevelopment Project Area
<b>ENVIRONMENTAL IMPACT:</b>	The Project is categorically exempt from the CEQA under CEQA Guidelines Section 15301 (entitled “Existing Facilities”). Section 15301 applies to a class of projects (“Class One”) that includes the operation, repair, maintenance or minor alteration of existing public structures and facilities when the project involves negligible or no expansion of the existing use. SEE STAFF REPORT FOR ADD'L INFORMATION.
<b>CITY CLERK INSTRUCTIONS:</b>	

**COUNCIL ACTION  
EXECUTIVE SUMMARY SHEET  
CITY OF SAN DIEGO**

DATE: 5/28/2015

ORIGINATING DEPARTMENT: Civic San Diego

SUBJECT: El Cajon Boulevard Pedestrian Improvement Project

COUNCIL DISTRICT(S): 9

CONTACT/PHONE NUMBER: Gretchen Sorenson/619-533-7113, MS 51-D

**DESCRIPTIVE SUMMARY OF ITEM:**

Create and establish Capital Improvement Program Project (CIP) B-15210, with the associated costs, expend the funds, and enter into the necessary contracts for the El Cajon Boulevard Pedestrian Improvement Project.

**STAFF RECOMMENDATION:**

Approve Requested Actions

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:** The proposed El Cajon Boulevard Pedestrian Improvement Project (“Project”) will repair and install sidewalks within the Crossroads community boundaries.

The Project is an enforceable obligation of the Successor Agency to the former Redevelopment Agency (Successor Agency). The Project was originally conceived in 2008 and approved by the City Council and the former Redevelopment Agency in 2011. The Project was subsequently delayed as a result of the dissolution of redevelopment.

The Project was funded by the Recognized Obligation Payment Schedule (“ROPS”). The funds for this Project is excess bond proceeds and have since been transferred from the Successor Agency to the City of San Diego (“City”) pursuant to a bond expenditure agreement, which was approved by the Oversight Board and California Department of Finance. To use the bond funds through the City and administer the Project, a CIP number must be created and a CIP budget must be established.

In order to establish a CIP budget, costs for CivicSD and City engineering, management, administration and inspection (“Project Management Costs”) must be added to the project budget. The Project Management Costs would have been incurred but paid for from separate funding sources; they are not additional project costs but allocations of these costs to the CIP budget. The total Project Management Costs are estimated to be \$60K which will be paid for with RPTTF (ROPS line item 467).

**FISCAL CONSIDERATIONS:** Agreements in the amount of \$184K have been previously executed and approved for design services. An amount of \$1.02M is available through excess redevelopment bonds and \$60K is available in line 467 of the ROPS.

**EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):** This Project is subject to the City’s Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section

22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

PREVIOUS COUNCIL and/or COMMITTEE ACTION: This item will be heard by the Economic Development and Intergovernmental Relations Committee on June 25, 2015.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: In October/November 2011 the former Redevelopment Agency and the City Council approved the Projects. The Projects have been delayed due to the dissolution of redevelopment. The Projects are a result of a recommendation by the City Heights Planning Area Committee (CHAPC) to invest in the City Heights Neighborhood. On May 4, 2015, the CHAPC voted 18-0 to support the staff recommendation

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Business and property owners, residents, and visitors are the key stakeholders for these Projects of the City Heights Redevelopment Areas.

Jarrett, Reese  
Originating Department

\_\_\_\_\_  
Deputy Chief/Chief Operating Officer



DATE ISSUED: June 17, 2015

ATTENTION: Council President and City Council  
Docket of June 25, 2015

ORIGINATING DEPT.: Civic San Diego

SUBJECT: El Cajon Boulevard Pedestrian Improvement Project – Crossroads  
Redevelopment Project Area

COUNCIL DISTRICT: 9

REFERENCE: None

STAFF CONTACT: Gretchen Sorenson, Project Manager, Public Works, 619-533-7113

REQUESTED ACTION: That the City Council approves all actions necessary to add the El Cajon Boulevard Pedestrian Improvement Project to the Capital Improvement Program Project (CIP) B-15210, with the associated costs, expend the funds, and enter into the necessary contracts for the Project.

