

REQUEST FOR REDEVELOPMENT AGENCY ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) 3000004000
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TO: AGENCY	FROM (ORIGINATING DEPARTMENT): Centre City Development Corp	DATE: 02/11/2011
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SUBJECT: Fire Station No. 2/Bayside (southeast corner of Pacific Highway and Cedar Street) – Request to Bid – Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

PRIMARY CONTACT (NAME, PHONE): Gary J. Bosse, 619.533.7163, MS 51D	SECONDARY CONTACT (NAME, PHONE):
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COMPLETE FOR ACCOUNTING PURPOSES

FUND	400638	400646	400638	400658	400349
DEPT / FUNCTIONAL AREA	OTHR-00000010-NS	OTHR-00000010-NS	OTHR-00000010-NS	OTHR-00000010-NS	OTHR-00000010-NS
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT	512025	512025	512025	512025	512025
JOB / WBS OR INTERNAL ORDER	920530102106	955500110101	920512101101	920512101101	920512101101
C.I.P./CAPITAL PROJECT No.					
AMOUNT	\$0.00	\$3,015,000.00	\$12,051,251.00	\$3,292,600.00	\$71,824.00

FUND	400369				
DEPT / FUNCTIONAL AREA	OTHR-00000010-NS				
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT	512025				
JOB / WBS OR INTERNAL ORDER	920512101101				
C.I.P./CAPITAL PROJECT No.					
AMOUNT	\$30,625.00	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	2/14/2011
Environmental Analysis	CFO		
Equal Opportunity Contracting	DEPUTY CHIEF		
Financial Management	COO	Goldstone, Jay	2/18/2011
Comptroller	CITY ATTORNEY	Slegers, Nathan	2/22/2011
	COUNCIL PRESIDENTS OFFICE	Jurado Sainz, Diana	2/22/2011

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

That the Redevelopment Agency ("Agency"):

- Authorizes the expenditure of an amount not to exceed \$17,180,000 to pay for the cost of construction, including certain indirect costs, of the Fire Station No. 2 (Bayside) (“Project”) located within the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Project Area”);
- Authorizes the City of San Diego Chief Financial Officer or designee, to appropriate and expend an amount not to exceed \$17,180,000 for the Project;
- Authorizes the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for construction of the Project;
- Authorizes the Agency Executive Director, or designee, to award the construction contract to the lowest responsible bidder for construction of the Project;
- Authorizes the Corporation, on behalf of the Agency, to administer the construction contract; and
- Authorizes the Corporation, on behalf of the Agency, to select (through a qualifications- based selection process), and negotiate an agreement with a consultant Construction Manager for an amount not to exceed \$650,000.

STAFF RECOMMENDATIONS:

That the Redevelopment Agency take all actions as necessary for approval to advertise, bid, award and construct Fire Station No. 2/Bayside.

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

COUNCIL DISTRICT(S):

2

COMMUNITY AREA(S):

N/A

ENVIRONMENTAL IMPACT:

The Project’s design was approved by the Agency, and its Development Permit approved by the Council, at a joint public hearing held in July 2010. The Agency adopted Resolution R-04555 stating for the record that the Project is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the Agency on March 14, 2006 (Resolution R-04001) in compliance with the California Environmental Quality Act (CEQA). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168. In accordance with Agency’s procedures, an Environmental Secondary Study (ESS) was prepared which made certain findings with respect to the impacts on the environment compared to the analysis performed in the FEIR.

Acting as the “lead agency” for purposes of CEQA review and as part of its adoption of a resolution approving the Project’s design on July 27, 2010, the Agency made certain findings, consistent with State CEQA Guidelines Section 15168 and the Agency’s CEQA procedures, to the effect that (i) the environmental impacts of the proposed Project were adequately addressed in the FEIR, (ii) the proposed Project is within the scope of the development program described in the FEIR, and (iii) no further environmental documentation is required under CEQA. Acting as the “responsible agency” for purposes of CEQA review in accordance with State CEQA Guidelines

	Section 15096, and as part of its adoption of a resolution approving the Development Permit on July 27, 2010, the Council stated for the record that it had reviewed and considered the FEIR, Addenda and ESS. Therefore, no further CEQA review is required for the proposed actions.
CITY CLERK INSTRUCTIONS:	

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

DATE: 02/11/2011

ORIGINATING DEPARTMENT: Centre City Development Corp

SUBJECT: Fire Station No. 2/Bayside (southeast corner of Pacific Highway and Cedar Street) – Request to Bid – Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: Gary J. Bosse/619.533.7163, MS 51D

DESCRIPTIVE SUMMARY OF ITEM:

In early 2006, the Redevelopment Agency of the City of San Diego, through the Centre City Development Corporation, purchased the 10,000 square-foot site at the southeast corner of Pacific Highway and Cedar Street in the Little Italy Redevelopment District. The Centre City Facilities Financing Plan, adopted in April 2005 and Downtown Community Plan, adopted in March 2001, both anticipated the need for new fire-rescue facilities in the downtown area to accommodate a growing population and an increasing demand for emergency services.

