



DATE ISSUED: March 4, 2009 REPORT NO: CCDC-09-01
09-01

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of March 10, 2009

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Date Street Storm Drain Improvements (India to California streets)
– Request to Bid -- Little Italy Redevelopment District of the
Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT: Two

REFERENCE: None

STAFF CONTACT: Abbas Rastandeh, Associate Engineer, Public Works
(619) 533-7113

REQUESTED ACTION: That the Redevelopment Agency of the City of San Diego (“Agency”) and the City Council of the City of San Diego (“City Council”) approve all actions as necessary for the design and construction of the Date Street Storm Drain Improvements from India to California streets in the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Attachment A–Site Map).

STAFF RECOMMENDATION: That the Agency:

- Authorize the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the design and construction of the proposed Date Street Storm Drain Improvements from India to California streets in the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Project”);
- Authorize the Executive Director of the Agency, or his designee, to award the construction contract to the lowest responsible bidder, provided bids are within the established budget of \$370,845, that the construction contract shall not exceed \$370,845, and all other requirements are met;
- Authorize the Agency’s Executive Director or designee to execute the construction contract with the lowest responsible bidder;
- Authorize the Corporation, on behalf of the Agency, to administer said construction contract;

- 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to the community; that the payment of funds will assist in eliminating blighting conditions by improving the existing outdated and substandard storm drain facilities to current City standards, and to insure adequate health & safety facilities for the public inside the Project Area, and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 B – Findings of Benefit);
- Finds and determines that this activity is categorically exempt from the California Environmental Quality Act [CEQA] pursuant to State CEQA Guidelines Section 15301, Existing Facilities, Class 1 (c); that this activity does not fall within any of the classes of projects for which a categorical exemption may not be applied (Pub. Resources Code Section 21084); that this activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 15300.2; and that the application of the categorical exemption set forth under CEQA Guidelines Section 15301, Existing Facilities, Class 1 (c), is appropriate for this activity; and
- Finds and determines that this activity is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15282(k) as set forth in California Public Resources Code Section 21080.21.

And, that the City Council:

- Authorize the Agency, by and through the Corporation, to administer and manage the design and construction of the Project;
- Authorize the City of San Diego (“City”) to accept the improvements upon completion of the Project;
- 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 eliminating blighting conditions by improving the existing outdated and substandard storm drain facilities to current City standards, and to insure adequate health & safety facilities for the public 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;
- Finds and determines that this activity is categorically exempt from the California Environmental Quality Act [CEQA] pursuant to State CEQA Guidelines Section 15301, Existing Facilities, Class 1 (c); that this activity does not fall within any of the classes of projects for which a categorical exemption may not be applied (Pub.

Resources Code Section 21084); that this activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 15300.2; and that the application of the categorical exemption set forth under CEQA Guidelines Section 15301, Existing Facilities, Class 1 (c), is appropriate for this activity; and

- Finds and determines that this activity is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15282(k) as set forth in California Public Resources Code Section 21080.21.

SUMMARY: The new improvements will consist of:

- Modification of an existing storm drain underground box and removal of inadequate storm drain pipes;
- New concrete storm drain pipe, sized from 18” to 30” in diameter, the majority of the new pipe 24” in diameter, the new pipe length totaling approximately 466 feet;
- Construction of two new storm drain underground boxes;
- Modifying to prevent utility conflict with the new storm drain pipe;
Trench repair and asphalt street overlay the length of the storm drain work on Date Street (India Street to the west end of the Date Street cul de sac); and
- Construction of two new pedestrian ramps at the northwest and southwest corners of Date and Kettner streets.

FISCAL CONSIDERATIONS: Agency funds in the amount of \$370,845 are available in the Redevelopment Agency Fiscal Year 2009 (“FY 09”) Little Italy District Budget.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On November 19, 2008, the Corporation Board of Directors voted unanimously in favor of the proposed Project.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On March 19, 2008, the proposed Project was unanimously approved by the Centre City Advisory Committee as part of the FY 08-09 Budget for Redevelopment Projects administered by the Corporation.