STAFF RECOMMENDATION: That the City Council:

1. Authorizes the Chief Financial Officer (CFO) to add CIP B-15210, El Cajon Boulevard Pedestrian Improvement Project, to the Fiscal Year 2015 Capital Improvements Program in accordance with the Fiscal Year 2015 Annual Appropriations Ordinance;
2. Authorizes the CFO to increase the CIP Budget in CIP B-15210, El Cajon Boulevard Pedestrian Improvement Project and to appropriate and expend \$1,016,423 from Fund 400696 – 2010A (TE) Crossroads Bond Proceeds, and \$60,000 from Fund 200700 – RPTTF (ROPS line item 467), solely and exclusively for the El Cajon Boulevard Pedestrian Improvement Project, contingent upon the CFO furnishing a certificate certifying that all funds for expenditure are, or will be, on deposit with the City Treasurer;
3. Authorizes the Chief Financial Officer to transfer excess funds, if any, to the appropriate reserves; and
4. Determines that the El Cajon Boulevard Pedestrian Improvement Project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 (entitled “Existing Facilities”).

**SUMMARY:** The proposed El Cajon Boulevard Pedestrian Improvement Project (“Project”) will repair and install sidewalks within the Crossroads community boundaries.

The Project is an enforceable obligation of the Successor Agency to the former Redevelopment Agency (Successor Agency). The Project was originally conceived in 2008 and approved by the City Council and the former Redevelopment Agency in 2011. The Project was subsequently delayed as a result of the dissolution of redevelopment.

The Project was funded by the Recognized Obligation Payment Schedule (“ROPS”). The funds for this Project is excess bond proceeds and have since been transferred from the Successor Agency to the City of San Diego (“City”) pursuant to a bond expenditure agreement, which was approved by the Oversight Board and California Department of Finance. To use the bond funds through the City and administer the Project, a CIP number must be created and a CIP budget must be established.

In order to establish a CIP budget, costs for CivicSD and City engineering, management, administration and inspection (“Project Management Costs”) must be added to the project budget. The Project Management Costs would have been incurred but paid for from separate funding sources; they are not additional project costs but allocations of these costs to the CIP budget. The total Project Management Costs are estimated to be \$60K which will be paid for with RPTTF (ROPS line item 467).

**FISCAL CONSIDERATIONS:** Agreements in the amount of \$184K have been previously executed and approved for design services. An amount of \$1.02M is available through excess redevelopment bonds and \$60K is available in line 467 of the ROPS.

<b>Sources:</b>	<b>Amount</b>
Previously Approved Excess City Heights Bond Proceeds	\$183,577
Requested Excess Crossroads Bond Proceeds	1,016,423
RPTTF (ROPS line 467)	60,000
<b>TOTAL SOURCES</b>	<b>\$1,260,000</b>
<b>Uses:</b>	<b>Amount</b>
CIP Budget	\$1,260,000
<b>TOTAL USES</b>	<b>\$1,260,000</b>

**ECONOMIC IMPACTS:** The Project will generate seven construction employment opportunities. As of December 31, 2014, approximately 70K construction jobs and 34K permanent jobs have been generated as a result of redevelopment activities.

**CIVIC SAN DIEGO RECOMMENDATION:** On May 20, 2015, the CivicSD Board voted 7-0 to approve the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: In 2008, Council President Jim Madaffer issued a memorandum asking to perform repairs along El Cajon Boulevard in the Crossroads district. This request was supported by the College Area Business Improvement District Corporation, representing the College Area/Crossroads neighborhood. On October 11, 2011 the City Council approved the Crossroads Project.

Attached please find letter of support for the project and the revised budget from Jim Schneider, Executive Director of the College Area Business District (Attachment B).

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Business and property owners, residents, and visitors are the key stakeholders for these Projects of the Crossroads Redevelopment Areas.

### BACKGROUND

The proposed Project advances the visions and goals of the community by:

- Improving walkability by installing sidewalks, curbs, gutters, street improvements and ADA pedestrian ramps;
- Providing essential capital improvements for an area with a high percentage of low- and moderate-income (LMI) families as well as disabled persons who rely heavily on walking as a means of travel; and
- Helping to develop a cohesive and attractive walking system within that provides links within the area and to surrounding neighborhoods.

EQUAL OPPORTUNITY: Contracts or agreements associated with this action will be subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

The Project is subject to State Prevailing Wage Rates.

### DISCUSSION:

Project Description: The Crossroads neighborhood is located in the Mid-City area of the City. The Project ranges from 54th Street to 73rd Street. In 2008, the College Area Business District presented a list of damaged sidewalks along El Cajon Boulevard (Attachment A) and requested the necessary repairs and improvements. Excess bond proceeds will be used to pay for the construction of the improved infrastructure.

