

DATE ISSUED: May 21, 2008

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of May 27, 2008

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Request to Bid for Installation of Cortez Streetlights – Phase I
(bounded by 5th to 10th avenues, and between A to Date streets) –
Cortez Redevelopment District of the Expansion Sub Area of the
Centre City Redevelopment Project

COUNCIL DISTRICT(S): 2

REFERENCE: None

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

REQUESTED ACTION: That the Redevelopment Agency of the City of San Diego (“Agency”) and the City Council of the City of San Diego (“Council”) authorize the request to bid for the installation of the Cortez Streetlights – Phase I (“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 the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the construction of the Project;
- Authorize the Executive Director of the Agency, or 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; and

- 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 for 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 Plans 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 for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the Implementation Plans adopted for the Project Area pursuant to Health and Safety Code 33490.

SUMMARY: The Project calls for the installation of 155 streetlights in the Cortez District. Out of the 155 streetlights, 125 are new streetlights and 30 streetlights will be replaced because they are older lights in poor condition and have existing high-voltage wiring that will be converted to safer low-voltage circuits. Additionally, 21 streetlights will be retrofitted with new lamps and connected to new circuits. Out of the 155 streetlights, 99 are type C Standard Fixtures and 39 are type A Gateway Fixtures, that will be installed mid-block, and 17 are type 15 Fixtures that will be installed at street corners. The installation of 138 mid-block streetlights has been identified as an improvement that can enhance an areas’ aesthetics, security and safety. The installation of streetlights will correct adverse health and safety conditions.

FISCAL CONSIDERATIONS: Funds are available in the Fiscal Year 2008 Budget under “Cortez Streetlights Phase I & II” in the amount of \$1,603,300. The contract award amount will not exceed \$1,603,300.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:
On April 30, 2008, the Corporation voted in favor of the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:
Cortez neighborhood has an informal residents group that has an extensive e-mail distribution list. Utilizing that e-mail distribution list, over 200 residents have been informed of the Project and staff has received positive feedback from the residents.

KEY STAKEHOLDERS AND PROJECT IMPACTS:

The key stakeholders for the project are residents and businesses located in the Project Area along with visitors to downtown.

BACKGROUND

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

- eliminating environmental deficiencies including deteriorated public improvements;
- improving existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way;
- encouraging the rehabilitation and upgrading of properties; and
- strengthening the economic base of the Cortez District.

DESCRIPTION OF IMPROVEMENTS

The installation of mid-block streetlights has been identified as one of the improvements that can make an area attractive and safe to live, work and visit. The installation of mid-block streetlights in other neighborhoods, such as East Village, has demonstrated the benefits of an upgraded streetlighting system. The Corporation is building on the success of the East Village Streetlight Project.

The Project is the first phase of a two-phase effort to update and install streetlights in the Cortez District. The design of the second phase will begin in July 2008 with an estimated construction completion date of May 2010. At the completion of phase II, all 38 blocks of the Cortez District will then have streetlights on every corner and along each block face.

MAINTENANCE AND ENERGY COSTS FOR IMPROVEMENTS

The funding for the maintenance and energy costs of the 138 mid-block streetlights is the responsibility of the Maintenance Assessment District, which is funded by downtown property owners through their property tax bill. The maintenance and energy costs for the 17 corner streetlights are paid for by the City of San Diego's General Fund.

COST ESTIMATE FOR IMPROVEMENTS

The estimate for the Project is \$1,603,300 which includes a 15% contingency. Estimates for major items of work in the bid proposal are as follows:

\$1,246,150 for purchase and installation of streetlights;
\$ 209,123 for a 15% contingency;
\$ 100,000 for mobilization and traffic control; and
\$ 48,000 for demolition
\$1,603,272

SCHEDULE

The following is a summary of the projected schedule for bidding and construction of the Project:

- Approval of Request to Bid by Agency May 27, 2008
- Advertise Project June 2008
- Bid Opening August 2008
- Begin Construction September 2008
- End of Construction September 2009

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 Plans 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/outreach efforts identifying subcontracting and vendor opportunities will be advertised in the *San Diego Transcript*, *Asian Journal*, *El Latino*, 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, the Green Sheet, Contractor News and Views, community/trade and ethnic organizations and the Public Agency Consortium.

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Environmental Impact - That the City Council of the City of San Diego does hereby determine that the Project is categorically exempt from review under the California Environmental Quality Act ("CEQA"), pursuant to state CEQA Guidelines §15301 (Existing Facilities – Class 1), §15302 (Replacement or Reconstruction – Class 2) and/or §15303 (New Construction or Conversion of Small Structures – Class 3).

CONCLUSION

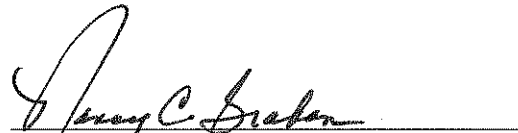
The proposed improvements will dramatically improve the health, safety, and welfare of the residents, businesses and property owners in the Cortez District and implement a number of goals from the Implementation Plans.

Respectfully submitted,

Concurred by:



Susan C. Diekman
Assistant Project Manager



Nancy C. Graham
President

Attachments: A - Location map
B - Findings