

Centre City
Development
Corporation

DATE ISSUED: April 22, 2009 REPORT NO.: CCDC-09-12
CCDC-09-07

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of April 28, 2009

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Little Italy Public Improvements (blocks bounded by West Laurel,
California, Ash and Union streets and Interstate 5) – 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: John Anderson, Senior Project Manager, Public Works
(619) 533-7140

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 the construction of the Little Italy Public Improvements Project located in the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project.

STAFF RECOMMENDATION: That the Agency:

- Authorize the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the proposed construction of the Little Italy Public Improvements Project, located on the blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5 in the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Project”) (Attachment A – Site Map);
- 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 \$1,154,303, that the construction contract shall not exceed \$1,154,303, and all other requirements are met;
- Authorize the Corporation, on behalf of the Agency, 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 damaged and non-ADA compliant public improvements to current City standards, and to insure adequate health and safety facilities for the public inside the Project Area, and to install missing trees per the approved Centre City Streetscape Manual ("Streetscape Manual"), 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); and
- Finds and determines that 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.

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 damaged and non-ADA compliant public improvements to current City standards, and to insure adequate health and safety facilities for the public inside the Project Area, and to install missing trees per the Streetscape Manual, and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490; and

- Finds and determines that 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.

SUMMARY: The proposed improvements will consist of:

- Removal and replacement of damaged sidewalks, driveways, parkways, curbs, gutters, non-ADA compliant pedestrian ramps, and utility boxes; and
- Installation of missing street trees per the Streetscape Manual.

All of the concrete surface improvements that are being replaced are in broken and poor condition. Some of the sidewalks are over 50 years old. All of the historic sidewalk stamps and survey monuments within the work limits will be preserved. Pedestrian ramps adjacent to the work limits that do not meet ADA standards will be replaced to the current standard. The Project encompasses the northerly, southerly and westerly side of the Little Italy District as seen on Attachment A. The City is scheduled to reconstruct the waterlines in the Little Italy District for the remainder of the streets that are not the Project. Once the City has completed the waterline project, Corporation staff will analyze a subsequent phase of the Project, subject to future budget allocations.

FISCAL CONSIDERATIONS: Agency funds in the amount of \$1,154,303 are available in the Agency Fiscal Year 2009 Little Italy District Budget.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On February 18, 2009, the Corporation Board of Directors voted 6 to 0 in favor of the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On February 11, 2009, the Centre City Advisory Committee voted 27 to 0, and the Project Area Committee voted 24 to 0, in favor of the staff recommendation.

On December 2, 2008, the Little Italy Association Board of Directors voted unanimously in favor of the proposed Project.

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 quality public-surface improvements;
- Providing missing street trees per the Streetscape Manual;
- Improving public safety and health conditions;
- Improving the surface improvements 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 surface improvements and enhancing the urban forestry element based on the Streetscape Manual.

The existing substandard and damaged surface improvements create both health and safety issues, which will be eliminated by the proposed, new concrete surface improvements.

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 replacement of damaged sidewalks, driveways, parkways, curbs and gutters, the replacement of non-ADA compliant pedestrian ramps and the installation of missing street trees. All of the concrete surface improvements that are being replaced are in a broken and poor condition. Some of the sidewalks are over 50 years old. All of the historic sidewalk stamps and survey monuments within the work limits will be preserved. Damaged utility boxes will be replaced. Pedestrian ramps adjacent to the work limits that do not meet ADA standards will be replaced to the current standard. Missing street trees will be installed per the Streetscape Manual. The first phase of the Project encompasses the northerly, southerly and westerly side of the Little Italy District. The City is scheduled to reconstruct the waterlines in the Little Italy District for the remainder of the streets that are not within the Project boundaries. Once the City has completed the waterline project, it is the intent of Corporation staff to present a subsequent phase of the Project for approval for the remainder of the streets in the Little Italy District.

Project Budget and Financing – The installation costs of the proposed work are anticipated to be as follows:

Work	Cost
Mobilization, traffic control, water pollution control	\$37,500
Removal and replacement of concrete improvements	\$817,909
Trees, preservation of historic sidewalk stamps, reinstallation of signs and mailboxes	\$69,150
<i>Installation Costs Subtotal</i>	<i>\$924,559</i>
Bonds at 3.5%	\$32,360
Field Orders	\$5,000
<i>Subtotal</i>	<i>\$961,919</i>
Contingency (20%)	\$192,384
Total	\$1,154,303

Participation by Agency – The Agency will fund the total cost of the Project in an amount not to exceed \$1,154,303.

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

Date	Action/Approval
April 2009	Agency/Council – Request to Bid
May 2009	Bid Advertisement
May 2009	Bid Opening
July 2009	Notice to Proceed
November 2009	Project Completion (four months)

Project Benefits – The Project will improve the Little Italy neighborhood by replacing damaged and non-ADA compliant concrete surface improvements and thereby providing a safe pedestrian walkway and a more eco-friendly and livable environment by installing the missing street trees.

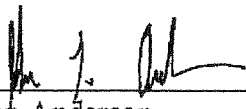
Environmental Impact – This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c). The activity does not fall within any of the classes of projects for which a categorical exemption may not be applied. (Pub. Resources Code Section 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.

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 damaged outdated and surface improvements to current City standards, and to insure adequate health and 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 damaged and non-ADA compliant concrete surface improvements in the Little Italy District contribute to blight and present health and safety issues. Approval of the proposed Project will improve the quality of life for Little Italy residents, visitors, and property owners by correcting these problems.

Respectfully submitted,



John Anderson
Senior Project Manager, Public Works

Concurred by:



Frank J. Alessi
Senior Vice President and
Chief Financial Officer

Attachments: A – Site Map
B – Findings of Benefit