Project Financing: This table summarizes the previously approved soft costs, the additions requested to establish the CIP budget, and the CIP budget proposed in this action:

<b>Sources</b>	<b>Previously Approved</b>	<b>This request for CIP budget</b>	<b>Proposed CIP Budget</b>
Bonds	\$183,577	\$1,016,423	\$1,200,000
RPTTF	0	60,000	60,000
<b>Total Sources</b>	<b>\$183,577</b>	<b>\$1,076,423</b>	<b>\$1,260,000</b>
<b>Uses</b>	<b>Previously Approved</b>	<b>This Request</b>	<b>Total</b>
Hard Costs	\$0	\$900,000	\$900,000
Soft Costs & Project Management Costs	\$183,577	176,423	360,000
<b>Total Uses</b>	<b>\$183,577</b>	<b>\$1,076,423</b>	<b>\$1,260,000</b>

The following is a summary of the project construction cost and the funding sources:

<b>Description of Work</b>	<b>CIP Budget Request</b>	<b>Sources</b>
Construction Cost	\$900,000	Bonds
Soft Costs & Project Management Cost	360,000	Bonds & RPTTF
<b>TOTAL</b>	<b>\$1,260,000</b>	

The construction cost includes a 10% contingency. The soft costs include contracts for design, construction management and administration, permit fees and Project Management Costs.

This proposed action requests additional funding of \$695K above the previously-estimated \$565K for the Project described in the staff report to the Council on March 25, 2014 (Attachment C) for a new CIP budget request of \$1.26M; \$60K is for Project Management Cost, \$635K is for an increase in construction costs.

Proposed Schedule of Performance: The following is the proposed Project schedule:

<b>Action</b>	<b>Estimated Completion Date</b>
Bid and Award	October 2015
Start Construction	January 2016
End Construction	July 2016

Project Benefits: The Project will benefit the Crossroads Community, as the missing and deteriorating public improvements on El Cajon Boulevard contribute to health and safety issues. The Project will provide residents with an improved and safer environment that meets the latest standards to maximize pedestrian and vehicular safety.

**Environmental Impact:** The Project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled "Existing Facilities"). Section 15301 applies to a class of projects ("Class One") that includes the operation, repair, maintenance or minor alteration of existing public structures and facilities when the project involves negligible or no expansion of the existing use.

The Project consists of upgrades and improvements to existing streets and, therefore, qualifies for a Class One exemption. The application of a categorical exemption to these Projects is not precluded by any of the exceptions set forth in CEQA Guidelines Section 15300.2.

**CONCLUSION:**

The Project will benefit the City as the missing and deteriorating public improvements in the Crossroads project area contribute to health and safety issues. Approval of the proposed actions will improve the quality of life of the residents, visitors, and property owners by correcting missing and deteriorating public improvements in the project area. Therefore, staff recommends that CivicSD recommends that the Successor Agency takes all necessary steps to bid, award, and construct the Project.

Respectfully submitted,

Concurred by:

