

REQUEST FOR REDEVELOPMENT AGENCY ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) CC3000003917
---	--

TO: AGENCY/COUNCIL	FROM (ORIGINATING DEPARTMENT): Centre City Development Corp	DATE: 12/09/2010
-----------------------	--	---------------------

SUBJECT: East Village Green Building Demolition, Environmental, and Interim Public Improvements (Block bounded by 13th, 14th, F and G streets) – Request to Bid – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redev. Project

PRIMARY CONTACT (NAME, PHONE): John Anderson, 619-533-7140	SECONDARY CONTACT (NAME, PHONE):
---	----------------------------------

COMPLETE FOR ACCOUNTING PURPOSES

FUND	400349				
DEPT / FUNCTIONAL AREA	OTHR-00000010-NS				
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT	512025				
JOB / WBS OR INTERNAL ORDER	920511105101				
C.I.P./CAPITAL PROJECT No.					
AMOUNT	\$1,480,906.00	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	12/13/2010
Environmental Analysis	CFO		
Equal Opportunity Contracting	DEPUTY CHIEF		
Comptroller	COO	Goldstone, Jay	1/31/2011
	CITY ATTORNEY	Jagoliner, Charles	2/14/2011
	COUNCIL PRESIDENTS OFFICE	Jurado Sainz, Diana	2/22/2011

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

That the Redevelopment Agency of the City of San Diego ("Agency"):

- Authorizes the expenditure of an amount not to exceed \$1,480,906 to pay for the cost of construction of the East Village Green Building Demolition, Environmental, and Interim Public Improvements (“Improvements”) located within the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (“Project Area”);
- Authorizes the Chief Financial Officer or designee, to appropriate and expend an amount not to exceed \$1,480,906 for the Improvements;
- Authorizes the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for construction of the Improvements;
- Authorizes the Agency Executive Director or designee, to award the construction contract to the lowest responsible bidder, provided responsive bids from a responsible contractor are within the established budget of \$1,480,906, and all other requirements are met;
- Authorizes the Agency Executive Director or designee to execute the construction contract with the lowest responsible bidder for construction of the Improvements;
- Authorizes the Corporation, on behalf of the Agency, to administer the construction contract; and
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction of the Improvements are available to the community, and that the payment of Agency funds for construction of the Improvements is consistent with the Fourth Five-Year Implementation Plan, adopted June 19, 2009 (“Implementation Plan”), for the Project Area pursuant to section 33490 of the California Health and Safety Code.

And, that the City Council ("Council"):

- Authorizes the City of San Diego (“City”) to accept the sidewalk improvements, upon completion of construction of the Improvements;
- Consents to the Agency’s payment for the cost of the Improvements; and
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction and installation of the Improvements are available to the community, and that the payment of Agency funds for construction and installation of the Improvements is consistent with the Implementation Plan for the Project Area, pursuant to section 33490 of the California Health and Safety Code.

STAFF RECOMMENDATIONS:

That the Redevelopment Agency of the City of San Diego ("Agency"):

- Authorizes the expenditure of an amount not to exceed \$1,480,906 to pay for the cost of construction of

the East Village Green Building Demolition, Environmental, and Interim Public Improvements (“Improvements”) located within the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (“Project Area”);

- Authorizes the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for construction of the Improvements;
- Authorizes the Agency Executive Director or designee, to award the construction contract to the lowest responsible bidder, provided responsive bids from a responsible contractor are within the established budget of \$1,480,906, and all other requirements are met;
- Authorizes the Agency Executive Director or designee to execute the construction contract with the lowest responsible bidder for construction of the Improvements;
- Authorizes the Corporation, on behalf of the Agency, to administer the construction contract; and
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction of the Improvements are available to the community, and that the payment of Agency funds for construction of the Improvements is consistent with the Fourth Five-Year Implementation Plan, adopted June 19, 2009 (“Implementation Plan”), for the Project Area pursuant to section 33490 of the California Health and Safety Code.

And, that the City Council of the City of San Diego ("Council"):

- Authorizes the Agency Executive Director or designee, to administer and manage the construction of the Improvements located within the Project Area;
- Authorizes the City of San Diego (“City”) to accept the Improvements, upon completion of construction of the Improvements;
- Consents to the Agency’s payment for the cost of the Improvements; and
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction and installation of the Improvements are available to the community, and that the payment of Agency funds for construction and installation of the Improvements is consistent with the Implementation Plan for the Project Area, pursuant to section 33490 of the California Health and Safety Code.