The Little Italy Association strongly supports this project to improve the existing substandard storm drain system on Date Street, India to California streets, to City of San Diego (“City”) standards.

BACKGROUND

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

- Providing an effective storm drain system;
- Improving public safety and health conditions;

- Improving the street storm drain system to the latest standards to maximize pedestrian and vehicular safety; and
- Increasing the quality of life for downtown residents, visitors, and businesses by improving the street storm drain system.

The existing substandard storm drain system on Date Street creates both health and safety issues which will be eliminated by the proposed new storm drain system.

EQUAL OPPORTUNITY

This Project will utilize the Subcontracting Outreach Program (SCOPE). The mandatory subcontracting outreach percentage for this Project will be determined by the City’s Engineering and Capital Improvement Projects Department.

This agreement is subject to the City’s Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2702) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

DISCUSSION

Project Description – The Project consists of the installation of a new storm drain system on Date Street, between India and California streets, connected to the existing system. The existing system is substandard, creating odor, drainage, and maintenance problems. The Little Italy Association, representing the residents, visitors, and property owners of Little Italy, has requested the drain system be improved to eliminate these problems. The new storm drain system will complete the existing drain system in this area and solve the existing problems.

Project Financing – The installation cost of the proposed storm drain system and associated work is anticipated to be as follows:

Work	Cost
Mobilization	\$10,000
Water Pollution Control Measures	\$5,000
Modification of existing storm drain system, new storm drain system, relocation of existing utilities out of conflict with new drain system, trench repair and asphalt street overlay, two new pedestrian ramps	\$244,700
Bonds	\$10,000
Field Orders	\$5,000
Subtotal	\$274,700
Contingency (25%)	\$68,675
Contractor OH&P (10%)	\$27,470
Total	\$370,845

Participation by Agency – The Agency will fund the total cost of the Project in an amount not to exceed \$370,845.

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

Date	Action
March 2009	Agency/Council – Request to Bid
March 2009	Bid Advertisement
April 2009	Bid Opening
May 2009	Notice to Proceed
September 2009	Project Completion (90 working days)

Project Benefits – The Project will improve the Little Italy neighborhood by completing the existing substandard storm drain system on Date Street, eliminating health and safety issues consisting of odor, drainage, and maintenance problems.

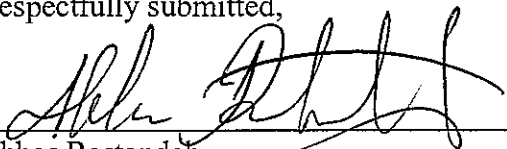
Environmental Impact – This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c). The activity does not fall within any of the classes of projects for which a categorical exemption may not be applied. (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 15300.2. Therefore, the application of the categorical exemption set forth under CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c), is appropriate for this activity. This project is also statutorily exempt from CEQA pursuant to State CEQA Guidelines, Section 15282 (k) as set forth in Public Resources Code Section 21080.21.

Findings – State Law requires that certain findings be made by the City 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 Project to the Little Italy project area, the unavailability of other means to finance the proposed Project, how the proposed Project will assist in improving the existing outdated and substandard storm drain facilities to current City standards, and to insure adequate health & safety facilities for the public inside the Project Area, and that the proposed Project is consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

CONCLUSION

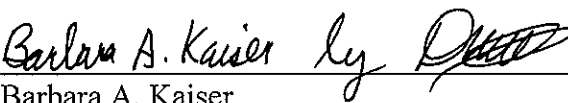
The existing substandard storm drain system on Date Street creates health and safety issues consisting of odor, drainage, and maintenance problems. Approval of the proposed storm drain system on Date Street, India to California streets, will improve the quality of life of Little Italy residents, visitors, and property owners by eliminating these problems.

Respectfully submitted,



Abbas Rastandeh
Associate Engineer, Public Works

Concurred by:



Barbara A. Kaiser
Vice President - Real Estate Operations

Attachments: A – Site Map
B – Findings of Benefit