

Southeastern
Economic
Development
Corporation

Memorandum

DATE ISSUED: May 21, 2008 Report No. SEDC 08-009

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

SUBJECT: Issuance of Bids, Contractor Selection, and Expenditure of Funds for the
Streetscape Improvements on the Imperial Avenue Corridor (45th Street to Euclid
Avenue)

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REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

That the Agency adopts a resolution: (1) Making the necessary findings to use tax increment funds for the construction of the streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area pursuant to California Health and Safety Code Section 33445 and; (2) Authorizing the Southeastern Economic Development Corporation (SEDC), on behalf of the Agency, to advertise and receive bids for such improvements; and (3) Authorizing SEDC, on behalf of the Agency, to award and administer the contracts to the lowest responsible bidders, provided that bids are within the established budget, an amount which shall not exceed \$435,000, and other requirements are met; and (4) Authorizing the Agency expenditure of up to \$435,000 for construction of the streetscape concepts along the Imperial Avenue Corridor; (5) Decrease appropriation in Fund No. 98775 by \$435,000 and increase appropriation in Fund No. 98793 by \$435,000; and (6) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to the CEQA Guidelines section 15301(c) and section 15304.

That the City Council adopts a resolution: (1) Making the necessary findings to use tax increment funds for such improvements pursuant to California Health and Safety Code Section 33445; and (2) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to the CEQA Guidelines section 15301(c) and section 15304.

SUMMARY

The Imperial Avenue Corridor Master Plan (Master Plan), was completed in December 2005, to guide the redevelopment of two segments of the Imperial Avenue Corridor located within the Central Imperial Redevelopment Project Area. Included in the Master Plan are recommendations for streetscape enhancements including landscaping improvements and furnishings along Imperial Avenue. SEDC began the engineering research and surveys necessary for design of the improvements and enhancements on the western segment of Imperial Avenue, from 45th Street to Euclid Avenue in March 2007. These improvements, reviewed and approved by the SEDC Board and the Central Imperial Project Area Committee in June, 2007, include three areas along Imperial Avenue.

Proposed Improvements

The following is a brief description of the improvements and projects (Attachment 1):

Imperial Avenue & 49th Street

The Central Imperial Redevelopment Project Area is the location of the new Abraham Lincoln High School. Currently, there is a long residential privacy wall opposite Lincoln High School at 49th Street is an opportunity to improve the attractiveness and pedestrian experience along Imperial Avenue. The design proposes the installation of a series of planted screens to be mounted on the existing wall and planted with two different species of climbing vine, thereby producing an alternating visual sequence, in reflection of the visual color design of Lincoln High School. At each recessed tree area, existing and new Jacaranda trees would create a third effect. An improved bus stop and plantings along the base of the wall as well as at the corner will improve the pedestrian experience considerably.

NW and SW Corners of Imperial Avenue & 45th Street

These improvements will enhance an area heavily traveled by students attend Lincoln High School, Gompers Charter Middle School and Walter Porter Elementary School. The NW area lies immediately adjacent to Las Chollas Creek. The improvements will reflect native plants that were part of the initial restoration of Las Chollas Creek in an effort to accentuate the site's relationship to the natural habitat corridor. Native plants in a formal arrangement will call attention to this significant intersection while allowing for the future development of additional YMCA parking. The area currently without a sidewalk will be improved with a concrete sidewalk. A series of planted strips along a sidewalk and a small space that holds a bench and marker for Las Chollas Creek are planned. A pre-cast concrete "split rail" fence will serve as a guardrail for the steep slopes down to Chollas Creek and adjacent drainage. This unifying element is the same fence that is present along Las Chollas Creek at the Imperial Marketplace Retail Center and the Valencia Business Park. On the south side of the intersection, the existing bus stop will be improved with a concrete pad, a fence adjacent to the existing sidewalk, a new bus shelter and trash/recycling receptacles. Further west, a Las Chollas Creek marker sign will be placed and a decomposed granite path will connect the existing Las Chollas Creek path.

Intersections along Imperial Avenue between 49th Street and Euclid Avenue

Opportunities exist to enhance the public right-of-way areas and intersection areas along Imperial Avenue including the area near the former Valencia Park Library building located on 50th Street, bus stop areas, and the intersections near Lincoln High School, among other possible intersections. A site or sites will be identified that could provide a community amenity and provide an attractive streetscape. A design solution could include benches, trash receptacles, plantings, screenings, shade, and a more comfortable area for pedestrians and transit users.