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

COUNCIL DISTRICT(S):	2
COMMUNITY AREA(S):	
ENVIRONMENTAL IMPACT:	Section 156.0404(f) requires all development in the Centre City Planned District to comply with and incorporate the historical resources mitigation measures listed in the mitigation, monitoring, and reporting program of the

2006 FEIR. Compliance with these measures will ensure that the project will have no significant impacts on archaeological or paleontological resources. Therefore, this project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Sections 15301 (entitled "Existing Facilities") and 15304 (entitled "Minor Alterations to Land"). 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 example projects including, but not limited to, improvements to existing highways, streets, sidewalks gutters, bicycle and pedestrian trails and similar facilities and the demolition and removal of small structures. Section 15304 applies to a class of projects ("Class 4") that consists of minor public or private alterations in the condition of land, and includes minor grading and filling activities, trenching and backfilling, and minor temporary uses of land. The application of the Class 1 and Class 4 categorical exemptions are, therefore, appropriate in this case as the proposed Project involves the demolition of small structures, removal and replacement of sidewalks, grading and filling activities on the site, and creation of a temporary asphalt parking lot. 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:

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

DATE: 12/09/2010

ORIGINATING DEPARTMENT: Centre City Development Corp

SUBJECT: East Village Green Building Demolition, Environmental, and Interim Public Improvements (Block bounded by 13th, 14th, F and G streets)–Request to Bid–East Village Redevelopment District of the Expansion Sub Area of the Centre City Redev. Project

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: John Anderson/619-533-7140

DESCRIPTIVE SUMMARY OF ITEM:

The proposed Improvements are located on Agency-owned property, on the block bounded by 13th, 14th, F and G streets. The site is the future East Village Green Park (EVG). The park is in the preliminary design stage for public input and it will be a number of years before the park is constructed. The Improvements will advance the EVG by demolishing three buildings on the park site, conducting the environmental cleanup required for the future park and by constructing a lighted interim public-parking-lot.

STAFF RECOMMENDATION:

That the Redevelopment Agency of the City of San Diego ("Agency"):

- Authorizes the expenditure of an amount not to exceed \$1,480,906 to pay for the cost of construction of the East Village Green Building Demolition, Environmental, and Interim Public Improvements ("Improvements") located within the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area ("Project Area");
- Authorizes the Centre City Development Corporation ("Corporation"), on behalf of the Agency, to advertise and receive bids for construction of the Improvements;
- Authorizes the Agency Executive Director or designee, to award the construction contract to the lowest responsible bidder, provided responsive bids from a responsible contractor are within the established budget of \$1,480,906, and all other requirements are met;
- Authorizes the Agency Executive Director or designee to execute the construction contract with the lowest responsible bidder for construction of the Improvements;
- Authorizes the Corporation, on behalf of the Agency, to administer the construction contract; and
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction of the Improvements are available to the community, and that the payment of Agency funds for construction of the Improvements is consistent with the Fourth Five-Year Implementation Plan,

adopted June 19, 2009 ("Implementation Plan"), for the Project Area pursuant to section 33490 of the California Health and Safety Code.

And, that the City Council of the City of San Diego ("Council"):

- Authorizes the Agency Executive Director or designee, to administer and manage the construction of the Improvements located within the Project Area;
- Authorizes the City of San Diego ("City") to accept the Improvements, upon completion of construction of the Improvements;
- Consents to the Agency's payment for the cost of the Improvements; and
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction and installation of the Improvements are available to the community, and that the payment of Agency funds for construction and installation of the Improvements is consistent with the Implementation Plan for the Project Area, pursuant to section 33490 of the California Health and Safety Code.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

The proposed Improvements will consist of demolition of three buildings, abatement of hazardous building materials, and removal of the concrete footings and slabs of three demolished buildings, environmental cleanup work to remove all contaminated soil from the block. (The average estimated removal depth is the upper 1.5' to 2' of soil). Remove an underground tank and a potential second underground tank, grade the site as level as possible and install an interim asphalt parking lot with lights, install a storm water collection system such as with gravel to collect and soak rain water into the site soil to reduce site runoff to the public storm water system per City and state codes, install six-foot perimeter fencing on the south half of the parking lot, and remove and replace all damaged sidewalks in the public right-of-way adjacent to the site as an interim public safety measure until the future park permanently reconstructs all of the sidewalks.

FISCAL CONSIDERATIONS:

Agency funds in the amount of \$1,480,906 are available in the Fiscal Year 2011 Parks and Open Space, East Village Green West Block Budget. Funds in the amount of \$462,015 that were withheld from the acquisition of the properties included in the proposed demolition/ environmental cleanup are available to partially offset the costs to the Agency.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):

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

This 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).

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:None.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:None.

Alessi, Frank
Originating Department

Goldstone, Jay
Deputy Chief/Chief Operating Officer