

**Centre City
Development
Corporation**

DATE ISSUED: May 6, 2008 REPORT NO.: CCDC-08-10

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of May 13, 2008

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: San Diego Civic Center Complex (202 C Street) – First
Amendment to Agreement with Gensler Architects for a Public
Facilities Needs Assessment -- Core Redevelopment District of the
Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT: Two (2)

REFERENCE: None

STAFF CONTACT: Jeff W. Graham, Assistant Vice President – Redevelopment
(619) 533-7181

REQUESTED ACTION:

Redevelopment Agency of the City of San Diego approval of a First Amendment to the Agreement between the Centre City Development Corporation and Gensler Architects in the amount of \$128,729, maximum compensation not to exceed \$350,430, for a Public Facilities Needs Assessment for the San Diego Civic Center Complex project.

STAFF RECOMMENDATION:

That the Redevelopment Agency of the City of San Diego (“Agency”) approve a First Amendment to the Agreement (“Amendment”) between the Centre City Development Corporation (“CCDC”) and Gensler Architects (“Gensler”) for a Public Facilities Needs Assessment (“Needs Assessment”) to evaluate staff and space needs for the San Diego Civic Center Complex project (“Project”), located at 202 C Street in the Core Redevelopment District, in the amount of \$128,729, maximum compensation not to exceed \$350,430.

SUMMARY:

The City of San Diego (“City”) has directed the Agency to evaluate the feasibility of redeveloping the Project site in effort to reduce the City’s operating costs and increase efficiency. The purpose of the Needs Assessment is to evaluate the City’s future staff and space needs to support the evaluation of the feasibility. The existing agreement (“Agreement”) was approved by CCDC on February 27, 2008, in the amount of \$221,701. An expansion of Gensler’s scope of services to complete the Needs Assessment requires an Amendment in the amount of \$128,729, for a revised total Agreement amount of \$350,430.

FISCAL CONSIDERATIONS:

Funds from developer proceeds in the amount of \$128,729, for a total Agreement amount not to exceed \$350,430, are available in the FY 2008 Centre City Redevelopment Project Budget in the Core Redevelopment District.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On March 26, 2008, the CCDC Board of Directors voted 6 to 0 in favor of the proposed Amendment.

BACKGROUND

In consideration of significant downtown leases expiring within the next several years between the City and private office property owners, the City is assessing the possible redevelopment of the Project to include a new City Administration facility through a public-private partnership as a potential cost-savings and facilities-consolidation measure. The City has directed CCDC to assume the lead role in the developer evaluation and selection process and to conduct any studies necessary to facilitate and support the feasibility assessment.

In accordance with Agency policy, CCDC issued a Request for Qualifications (“RFQ”) for a Needs Assessment consultant on behalf of the Agency. Six firms responded to the RFQ and two were interviewed including Interior Architects and Gensler. The selection committee was comprised of April Heinze, Director of Public Works, County of San Diego; Michael Wilkes, Principal, Delawie Wilkes Rodriguez Barker Architects; Scott Johnson, Senior Project Manager of Public Works, CCDC; Diane Bartko, Asset Manager, City; Jim Barwick, Director of Real Estate Assets, City; Philip Bona, Assistant Vice President of Architecture and Planning, CCDC; and Jeff Graham, Assistant Vice President of Redevelopment, CCDC. Based on their written response, oral interview, and demonstrated knowledge of public facilities needs assessments, Gensler was selected. Gensler proposed to use the firms of Walker Parking Consultants and Asset Strategies as subconsultants in the performance of the Needs Assessment services.

Services to be rendered under the Agreement include conducting surveys and interviews with approximately 40 City departments located within the downtown San Diego district, compiling benchmarks and best practices in modern public administration and private-enterprise workspaces and facilities, conducting visionary sessions and focus group studies with senior City staff regarding workspace, operations, efficiency and facilities issues, preparing staff and space-needs forecasts, and conducting department critical-adjacency studies to support the possible redevelopment of the Project.

The services to be completed under the Amendment include developing a range of staff workspace options, department-level stacking diagrams, the drafting and delivery of a final report including workspace and parking needs projections, a summary of critical policy issues, records management options to reduce space requirements, design specifications for a new City administration facility, workspace recommendations, space planning to support the “status quo” scenario, attendance at review and consensus-building meetings, and a presentation of the study’s findings to City and Corporation staff. Without the information provided by the services

The following provides a summary of the financial status of the Agreement:

Original Agreement	February 2008	\$221,701
Proposed Amendment	March 2008	<u>\$128,729</u>
Total Agreement Amount		\$350,430

EQUAL OPPORTUNITY

Gensler submitted a Work Force Report dated January 17, 2008, which indicates a total of 26 employees, of which 11 are females and 4 are members of an under-represented ethnic group. The City has requested an Equal Opportunity Plan.

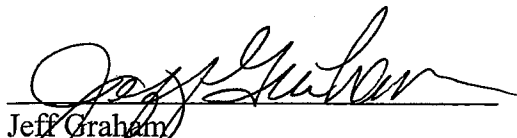
GENSLER ARCHITECTS		
SUBCONSULTING FIRMS	PRINCIPALS	FIRM CERTIFICATION
Walker Parking Consultants	Rashid Ahmed	OBE
Asset Strategies	Judith N. Frank	WBE

Environmental Impact – This activity is not a "project" for CEQA purposes because it does not meet the criteria set forth in CEQA Guidelines section 15378. Therefore, pursuant to CEQA Guidelines section 15060(c)(3), the activity is not subject to CEQA.

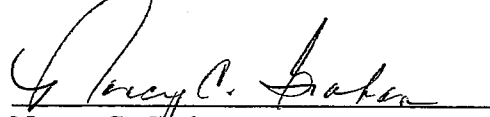
CONCLUSION

Based on the need for the completion of the Needs Assessment to support the feasibility study of redeveloping the San Diego Civic Center Complex, it is recommended that the Redevelopment Agency of the City of San Diego approve the proposed First Amendment to the Agreement between the Centre City Development Corporation and Gensler Architects, in the amount of \$128,729, maximum compensation not to exceed \$350,430.

Respectfully submitted,


Jeff Graham
Assistant Vice President, Redevelopment

Concurred by:


Nancy C. Graham
President

Attachment:

- A – Original Agreement
- B – First Amended Agreement