



DATE ISSUED: October 1, 2008 REPORT NO.: CCDC-08-29  
CCDC-08-17

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Council President and City Council  
Docket of October 7, 2008

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: 2008 Temporary Winter Shelter Program (Northerly one-half of  
block bounded by 15<sup>th</sup> and 16<sup>th</sup> streets and Island Avenue and J  
Street) – Contract with HTA Engineering and Construction and  
Request to Fund Installation of Temporary Infrastructure  
Improvements – East Village Redevelopment District of the  
Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT: Two

REFERENCE: None

STAFF CONTACT: David Allsbrook, Assistant Vice President  
Contracting and Public Works, (619) 533-7112

**REQUESTED ACTION:**

That the Redevelopment Agency of the City of San Diego (“Agency”) and City Council of the City of San Diego (“City Council”) approve all actions as necessary for installation of the temporary infrastructure improvements that are required to accommodate the 2008 Temporary Winter Shelter Program (“Program”) on the northerly one-half of the block bounded by 15<sup>th</sup> and 16<sup>th</sup> Streets and Island Avenue and J Street in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Attachment A – “Site”).

**STAFF RECOMMENDATION:**

That the Agency:

- Authorize the expenditure of up to \$200,000 for the construction of the temporary infrastructure improvements that are necessary for the Program on the Site;
- Authorize the Executive Director of the Agency, or his designee, to award a sole source contract with HTA Engineering and Construction, Inc. (“Contract”) to install the temporary infrastructure improvements in an amount not to exceed \$200,000 for the Site;

- Authorize the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to administer the Contract;
- Authorize the Corporation, on behalf of the Agency, to enter into an agreement with the property owner of the Site for the right to enter and construct said temporary infrastructure improvements for the Program; and
- Make certain findings that the proposed Project benefits the Centre City Redevelopment Project (“Project Area”) or the immediate neighborhood in which the Project is located; that no other reasonable means of financing is available to the community; that the payment of funds will assist in the elimination of blighting conditions inside the Project Area; and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490 (Attachment C).

And that the City Council:

- Make certain findings that the proposed Project benefits the Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing is available to the community; that the payment of funds will assist in the elimination of blighting conditions inside the Project Area; and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490.

**SUMMARY:**

The Site is currently an unoccupied, fenced, dirt lot planned for future development. Necessary infrastructure improvements would include clearing, grubbing, grading, removal of barbwire on top of an existing six-foot fence, additional fencing and screening, utilities, paving and lighting. Only the area needed for the Program would be improved. The rest of the Site will be cleared of brush for safety, but would remain a dirt lot.

The temporary infrastructure improvements would need to be completed by early November 2008. This deadline precludes the normal public works construction contract design, bid and build process due to time constraints. The Sole Source Memorandum (Attachment D) more fully explains the justification for a sole source contract.

**FISCAL CONSIDERATIONS:**

Agency funds in the amount not to exceed \$200,000 are available in the Fiscal Year 2009 East Village Budget.

**CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:**

The Corporation will not consider this item prior to the Agency consideration on October 7, 2008 due to time constraints.

**BACKGROUND:**

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

- Reducing the on-street population of homeless individuals during the winter months;
- Affording an opportunity to the homeless population to break the cycle of homelessness and obtain services and shelter; and
- Providing a cleaner, safer environment in downtown.

Providing the Program to the homeless population in San Diego is a yearly humanitarian effort put forth by the City of San Diego (“City”). The Site is located within the Centre City Redevelopment Project area.

The Agency would fund installation of the temporary infrastructure improvements and the City would fund and manage the Program. Corporation staff has coordinated all efforts to date with the City’s designated coordinators, Scott Kessler and Liza Fune, and Alpha Project staff, who will be managing the Program this year for the City.

The Site is owned by Oliver/McMillan (“OMM”). OMM has agreed to allow the installation of the temporary infrastructure improvements and the use of the Site for the Program for this season, subject to execution of appropriate agreements to construct the improvements and operate the Program.

The County Department of Environmental Health has approved the use of this site for the Program.

**EQUAL OPPORTUNITY**

As previously discussed, time constraints described in Attachment D preclude the Agency from conducting the normal public works construction contract design and bid process.

**DISCUSSION:**

**Project Description** – The work consists of the installation of temporary infrastructure improvements that are required to accommodate the Program at the Site that includes clearing, grubbing, grading, removal of barb wire, additional fencing and screening, utilities, paving and lighting.

**Project Budget and Financing** – The cost for the Site improvements is estimated to be as follows:

Site Improvements	\$139,000
Contingency	\$61,000
<b>Total</b>	<b>\$200,000</b>

Participation by Agency – The Agency will fund the total cost of the temporary infrastructure improvements in the amount not to exceed \$200,000 for the Site and the Corporation will provide the staffing for administration of the Contract and construction of the improvements.

Participation by the City – The City is responsible for the installation, maintenance, staffing and management of the Program.

Proposed Schedule of Performance – The following is a summary of the Project schedule:

October 7, 2008	Agency – Approval to Construct Improvements
October 8, 2008	Accept proposals
October 9-10,2008	Execute Contract
October 13, 2008	Begin work
First Week of November 2008	Complete work

Project Benefits – The proposed Program advances the visions and goals of the Downtown Community Plan and the objectives of the Centre City Redevelopment Project by:

- Reducing the on-street population of homeless individuals during the winter months;
- Affording an opportunity to the homeless population to break the cycle of homelessness and obtain services and shelter; and
- Providing a cleaner, safer environment in downtown.

Environmental Impact – This activity is categorically exempt from review under the California Environmental Quality Act (“CEQA”), Class 1, pursuant to CEQA Guidelines §15301.

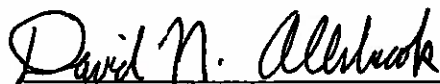
Findings – State Law requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment C recites the proposed findings with respect to the benefits of the proposed Project in the East Village Redevelopment District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

CONCLUSION:

It is recommended that the Agency and City Council approve all actions necessary for the installation of the temporary infrastructure improvements for the Program at the Site as selected by the City Council, and approve the proposed Sole Source Contract to ensure the timely opening of the shelter for the good of the public in need of this facility.

Respectfully submitted,

Concurred by:



David N. Allsbrook  
Assistant Vice President  
Contracting and Public Works



Barbara A. Kaiser  
Vice President  
Real Estate Operations

Attachments:

- A – Site Map
- B – Site Photo
- C – Findings
- D – Sole Source Memorandum