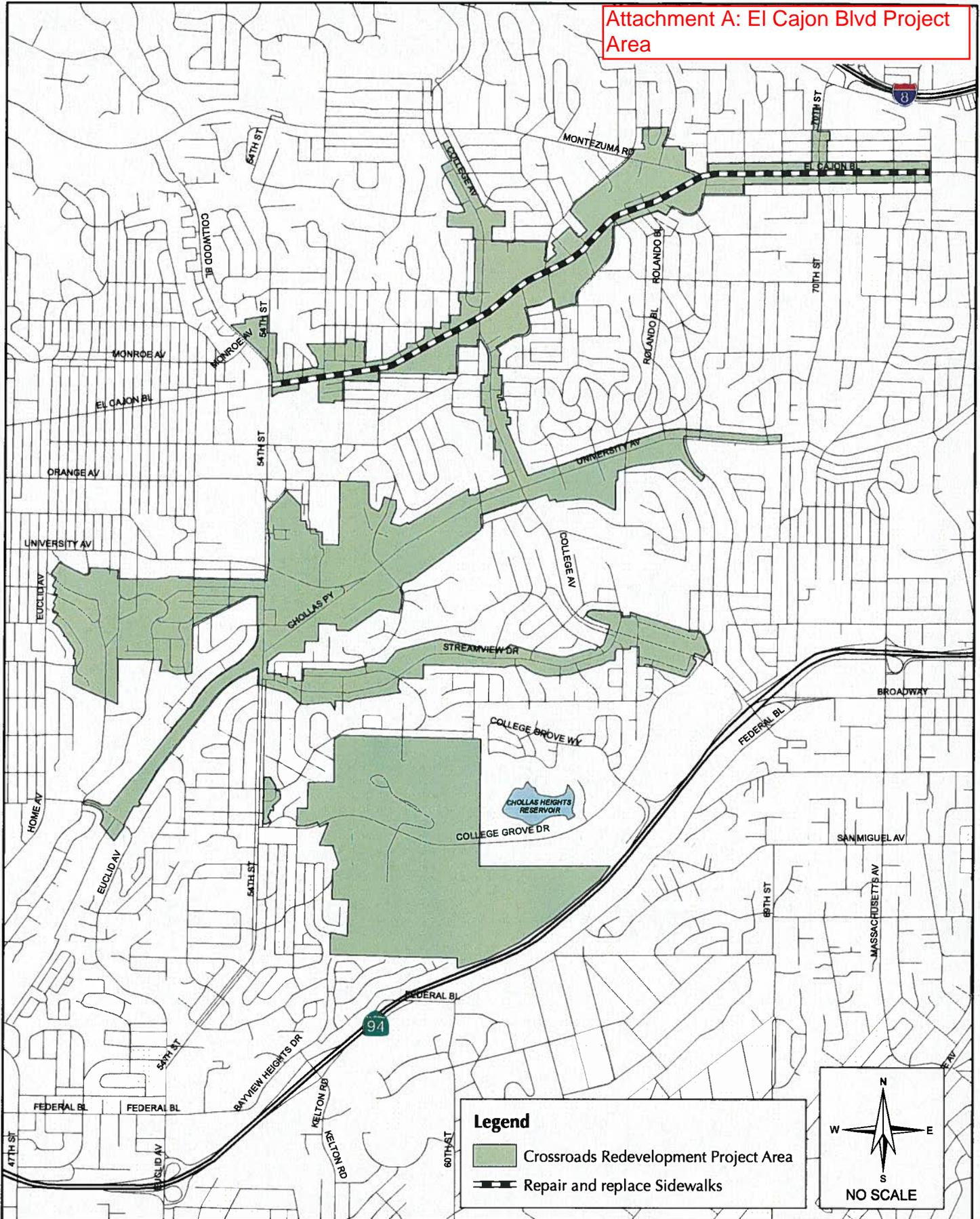
  
Gretchen Sorenson (P.E.)  
Project Manager, Public Works

  
Reese A. Jarrett  
President

  
Richard Seges  
Vice President, Neighborhood Investment

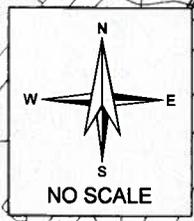
Attachments: A – El Cajon Blvd Improvement Area  
B – Letter of support College Area Business District Jim Schneider  
C – Council Staff Report Meeting of March 25, 2014, Report No. CSD-14-04

Attachment A: El Cajon Blvd Project Area



**Legend**

- Crossroads Redevelopment Project Area
- Repair and replace Sidewalks



**Crossroads Redevelopment Project Area**  
**El Cajon Boulevard Sidewalk Public Improvement Project**  
 CITY OF SAN DIEGO REDEVELOPMENT AGENCY

Map Document: E:\CROSSROADS\Development\Crossroads\crossroads\_legend.mxd, 2/11/2011 11:27:21 AM

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# College Area Business District

Representing the College Area Economic Development Corporation

March 17, 2015

Civic San Diego  
Attn: Gretchen Sorenson  
401 B Street, Suite 400  
San Diego, CA 92101

Dear Ms. Sorenson:

I am writing to you concerning the planned sidewalk improvement project along El Cajon Boulevard between 54<sup>th</sup> Street and 73<sup>rd</sup> Street. I understand this project has been in the planning stages for a number of years, even preceding my tenure here in the College Area. This project is a vital one to the continued progress that the College Area Business District has experienced over recent years and our organization is strongly in favor of completing the project as soon as possible.

I understand that the project scope remains the same and that the cost estimates to accomplish the goals of the project are significantly higher than previously considered. I have been involved in some of these conversations and to my understanding, the original costs estimates were approximately \$565,000 while the current needs are approximately \$1,200,000.

The College Area Business District is strongly in favor of the budget increase as this will allow the project to enhance the pedestrian walkways throughout the College Area. Not only will this improve safety by eliminating potential hazards of tripping on sidewalks of poor condition, this will also enhance the efforts of the College Heights Maintenance Assessment District of improving the aesthetics of the business district.

We are very pleased that this project is planned for completion in the near future. If there is anything that we can do to accommodate the progress, please do not hesitate to contact me by telephone at (619) 582-1093.

