



REPORT NO.: CCDC-09-27
CCDC-09-17

DATE ISSUED: September 2, 2009

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of September 8, 2009

ORIGINATING DEPT: Centre City Development Corporation

SUBJECT: East Village Public Improvements (located throughout the East Village Redevelopment District adjacent to 105 separate parcels) – Request to Bid – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT: Two

REFERENCE: None

STAFF CONTACT: Susan Diekman, Assistant Project Manager, (619) 533-7142

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 East Village Public Improvements Project (“Project”) located in the East Village 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 East Village Public Improvements Project (“Project”), located adjacent to 105 separate parcels in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Project Area”) (Attachment A – Site Map);
- Authorize the Executive Director of the Agency, or a designee, to award the construction contract to the lowest responsible bidder, provided bids are within the established budget of \$2,868,600; that the construction contract shall not exceed \$2,868,600, 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; and
- 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 of San Diego ("City") standards, to ensure adequate health and safety facilities for the public inside the Project Area, to install missing trees per the approved Centre City Streetscape Manual ("Streetscape Manual"), and that the proposed Project is consistent with the Fourth Five Year Implementation Plan for the period of July 2009 through June 2014 ("Implementation Plan"), adopted for the Project Area pursuant to California Health and Safety Code 33490 (Attachment B).

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 to accept the improvements upon completion of the Project; and
- 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, to ensure adequate health and safety facilities for the public inside the Project Area, 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 California Health and Safety Code 33490.

SUMMARY:

The proposed improvements will consist of the following:

- 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 broken and in poor condition. Some of the sidewalks are more than 100 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.

FISCAL CONSIDERATIONS:

Funds are available in the amount of \$2,868,600 in the Agency's Fiscal Year 2010 Public Infrastructure Budget.

CENTRE CITY DEVELOPMENT CORPORATION:

On July 22, 2009, the Corporation Board of Directors voted 5 to 0 in favor of the proposed request to bid.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Corporation staff conducted public outreach by attending and seeking input from the East Village Association and East Village Community Action Network. Both community groups gave positive feedback to staff regarding the Project and where the improvements will occur.

On July 8, 2009, the Corporation Budget/Finance & Administration Committee ("Committee") inquired what would be the cost and square footage if staff added parcels with a damage priority of 3.1 to 3.49 (all orange parcels). Staff's current recommendation is to improve all parcels with a damage priority of 3.5 to 5.0. The estimated added cost to include all sidewalks with a 3.1 to 3.49 damage priority would be \$578,760 to remove and replace approximately 57,876 square feet of sidewalk. This estimate does not include the cost to remove and replace curbs and gutters, add ADA pedestrian ramps and trees. Staff would have to conduct another field survey of the proposed parcels to calculate the true cost of the added work. Staff is estimating additional 15 to 20 percent added to the base which equates to a total cost of \$665,574 to \$694,512. This would take the estimated cost to a range of \$3,534,174 to \$3,563,112, which exceeds the budget.

Staff is not recommending adding the additional parcels because of the substantial cost increase and the additional staff time to adequately survey the sidewalk. If the work was included in this contract, it would add significant delay in putting this project out to bid. This extra work could be done in a subsequent phase under a separate bid contract.

On July 15, 2009, the Centre City Advisory Committee voted 21 to 0 and, the Project Area Committee voted 19 to 0 to support the staff recommendation.

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 providing the surface improvements and enhancing the urban forestry element based on the Streetscape Manual.

The existing substandard and damaged surface improvements contribute to both health and safety issues, and 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 comprises of the replacement of damaged sidewalks, driveways, parkways, curbs and gutters; the replacement of non-ADA-compliant pedestrian ramps and installation of missing street trees. Missing street trees will be installed per the Streetscape Manual and the Agency will maintain the trees for one year.

Survey of East Village Sidewalks Conditions – Corporation staff conducted the survey with the assistance of public works interns. Staff's method of survey started with identifying parcels that have been recently developed or have a pending development permit on the parcel. These parcels were removed from the survey because once the parcel is developed, it is the responsibility of the developer to install new public streetscape improvements. Once those parcels were identified, approximately 40 percent of the East Village District remained to survey. Staff assigned damage priority numbers ranging from 1.00 to 5.00, with 5.00 denoting extreme damage to the sidewalk and 0.00 to 1.00, meaning no damage or a pending development permit on the parcel. Staff justified assigning a damage priority number of 5 to sidewalks that have the following hazards: tree roots uplifting the sidewalk, uneven surfaces between the sidewalks and parkways, or missing sidewalk altogether. Due to budget constraints and the sizable scope of the project, all sidewalks with a damage priority of 3.5 or higher are part of the Project.

In Attachment A, the parcels that were surveyed are shaded green when assessed a damage priority system of 1.01 to 2.0; yellow when the damage priority is 2.01 to 3.00; orange when 3.01 to 4.00; and red when the damage assessed priority is 4.01 to 5.00. **The parcels with the black box around them are part of the Project and will be improved.** Approximately 12 blocks will be improved in the East Village.

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

Work	Cost
Mobilization, traffic control and water pollution control	\$100,000
Removal and replacement of all concrete improvements	\$2,000,000
Trees, preservation of historic sidewalk stamps, reinstallation of parking meters and signs	\$50,000
City of San Diego services for testing, construction management and inspection	\$150,000
<i>Installation Costs Subtotal</i>	<i>\$2,300,000</i>
Bonds at 3.5%	\$80,500
Field Orders	\$10,000
<i>Subtotal</i>	<i>\$2,390,500</i>
Contingency (20%)	\$478,100
Total	\$2,868,600

Participation by Agency – The Agency will fund the total cost of the Project in an amount not to exceed \$2,868,600.

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

Date	Action/Approval
September 2009	Agency/Council – Request to Bid
September 2009	Bid Advertisement
November 2009	Bid Opening
January 2010	Notice to Proceed
September 2010	Project Completion (nine months)

Project Benefits – The Project will improve the East Village 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 East Village 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 meet current City standards, to ensure 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 California Health and Safety Code 33490.

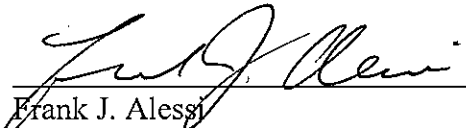
CONCLUSION

The existing damaged and non-ADA-compliant concrete surface improvements in the Project Area contribute to blight and present health and safety issues. Approval of the proposed Project will improve the quality of life for East Village residents, visitors, and property owners by correcting these conditions.

Respectfully submitted,

Concurred by:


Susan C. Diekman
Assistant Project Manager


Frank J. Alessi
Executive Vice President & Chief Financial
Officer

Attachments: A – Site Map
B – Findings of Benefit