Therefore, the Project proposes to construct a three-story, 15,980 square-foot fire station over a single level of below-grade parking, with a lobby/reception, apparatus bays, living rooms, kitchen, office spaces, exercise room and sleeping dormitories, as well as other improvements including demolition of the currently existing 2,000 square foot building on the site. The Agency-owned site will be conveyed along with the Project to the City of San Diego upon completion.

STAFF RECOMMENDATION:

That the Redevelopment Agency take all actions as necessary for approval to advertise, bid, award and construct Fire Station No. 2/Bayside.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

Following the December 2009 Agency/Council approvals of the design consultant agreement and the use of tax increment funding for the Project (RA-2009-132, R-2009-1220), the architectural and engineering design of the Project commenced. The design process has now entered the construction documents phase, with plans/specifications and permitting projected to be complete in September 2011. The proposed Project will consist of the following:

- Demolition of a one-story, 2,000 square-foot (“s.f.”) restaurant building (including asbestos containing materials and lead-based paint) and miscellaneous site improvements;
- Excavation, segregation, loading, transport and disposal of clean and petroleum contaminated soil offsite;
- Dewatering during excavation and construction;
- Construction of a three-story, 15,980 s.f. fire station, over a single level of below-grade parking (8,970 s.f.), including lobby/reception, apparatus bays, living rooms, kitchen, office spaces, exercise room, and sleeping dormitories;
- Construction of offsite streetscape improvements; and
- Incorporation of sustainability features, including a green roof and photovoltaic system, resulting in Leadership in Energy & Environmental Design (LEED) Silver certification.

FISCAL CONSIDERATIONS:

Funds in the amount of \$17,180,000 are available in the Fiscal Year (FY) 2011 Agency budget, under the Centre City Fire Stations line item (\$12,530,000), and the Horton Plaza Public Improvements line item (\$4,650,000) to fund the construction of the Project, which includes certain construction phase indirect costs such as permitting fees, utility connection charges, and construction administration contracts with professional consultants (architectural & engineering, geotechnical, environmental, special inspection, archeological/paleontological, and construction management). The City may expend up to \$1,281,300 in Development Impact Fees to fund the purchase of one engine and furnishings, fixtures, and equipment to outfit the station.

Although the opening of the new fire station will be a few years into the future, Corporation staff has worked with the City's Fire-Rescue Department ("Fire-Rescue") to anticipate staffing, operation and maintenance costs. The Project would be designed to accommodate two four-person crews, a two-person paramedic ambulance, one battalion chief and one ride-along. Upon completion of the Project in FY 2013, it is proposed that the Project be opened with an existing single-engine company, Engine 201, which would be relocated from Fire Station No. 1 to take advantage of the anticipated response time gains from the Project's location west of the railroad tracks. Another existing single-engine company, Engine 1, would continue to provide service out of Fire Station No. 1. When the City's budget is able to support additional fire staff, it is proposed that the staffing be phased in over time, beginning with the addition of an engine company, followed by a truck company.

EQUAL OPPORTUNITY CONTRACTING INFORMATION:

Mandatory subcontracting goals (SCOPE/SLBE) for the Project will be calculated by the City's Engineering and Capital Improvement Projects Department and approved by the Administration Department Director prior to advertisement.

The Project is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Sections 22.2702 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On February 16, 2011, the Centre City Advisory Committee will consider the proposed Project, as well as the Corporation Board on February 23, 2011. Corporation staff will provide an oral update on the results of both meetings to the Agency and City Council at the meeting of February 28, 2011.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Community outreach has been robust throughout the design process. Representatives from the Little Italy neighborhood were included on the Interview/Selection Panel to select the architectural and engineering design team. During the Project's Schematic Design phase, the lead architect and the public artist team led two community-wide design and public artwork meetings. Also as part of the Schematic Design phase, the lead architect presented the Project's Schematic Drawings for design approval as part of a Centre City Development Permit/Coastal Development Permit/Planned Development Permit ("Development Permit") review process. The Development

Permit process entailed a series of public meetings (including the Corporation Board and Committee, the Centre City Advisory Committee, the Pacific Highway - County Administration Center Design Zone Committee, the City's Planning Commission, the Agency and the Council). During the Design Development phase, community groups such as the Little Italy Association and Little Italy Residents Association were updated on the Project's progress. Now, as the construction phase approaches, Corporation staff will share the construction opportunity with numerous industry associations by making presentations at chapter meetings and events. Corporation staff will continue to meet with the property owners, businesses and community groups surrounding the Project site to update them on the Project and address any concerns or issues that may be expressed.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: N/A

Alessi, Frank

Originating Department

Goldstone, Jay

Deputy Chief/Chief Operating Officer