



**Centre City  
Development  
Corporation**

REPORT NO. CCDC-07-40  
CCDC-07-22

DATE ISSUED: November 28, 2007

ATTENTION: Honorable Chair and Members of the Redevelopment Agency and  
Council President and City Council  
Docket of December 4, 2007

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Cortez Hill Streetscape Rehabilitation Project (bounded by 7<sup>th</sup> to  
10<sup>th</sup> avenues, and between Beech to Date streets) – Request to Bid  
– Cortez Redevelopment District of the Expansion Sub Area of the  
Centre City Redevelopment Project

COUNCIL DISTRICT: 2

REFERENCE: None

STAFF CONTACT: Susan Diekman, Assistant Project Manager – Contracts and  
Property Management 619-533-7142

REQUESTED ACTION: That the Redevelopment Agency (“Agency”) and the City Council (“Council”) take actions as necessary for the construction of the Cortez Hill Streetscape Rehabilitation Project (“Project”) in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Cortez District”).

STAFF RECOMMENDATION:

That the Agency:

- Authorize Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the construction of the streetscape rehabilitation project;
- Authorize the Executive Director of the Agency, or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met;
- Authorize the Corporation, on behalf of the Agency, to administer said contract;
- Make certain findings that the proposed improvements benefit the Centre City Project Area (“Project Area”) or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds of such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed

Honorable Chair and Members of the Redevelopment Agency  
Council President and City Council  
December 4, 2007  
Page -2-

improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490; (Attachment B).

And, that the Council:

- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds of such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490 (Attachment B).

SUMMARY:

Cortez Hill is a unique residential neighborhood that has evolved into an exciting mix of small businesses, Victorian homes and apartment-style dwellings. To complete the ambiance and convenience of a walkable residential neighborhood that Cortez Hill offers downtown, the need for a functional and aesthetically pleasing streetscape is required. Replacing deteriorating sidewalks, many from the 1920's, and removing and planting trees are a natural step to revitalize the neighborhood. Sixteen blocks were surveyed as denoted in Attachment A. After assessing the 16 blocks, six blocks at the northeast corner of Cortez Hill were selected due to the severity of the deteriorating sidewalks. The focus is on the blocks that were unlikely to be redeveloped because of the existence of historic apartment buildings.

FISCAL CONSIDERATIONS:

Funds are available in the FY 2008 Budget under "Cortez Sidewalk Gap Improvement" in the amount of \$785,000. The contract award amount will not exceed \$785,000.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On September 19, 2007, the Corporation Board voted unanimously for the Project.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On September 13, 2007, the Centre City Advisory Committee (CCAC) voted unanimously for the Project.

KEY STAKEHOLDERS AND PROJECT IMPACTS: The Corporation sponsored a community outreach meeting that was held in the Cortez neighborhood in August 2006. The Corporation presented the Project and discussed the methodologies that were utilized and announced which blocks would be included in the Project. There were over 75 Cortez residents and business owners present and positive feedback for the proposed Project was received.

BACKGROUND: This proposed Project advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- improving existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way; and continued participation in the enhancement of the public transit system; and
- enhancing public right-of-way, providing new paving, landscape, sidewalk, public art and street furniture.

DESCRIPTION OF IMPROVEMENTS: Over 25,000 square feet of sidewalk, pedestrian ramps, curbs and driveways will be replaced within the six block area. Seven trees will be removed and replaced due to diseased and server root damage (one coral tree, one fan palm and five queen palms); 24 new trees will be planted (six queen palms and 18 jacarandas); 12 new pedestrian ramps will be installed; 14 historic sidewalk cement date stamps will be preserved and 14 litter receptacles will be installed.

The Corporation is following the City of San Diego's ("City") street tree removal and permit process. The Contractor, who constructs the improvements, will be tasked with completing that process which includes the public having 30 days to protest the removal of a tree. Once the permit is submitted to the City, the trees must be removed within 90 days. The Corporation hired a certified arborist who consulted with the City's Urban Forest program manager who is in charge of the street tree permit process. The arborist recommended the removal of the seven trees and the Corporation is planting 24 new trees, with a net gain of 17 new trees for the neighborhood.

MAINTENANCE AGREEMENT FOR IMPROVEMENTS: The Project will require the Contractor to maintain the new trees for one year. All of the property owners signed a City form stating that they will follow the watering instructions and maintain the trees for two years after the Contractor has completed the one year maintenance period. After three years, trees will have an established root system and should not need supplemental watering.

COST ESTIMATE OF IMPROVEMENTS: The estimate for the Project is \$785,000 which includes a 10% contingency. Estimates for major line items in the bid sheets are as follows:

- \$478,186 for removal and replacement of damaged and worn surface improvements;
- \$63,660 for removal and replacement of dead, diseased and missing trees and landscaping; and
- \$30,000 for the City to inspect, conduct field tests and process the contract.

SCHEDULE:

The following is a summary of the projected schedule for bidding and execution of the project:

- Advertise Project December 3, 2007
- Approval of Agency to Award Bid December 4, 2007
- Close Bids January 8, 2008
- Begin Construction February 2008
- End of Construction March 2008

FINDINGS: State Law requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment B recites the proposed findings with respect to the benefits of the proposed improvements to the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, the unavailability of other means to finance the proposed improvements, how the proposed improvements will assist in the elimination of blight conditions inside the Project Area, and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

EQUAL OPPORTUNITY: This project will utilize the City's Subcontracting Outreach Program ("SCOPE"). The purpose of SCOPE is to maximize opportunities for all qualified and available firms and to provide equal opportunity for all subcontractors. The program creates mandatory subcontracting outreach and utilization requirements for contractors. The mandatory subcontracting outreach percentage for this project will be determined by the City of San Diego's Engineering Department.

Bid solicitation identifying subcontracting and vendor opportunities will be advertised in the *San Diego Transcript*, *Asian Journal*, *Enlace*, and *San Diego Voice and Viewpoint*. For additional outreach, the Corporation will use its extensive database of certified contractors, eBidboard, the Daily Transcript Online Plan Room, Blue Hornet, [www.ccdc.com](http://www.ccdc.com), the Green Sheet Contractor News and Views, community/trade and ethnic organizations and the Public Agency Consortium.

Environmental Impact: This activity is categorically exempt from review under the California Environmental Quality Act (CEQA), class 1, pursuant to the CEQA Guidelines §15302.

Honorable Chair and Members of the Redevelopment Agency  
Council President and City Council  
December 4, 2007  
Page -5-

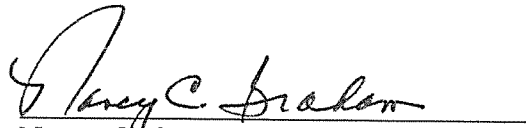
CONCLUSION: The proposed improvements will implement a number of goals from the Implementation Plans and the Project will make a well established neighborhood walkable, functional and aesthetically pleasing.

Respectfully submitted,

Concurred by:



Susan Diekman  
Assistant Project Manager



Nancy C. Graham  
President

Attachments: A - Location map  
B - Findings