

<b>REQUEST FOR REDEVELOPMENT AGENCY ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) CC3000003418
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TO: AGENCY	FROM (ORIGINATING DEPARTMENT): Centre City Development Corp	DATE: 07/06/2010
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SUBJECT: East Village/City Heights Building Demolition (1335 Market Street, 753 and 771 13th Street, 4332 University Avenue, and 725 and 735 13th Street ("Project")) – Approval of Increase in the Centre City Authorized Amount for Demolition of Buildings – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area.

PRIMARY CONTACT (NAME, PHONE): Susan Diekman, 619-533-7142	SECONDARY CONTACT (NAME, PHONE):
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND	400349				
DEPT / FUNCTIONAL AREA	OTHR-00000009-NS				
ORG / COST CENTER	2220500011				
OBJECT / GENERAL LEDGER ACCT	512025				
JOB / WBS OR INTERNAL ORDER	920511105102				
C.I.P./CAPITAL PROJECT No.					
AMOUNT	\$60,732.00	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./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
Liaison Office	ORIG DEPT.	Alessi, Frank	7/8/2010
Equal Opportunity Contracting	CFO		
Comptroller	DEPUTY CHIEF	Weinrick, Janice	7/13/2010
	COO		
	CITY ATTORNEY	Berkey, Kendall	7/13/2010
	COUNCIL PRESIDENTS OFFICE	Jurado Sainz, Diana	7/13/2010

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

That the Redevelopment Agency of the City of San Diego ("Agency") approves an increase in the Centre City

authorized amount by \$60,732 with Miller Environmental, Inc. ("Miller"), for a total Centre City authorized expenditure amount of \$204,732, for the demolition of five Agency-owned buildings located at 1335 Market Street, 753 and 771 13th Street, and 725 and 735 13th Street ("Project") in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area.

**STAFF RECOMMENDATIONS:**

Approve Requested Actions.

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

**COUNCIL DISTRICT(S):**

2

**COMMUNITY AREA(S):**

**ENVIRONMENTAL IMPACT:**

This project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 (entitled "Existing Facilities"). Section 15301 applies to a class of projects ("Class 1") that includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public and private structures, facilities, mechanical equipment, or topographical features when the project involves negligible or no expansion of the existing use. Section 15301 identifies a number of example projects, including the demolition and removal of small structures. The application of a categorical exemption to this project is not precluded by any of the exceptions set forth in State CEQA Guidelines Section 15300.2.

**CITY CLERK  
INSTRUCTIONS:**

**REDEVELOPMENT AGENCY ACTION  
EXECUTIVE SUMMARY SHEET  
CITY OF SAN DIEGO**

DATE: 07/06/2010

ORIGINATING DEPARTMENT: Centre City Development Corp

SUBJECT: East Village/City Heights Building Demolition (1335 Market Street, 753 and 771 13th Street, 4332 University Avenue, and 725 and 735 13th Street ("Project")) – Approval of Increase in the Centre City Authorized Amount for Demolition of Buildings – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area.

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: Susan Diekman/619-533-7142

**REQUESTED ACTION:**

That the Redevelopment Agency of the City of San Diego ("Agency") approves an increase in the Centre City authorized amount by \$60,732 with Miller Environmental, Inc. ("Miller"), for a total Centre City authorized expenditure amount of \$204,732, for the demolition of five Agency-owned buildings located at 1335 Market Street, 753 and 771 13th Street, and 725 and 735 13th Street ("Project") in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area.

**STAFF RECOMMENDATION:**

Approve Requested Actions.

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:**

In September of 2008, staff of the Centre City Development Corporation ("Corporation") and staff of the City Redevelopment Division who manage the City Heights Redevelopment Project joined together to competitively bid and demolish four Agency-owned structures under the same demolition/construction contract. Three of the structures were located in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area and one of the structures was located in the City Heights Redevelopment Project Area. The established budget for demolition of the three buildings located in the Centre City Redevelopment Project Area was \$144,000 payable from the Centre City Redevelopment Project. The established budget for demolition of the one building located in the City Heights Redevelopment Project Area was \$84,000 payable from the City Heights Redevelopment Project. Thus, the total cumulative expenditure approved by the Agency for the original project was not to exceed \$228,000 pursuant to Agency Resolution No. R-04324 and Resolution No. R-04323, with dates of final passage on September 23, 2008. The Agency opened bids on January 8, 2009 and Miller Environmental, Inc. ("Miller") was awarded the contract for demolition of the four buildings for a total contract amount of \$127,946. In the fall of 2009, Change Order Number One ("CO No. 1") for \$100,054 was approved to include demolition of two additional buildings located at 725 and 735 13th Street in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area and to include additional work in connection with demolition of the one building located in the City Heights Redevelopment Project Area. The Corporation is seeking Agency approval to increase the Centre City authorized amount by \$60,732, for a total Centre City authorized expenditure amount from \$144,000 to \$204,732 for the demolition of all five buildings located in the Centre City Redevelopment

Project Area. Although the Centre City authorized amount increases by \$60,732, for a total Centre City authorized expenditure amount of \$204,732, the total overall budget for the original project authorized amount remains at \$228,000.

**FISCAL CONSIDERATIONS:**

Agency funds in the amount of \$60,732 are available in the Fiscal Year 2010 Park and Open-Space Line Item.

**EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):**

This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 1873, 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:**

On September 16, 2008, the Agency and the City Council of the City of San Diego approved all necessary actions for the demolition of three vacant Agency-owned unreinforced masonry buildings in the East Village. Two of the buildings were located at 753 and 771 13th Street and were purchased for the proposed East Village Green West Park site and a third building was located at 1335 Market Street. The fourth building was an Agency-owned building at 4332 University Avenue in City Heights. The established budget of the demolition of the three East Village buildings was \$144,000 payable from Centre City funds and \$84,000 payable from City Heights funds, for a total original project budget of \$228,000.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

In late summer of 2009, Corporation staff began receiving calls from businesses and the East Village Association (EVA) indicating that a number of illegal activities were occurring around the perimeter of two vacant buildings located at 725 and 735 13th Street between F and G Streets, the site of the proposed East Village Green West Park and adjacent to the two buildings recently demolished in June 2009. The Corporation responded by having an as-needed mobile security patrol firm patrol the perimeter of the two buildings. Although the mobile security patrol did alleviate some of the activities, there was still a presence of illegal activities. The business across the street and the EVA requested that the buildings be demolished as soon as possible.

**KEY STAKEHOLDERS AND PROJECTED IMPACTS:** See staff report.

Alessi, Frank

Originating Department

Weinrick, Janice

Deputy Chief/Chief Operating Officer