Sincerely,

Jim Schneider, Executive Director

Attachment B - Letter of Support  
College Area Business District



REPORT NO. CSD-14-04

DATE ISSUED: March 19, 2014

ATTENTION: Honorable Chair and Members of the Successor Agency  
Docket of March 25, 2014

ORIGINATING DEPT.: Civic San Diego

SUBJECT: City Heights/Crossroads Professional Service Agreements with  
O'Day Consultants, Inc. – City Heights and Crossroads  
Redevelopment Project Areas

COUNCIL DISTRICT: 9

REFERENCE: None

STAFF CONTACT: Gretchen Sorenson, Project Manager, Public Works, 619-533-7113

\*\* The second set of action items below is being presented to the City Council in its capacity as the board of the local redevelopment successor agency, officially known as the City of San Diego ("City"), solely in its capacity as the designated successor agency of the Redevelopment Agency of the City of San Diego, a former public body, corporate and politic ("Successor Agency").

REQUESTED ACTIONS:

1. That the City Council:
  - Authorizes and directs the City's Chief Financial Officer (CFO) to close CIP S-12023 for the 50<sup>th</sup>/53<sup>rd</sup> & Meade Colina Park Sidewalks Project and CIP S-12024 for the Altadena/52<sup>nd</sup> Colina Park Sidewalks Project;
  - Authorizes and directs the CFO to close CIP S-12025 for the Colina Park Neighborhood Street Lights Project;
  - Authorizes and directs the CFO to close CIP S-12027 for the Euclid – Dwight to Isla Vista Sidewalk Project;

2. That the Successor Agency:

- Authorizes the CFO to appropriate and expend an amount not to exceed \$222,760, for civil engineering services for the Colina Del Sol Neighborhood Sidewalk Projects in the City Heights Redevelopment Project Area from funds identified in Line Item 552 of the applicable Recognized Obligation Payment Schedule (“ROPS”) of the Successor Agency;
- Approves the Professional Services Agreement with O’Day Consultants, Inc. in an amount not to exceed \$222,760, for civil engineering services for the Colina Del Sol Neighborhood Sidewalk Projects;
- Determines that the Colina Del Sol Neighborhood Sidewalk Projects are categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled “Existing Facilities”);
- Authorizes the CFO to appropriate and expend an amount not to exceed \$91,979, for civil engineering services for the Colina Del Sol Neighborhood Street Lighting Project in the City Heights Redevelopment Project Area from funds identified in Line Item 552 of the ROPS of the Successor Agency;
- Approves the Professional Services Agreement with O’Day Consultants, Inc. in an amount not to exceed \$91,979, for civil engineering services for the Colina Del Sol Neighborhood Street Lighting Project;
- Determines that the Colina Del Sol Neighborhood Street Lighting Project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled “Existing Facilities”);
- Authorizes the CFO to appropriate and expend an amount not to exceed \$31,680, for civil engineering services for the East Euclid Avenue Pedestrian Improvements Project in the City Heights Redevelopment Project Area from funds identified Line Item 550 of the ROPS of the Successor Agency;
- Approves the Professional Services Agreement with O’Day Consultants, Inc. in an amount not to exceed \$31,680, for civil engineering services for the East Euclid Avenue Pedestrian Improvements Project;
- Determines that the East Euclid Avenue Pedestrian Improvements Project is categorically exempt from the CEQA under CEQA Guidelines Section 15301 (entitled “Existing Facilities”);

- Authorizes the CFO to appropriate and expend an amount not to exceed \$103,581, for civil engineering services for the El Cajon Boulevard Pedestrian Improvement Project in the Crossroads Redevelopment Project Area from funds identified in the Line Item 560 of the ROPS of the Successor Agency;
- Approves the Professional Services Agreement with O'Day Consultants, Inc. in an amount not to exceed \$103,581, for civil engineering services for the El Cajon Boulevard Pedestrian Improvement Project; and
- Determines that the El Cajon Boulevard Pedestrian Improvement Project is categorically exempt from the CEQA under CEQA Guidelines Section 15301 (entitled "Existing Facilities").

STAFF RECOMMENDATION: That the Successor Agency approves the requested actions.

SUMMARY: The proposed Colina Del Sol Neighborhood Sidewalk Projects and Colina Del Sol Neighborhood Street Lighting Project in City Heights and East Euclid Avenue Pedestrian Improvement Project in City Heights and the El Cajon Boulevard Pedestrian Improvement Project in Crossroads are Sidewalk and Street Lighting Projects (collectively, Projects) that will repair and install sidewalks and streetlights within the community boundaries.

The Projects were originally conceived in 2008 and approved by the City Council and the Redevelopment Agency in 2011. The Projects were subsequently delayed as a result of the state passing the Redevelopment Dissolution Law in June of 2011.

CivicSD staff coordinated with City staff and it was determined that the City will not have a reasonable means of financing the Projects without the use of redevelopment funds. Due to the big backlog of infrastructure projects the City cannot perform these Projects in the foreseeable future. Therefore the existing CIP accounts for the Projects will be closed, and CivicSD will administer the Projects as enforceable obligations of the Successor Agency funded by excess non-housing bond proceeds approved in the ROPS.

