

DATE ISSUED: October 7, 2009

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Council President and City Council  
Docket of October 13, 2009

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Interstate 5 Bridge Streetlights (First, Second, Third and Sixth  
avenue bridges and Island Avenue, Market and J street bridges) --  
Request to Bid Construction – directly adjacent to the Cortez and  
East Village Redevelopment Districts of the Expansion Sub Area  
of the Centre City Redevelopment Project

COUNCIL DISTRICT: Two and Eight

REFERENCE: None

STAFF CONTACT: William Yee, Associate Project Manager, Public Works

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 construction of the Interstate 5 (I-5) Bridge Streetlights Project for installation of 25 streetlights over seven bridges located at First, Second, Third and Sixth avenue bridges and Island Avenue, Market and J street bridges, directly adjacent to the Cortez and East Village Redevelopment Districts 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”), acting on behalf of the Agency, to advertise and receive bids for the construction of the I-5 Bridge Streetlights Project (“Project”) directly adjacent to the Cortez and East Village Redevelopment Districts of the Expansion Sub Area of the Centre City Redevelopment Project (“Project Area”);
- Authorize the Executive Director of the Agency, or a designee, to award the construction contract to the lowest responsible bidder, provided that bids are within the established allocation of \$404,900 in the Fiscal Year 2010 (FY 10) Area Wide Public Infrastructure Budget, that the construction contract shall not exceed \$404,900, and that all other public contracting requirements are met;

- Authorize the Agency's Executive Director or designee to execute the construction contract with the lowest responsible bidder;
- Authorize the Corporation, acting 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 adding streetlights to meet current City of San Diego ("City") standards, ensuring adequate public safety for the public inside and adjacent to the Project Area, and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to California Health and Safety Code section 33490 (Attachment B – Findings of Benefit).

And, that the City Council:

- Authorize the Agency, acting by and through the Corporation, to administer and manage the design and construction of the Project;
- Authorize the City to accept and maintain the improvements, including the ongoing maintenance obligation associated therewith, upon completion of construction;
- Hereby consents to the Agency's payment for the cost of the Improvements using tax increment proceeds generated from the Project Area.
- 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 adding streetlights to meet current City standards, ensuring adequate public safety for the public inside and adjacent to the Project Area, and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to California Health and Safety Code section 33490.

SUMMARY:

The Project consists of installation of 25 streetlights over the I-5 bridges directly adjacent to the Cortez Hill (First, Second, Third and Sixth avenue bridges) and East Village neighborhoods (Island Avenue, Market and J street bridges). The bridges are currently unlit and were designed to have lighting added at a later date. The bridges already have the required conduits and light footings. This Project will add lighting and wiring to the existing bridges as required to light the sidewalks and streets on the bridges. All lights will have cut-off fixtures as required to protect the night sky from light pollution.



FISCAL CONSIDERATIONS:

Funds in the amount of \$404,900 are available in the Redevelopment Agency FY 10 Area Wide Public Infrastructure Budget. The City will accept and maintain the streetlights upon Project completion. The estimated annual cost to maintain 25 streetlights is \$3,250, and may be absorbed within the City's current budget.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On July 22, 2009, the Corporation Board of Directors voted unanimously in favor of the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The Corporation has received widespread support of the Project from numerous Cortez Hill, East Village and Sherman Heights residents requesting to light up the bridges.

KEY STAKEHOLDERS AND PROJECT IMPACTS:

Adding streetlights to these bridges will have a positive impact for neighborhood residents and businesses, increasing public safety and awareness.

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:

- Installing streetlights in residential neighborhoods;
- Improving public safety conditions, deterring crime and providing efficient lighting;
- Increasing the quality of life for downtown residents, visitors and businesses by providing streetlights to improve public safety on streets adjacent to downtown.

The seven bridges directly adjacent to the Cortez and East Village neighborhoods are currently unlit. The main purpose for installation of the streetlights is to improve public safety, especially for Sixth Avenue as it is a main pedestrian connector to and from Balboa Park and downtown. Streetlights facilitate safe operation of traffic, give pedestrians a safer traveling environment, promote night use and increase citizen perception of safety from crime.

EQUAL OPPORTUNITY

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

This Project is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

DISCUSSION

Project Description – The Project consists of installation of 25 streetlights over seven I-5 bridges directly adjacent to the Cortez Hill (First, Second, Third and Sixth avenue bridges) and East Village neighborhoods (Island Avenue, Market and J street bridges).

Project Budget and Financing – The construction cost for the proposed work is anticipated to be as follows:

| <b>Scope of Work</b>                                   | <b>Cost</b>      |
|--|------------------|
| Mobilization & General Conditions                      | \$20,000         |
| Caltrans permitting                                    | \$10,000         |
| Traffic control – City R/W                             | \$21,000         |
| Traffic control – Caltrans R/W (nightly lane closures) | \$60,000         |
| Pollution control measures                             | \$10,000         |
| Standard street light pole assembly (Type C)           | \$95,000         |
| Underground street lighting electrical system          | \$56,000         |
| Bridge railing adjustments                             | \$34,000         |
| Mesh fence & picket railing adjustments                | \$20,000         |
| <b>Subtotal</b>  | <b>\$326,000</b> |
| Labor night work premium                               | \$30,000         |
| Contingency (15%)                                      | \$48,900         |
| <b>Total</b>   | <b>\$404,900</b> |

Participation by Agency – The Agency will fund the entire Project cost in the amount of \$404,900.

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

| <b>Date</b>   | <b>Action</b>                              |
|---------------|--|
| October 2009  | Agency/Council Request to Bid Construction |
| November 2009 | Bid Advertisement                          |
| December 2009 | Bid Opening                                |
| February 2010 | Notice to Proceed                          |
| August 2010   | Project Completion (120 working days)      |

Project Benefits – The Project will improve the Cortez and East Village neighborhoods by adding lighting to increase public safety and ensuring greater public awareness over the seven bridges directly adjacent to the two neighborhoods. These bridges are currently unlit.

Environmental Impact – This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(c). in that this activity involves minor alterations to existing public facilities, and there are no applicable exceptions under State CEQA Guidelines Section 15300.2 that preclude use of the categorical exemption, in this instance.

Findings – State law requires that certain findings be made by the Agency and City Council prior to the expenditure of Agency funds for public facilities/improvements. Attachment B contains the proposed findings with respect to the benefits of the proposed Project to the Cortez and East Village Redevelopment Project areas, the unavailability of other means to finance the proposed Project, how the proposed Project will assist in improving public safety inside and directly adjacent to 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 section 33490.

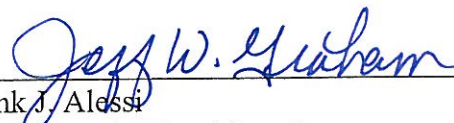
CONCLUSION

Installation of the 25 streetlights on seven I-5 bridges will enhance public safety and deter crime in the Cortez and East Village Redevelopment Districts; therefore, Corporation staff requests that the Agency and City Council approve all actions as necessary for construction of the Project.

Respectfully submitted,

Concurred by:

  
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William R. Yee  
Associate Project Manager  
Public Works

  
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for Frank J. Alessi  
Executive Vice President &  
Chief Financial Officer

Attachments: A – Site Map  
B – Findings of Benefit