Cost Estimate of Improvements

Construction costs have been estimated by the landscape architects and the civil engineers for the project. Prior to the issuance of bids, formal cost estimates will be prepared by a cost estimating consultant for the purpose of providing the basis for the construction bid cost evaluation. The project cost estimates will include mobilization, demolition, grading, erosion and traffic control, landscape, hardscape, irrigation, pedestrian ramps, fencing, sidewalks, benches, green screens, permits, inspections and construction administration.

The total estimated costs are as follows:

Imperial Avenue and 49 th Street Improvements	\$65,000
Imperial Avenue 45 th Street Improvements	\$220,000
Imperial Avenue Intersection Improvements	\$90,000
15% Contingency	<u>(rounded) \$60,000</u>
TOTAL	\$435,000

Schedule

The improvements will be constructed in three phases. Phase I – Publication of the solicitation of bids for the improvements at Imperial Avenue and 49th Street can be initiated as soon as approvals for the project are passed by the Agency.

Phase II – The process for design and permitting for the improvements at Imperial Avenue and 45th Street is expected to be completed in the second quarter of 2008 and will dictate the schedule for issuance of bids and installation of the improvements. Currently solicitation of bids is estimated for the third quarter of 2008.

Phase III – The process for design and permitting for sites to be identified along Imperial Avenue from 49th Street to Euclid will commence in the second quarter of 2008. Bid issuance is projected for the fourth quarter of 2008.

Equal Opportunity

Bidders will be required to comply with the Agency Equal Opportunity Contracting Program, to file Work Force Reports and an Equal Employment Opportunity Plan. Bid solicitation identifying subcontracting and vendor opportunities will be mailed to the City of San Diego's List of Pre-Qualified Contractors, as well as

SEDC's list of interested contractors. The notice to bidders will be published in the San Diego Daily Transcript, along with other local community/trade association publications. The notice to bidders will also be posted online at SEDC's website, the City of San Diego's website, the eBidBoard, the San Diego Source, and the San Diego Contracting Opportunities Center.

FISCAL CONSIDERATION

Funding of the improvements implementing the streetscape concepts of the Imperial Avenue Corridor Master Plan from 45th Street to Euclid Avenue has been included in the FY 07/08 Project Budget approved by the SEDC board of Directors on April 25, 2007, and by the City Council/Agency on May 15, 2007. Funding of the improvements has been identified from the FY 2007 Central Imperial Tax Allocation Bonds.

FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Such findings will demonstrate that the proposed improvements benefit the Central Imperial Redevelopment 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 the 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 in June 2004 for the Central Imperial Project Area pursuant to CCRL Health and Safety Code Section 33490. Attachment 2, Findings, contains the proposed findings with respect to the payment of Agency funds for public Improvements.

ENVIRONMENTAL IMPACT

This activity is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15301 Existing Facilities, subsection (c) and Section 15304 Minor Alterations to Land.

COMMUNITY PARTICIPATION & PUBLIC OUTREACH EFFORTS

On October 24, 2007, the SEDC Board of Directors approved the recommendation that the Agency approve the issuance of bids, contractor selection, and expenditure of funds for the implementation of the streetscape concepts along the Imperial Avenue Corridor from 45th Street to Euclid Avenue.

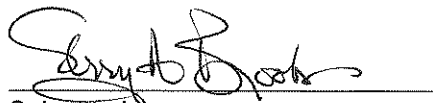
At its meeting of June 27, 2007, the SEDC Board of Directors approved the Streetscape Concepts along the Imperial Avenue Corridor. At its meeting of June 26, 2007, the Central Imperial Project Area Committee voted to recommend to the SEDC Board of Directors approval of the Streetscape Concepts along the Imperial Avenue Corridor (45th Street to Euclid Avenue). At its meeting of April 27, 2005, the SEDC Board of Directors approved the Imperial Avenue Corridor Master Plan.

KEY STAKEHOLDERS

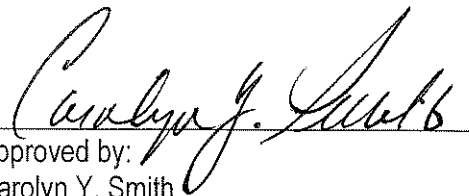
The key stakeholders for the project are the residents, visitors, students, property owners and business owners in the southeastern San Diego community.

CONCLUSION

The proposed improvements along Imperial Avenue will implement the streetscape concepts identified in the Imperial Avenue Corridor Master Plan and are consistent with the goals identified in the Central Imperial Redevelopment Plan and the Implementation Plan. The streetscape improvements will provide a pedestrian-friendly, safe streetscape for community members as they walk, drive, live, work and play in the community.



Submitted by:
Sherry A. Brooks
Project Manager



Approved by:
Carolyn Y. Smith
President

CYS:kk

Attachments: Attachment 1 – Design Concepts
Attachment 2 – Findings