FISCAL CONSIDERATIONS: ROPS funding in the amount of \$565,000 is currently available for the El Cajon Boulevard Pedestrian Improvement Project in line item #560 of ROPS 13-14B, in 2010A (TE) Bond Proceeds – Fund 400696. Funding of \$230,000 is pending approval by the DOF for the East Euclid Avenue Projects City Heights Project in line item #550 of ROPS 14-15A, in 2010A (TE) Bond Proceeds – Fund 400694. Funding of \$3,300,000 is pending approval by the DOF for the Colina Del Sol Neighborhood Sidewalk Projects and Colina Del Sol Neighborhood Street Lighting Projects in City Heights in line item #552 of ROPS 14-15A, in 2010A (TE) Bond Proceeds – Fund 400694.

CivicSD has been approved for a \$500,000 CDBG grant for the Colina Del Sol Neighborhood Sidewalk Projects. These funds will be applied to the Project and replace the funds from the ROPS line item #552 if not required for contingency or cost escalation.

The current proposed actions involve the Council's approval of contracts for design and engineering work related to the four projects. At a future date, the Council will be asked to approve the use of redevelopment bond proceeds for the construction phase of the projects. At that time, the Council will be required to make certain determinations in accordance with California Health and Safety Code section 33445, which pertains to the use of redevelopment bond proceeds to pay for the cost of public improvements. Those determinations include: the improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the project is located; no other reasonable means of financing the improvements are available to the City; and the payment of funds for construction of the improvements will assist with the elimination of blighting conditions inside the redevelopment project area and is consistent with the most recent five-year implementation plan.

Also, in order for the Projects to move forward at this time as enforceable obligations of the Successor Agency utilizing excess bond proceeds, the Council must authorize and direct the City's Chief Financial Officer to close the various Capital Improvement Programs (CIPs) that currently identify the contemplated Sidewalk and Street Lighting projects, including: (1) CIP S-12023 for the 50<sup>th</sup>/53<sup>rd</sup> & Meade Colina Park Sidewalks Project, (2) CIP S-12024 for the Altadena/52<sup>nd</sup> Colina Park Sidewalks Project, (3) CIP S-00125 for the Colina Park Neighborhood Street Lights Project, and (4) CIP S-00127 for the Euclid – Dwight to Isla Vista Sidewalk Project. These CIPs were created in late 2011 by Council resolutions that were, in part, based on an assumption that the City would have available funds to complete these projects under a Cooperation Agreement between the City and the former Redevelopment Agency, dated February 28, 2011, as subsequently amended (Amended Cooperation Agreement). The City assumed funding would be available because the Amended Cooperation Agreement, among other things, provided that the Former RDA would transfer specified funds to the City for the City's use in implementing various redevelopment projects, activities and programs on the former RDA's behalf throughout the City's redevelopment project areas. However, the Amended Cooperation Agreement was retroactively invalidated by the operation of the Dissolution Laws and the City was required to return Amended Cooperation Agreement funds to the Successor Agency.

ECONOMIC IMPACTS: None.

CIVIC SAN DIEGO RECOMMENDATION: On February 26, 2014, the CivicSD Board voted 7-0 to support the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: In October/November 2011 the former Redevelopment Agency and the City Council approved the City Heights Projects. On October 11, 2011 the City Council approved the Crossroads Project. The Projects have been delayed due to the dissolution of redevelopment. The Projects are a result of a recommendation by the City Heights Project Area Committee to invest in the City Heights Neighborhood.

In 2008, Council President Jim Madaffer issued a memorandum asking to perform repairs along El Cajon Boulevard in the Crossroads district. This request was supported by the College Area Business Improvement District Corporation, representing the College Area/Crossroads neighborhood.

**BACKGROUND**

The proposed Projects advance the visions and goals of the community by:

- Improving public safety by providing streetlights;
- Improving walkability by installing sidewalks, curbs, gutters, trees, irrigation, street improvements and ADA pedestrian ramps;
- Providing essential capital improvements for an area with a high percentage of low- and moderate-income (LMI) families as well as disabled persons who rely heavily on walking as a means of travel; and
- Helping to develop cohesive and attractive walking and bicycle systems that provide links within the area and to surrounding neighborhoods.

**DEVELOPMENT TEAM:**

PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLE	PRIMARY CONTACTS
Firm Name: O'Day Consultants, Inc.		
Pat O'Day	President	Pat O'Day
George O'Day	Project Manager	
Joanne S. Tyler, PE, PLS	Project Engineer	

**KEY STAKEHOLDERS AND PROJECT IMPACTS:** Business and property owners, residents, and visitors are the key stakeholders for these Projects of the City Heights and Crossroads Redevelopment Areas.

**EQUAL OPPORTUNITY:** The mandatory subcontracting outreach percentage for this Project will be determined by the City's Engineering and Capital Improvement Projects Department.

This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2702) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

DISCUSSION:

Project Description: The Crossroads and City Heights/Colina Del Sol neighborhoods are located in the Mid-City area of the City. The City Heights projects considered under this contract are located between Euclid Avenue to the east, 54th Street to the west, El Cajon Boulevard to the north, and University Avenue to the south. The Crossroad project on El Cajon Boulevard ranges from 54th Street to 73rd Street.

The proposed Colina Del Sol, East Euclid Avenue and El Cajon Boulevard Sidewalk and Street Lighting Projects will repair and install sidewalks and streetlights within the community boundaries. Following the initial recommendation by the City Heights Project Area Committee (PAC), the City's Redevelopment Department worked extensively throughout 2009 to identify and conceptually design missing streetlights and sidewalks in the Colina del Sol project area (Attachment A) and sidewalk improvement along Euclid Avenue (Attachment B).

In 2008, the College Area Business District presented a list of damaged sidewalks along El Cajon Boulevard (Attachment C) and requested the necessary repairs and improvements.

Excess bond proceeds from the respective Redevelopment Project Area in which the project is located will be used to pay for design and construction of the improved infrastructure for the work on the streets listed below. As noted above, however, prior to the use of these bond funds for the construction phase of the projects the Council, at a later date, will be required to make certain determinations in accordance with Health and Safety Code section 33445, which pertains to the use of redevelopment bond proceeds to pay for the cost of public improvements.

City Heights / Colina Del Sol Neighborhood Sidewalk Projects:

- 50th Street
- 51st Street
- 52nd Place
- 52nd Street (between Trojan Avenue and El Cajon Boulevard)
- 53rd Street and Meade Avenue
- Oakcrest Drive
- Polk Avenue
- Altadena Avenue (from Trojan Avenue to Orange Avenue)

City Heights / Colina Del Sol Neighborhood Street Lighting Project:

- 158 Streetlights

City Heights / East Euclid Avenue Pedestrian Improvements Project:

- East Euclid Avenue (from Dwight Street to Isla Vista Drive)

Crossroads / El Cajon Boulevard Pedestrian Improvement Project:

- El Cajon Boulevard (from 54th Street to College Boulevard)

Project Financing: The following is a summary of the projects construction costs:

Existing Conditions	Improvement	Total Cost
<b>Colina Del Sol Neighborhood (City Heights)</b>		
50th Street	1,203 SF New Sidewalk	\$ 124,000
51st Street	3,628 SF New Sidewalk	\$ 146,000
52nd Place	3,423 SF New Sidewalk	\$ 99,190
52nd Street (Trojan Avenue and El Cajon Boulevard)	415 SF New Sidewalk, Stair, Retaining wall	\$ 154,000
53rd Street and Meade Avenue	1,875 SF New Sidewalk, Pedestrian ramps, Retaining wall	\$ 488,000
Oakcrest Drive	415 SF New Sidewalk	\$ 99,995
Polk Avenue	110 SF New Sidewalk	\$ 9,807
Altadena Avenue (Trojan Avenue to Orange Avenue)	1,492 SF New Sidewalk	\$ 116,000
158 Streetlights	New Streetlights	\$ 1,935,000
<b>Total Cost</b>		<b>\$ 3,171,992</b>
<b>City Heights Project Area</b>		
East Euclid Avenue (Dwight Street to Isla Vista Drive)	880 SF New Sidewalk	\$ 230,000
<b>Crossroads Project Area</b>		
El Cajon Boulevard (54th Street to 73rd Street)	Repair Existing Sidewalks	\$ 565,000
<b>Total Cost All Projects (Including Design)</b>		<b>\$ 3,966,992</b>
<b>Total Available ROPS FUNDING</b>		<b>\$ 4,095,000</b>

Proposed Schedule of Performance: The following is the proposed Project schedule:

<b>Action</b>	<b>Estimated Completion Date</b>
Successor Agency/City Council – Request to Bid	March 2014
Oversight Board/DOF	March/April 2014
Design Drawings	June/July 2014
Bid	August – October 2014
Start Construction	November 2014
End Construction	December 2015

Project Benefits: Public infrastructure is critical to the health, safety and quality of life in City Heights and Crossroads. Yet, in the project area, the neighborhood does not meet city-wide standards for sidewalks and street lighting. The Projects will provide residents with an improved and safer environment that meets the latest standards to maximize pedestrian and vehicular safety.

Environmental Impact: These Projects are categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled “Existing Facilities”). Section 15301 applies to a class of projects (“Class 1”) that includes the operation, repair, maintenance or minor alteration of existing public structures and facilities when the project involves negligible or no expansion of the existing use.

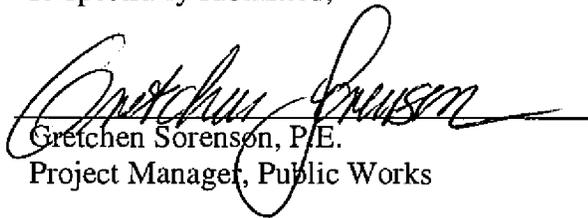
These Projects consist of upgrades and improvements to existing streets and, therefore, qualify for a Class 1 exemption. The application of a categorical exemption to these Projects is not precluded by any of the exceptions set forth in CEQA Guidelines Section 15300.2.

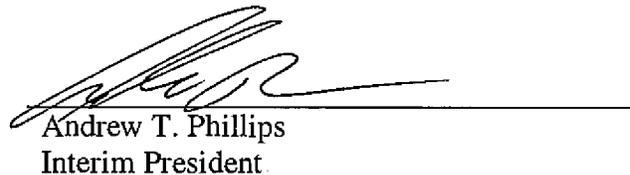
CONCLUSION:

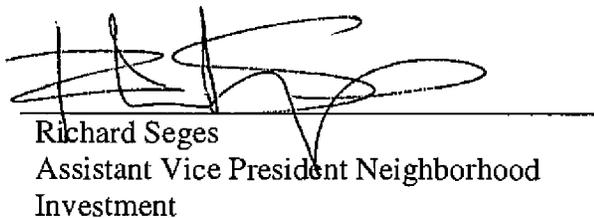
The Projects will benefit the City as the missing and deteriorating public improvements in the City Heights and Crossroads project areas contribute to health and safety issues. Approval of the proposed Projects will improve the quality of life of the residents, visitors, and property owners by correcting missing and deteriorating public improvements in the City Heights and Crossroads project areas. Therefore, staff recommends that the Successor Agency takes all actions as necessary for approval of the design contracts of these Projects.

Respectfully submitted,

Concurred by:

  
Gretchen Sorenson, P.E.  
Project Manager, Public Works

  
Andrew T. Phillips  
Interim President

  
Richard Seges  
Assistant Vice President Neighborhood  
Investment

- Attachments:
- A – Colina del Sol – Proposed Streetlights and Sidewalk Improvement Area
  - B – City Heights – East Euclid Avenue Improvements
  - C – El Cajon Boulevard Sidewalks Improvements
  - D – Agreement with O’Day Consultants, Inc. for the Colina Del Sol Neighborhood Sidewalk Projects
  - E – Agreement with O’Day Consultants, Inc. for the Colina Del Sol Neighborhood Street Lighting Project
  - F – Agreement with O’Day Consultants, Inc. for the East Euclid Avenue Pedestrian Improvement Project
  - G – Agreement with O’Day Consultants, Inc. for the El Cajon Boulevard Pedestrian Improvement Project

DOCKET SUPPORTING INFORMATION CITY OF SAN DIEGO <b>EQUAL OPPORTUNITY CONTRACTING PROGRAM EVALUATION</b>	DATE: June 2, 2015
SUBJECT: El Cajon Boulevard Pedestrian Improvement Project	

**GENERAL CONTRACT INFORMATION**

Recommended Consultant: TBD

**Amount of this Action: \$ 1,260,000.**

Funding Source: City of San Diego

Goal: TBD

**SUBCONSULTANT PARTICIPATION**

There are no identified subconsultants associated with this current action; however, subsequent actions must adhere to funding agency requirements.

**EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE**

Equal Opportunity: Required

Contracts or agreements associated with this action will be subject to the City’s Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

**ADDITIONAL COMMENTS**

( B-15210) The proposed El Cajon Boulevard Pedestrian Improvement Project will repair and install sidewalks within the Crossroads community boundaries.

Authorizes the Chief Financial Officer (CFO) to increase the CIP Budget and to appropriate and expend \$1.2M from 2010A (TE) Crossroads Bond Proceeds –Fund 400696, and \$60K from Fund 200700 – RPTTF (ROPS line item 467) solely and exclusively contingent upon the CFO furnishing a certificate certifying that all funds for expenditure are, or will be, on deposit with the City Treasurer.

**RW**