



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Larry D. Lisenbee

SUBJECT: SEE BELOW

DATE: May 3, 2006

Approved

Date

5/10/06

COUNCIL DISTRICT: 1, 3, 5, 6, 7
SNI AREA: Kona, Delmas Park,
Greater Gardner, Blackford

SUBJECT: ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND) IN THE AMOUNT OF \$379,520.

RECOMMENDATION

1. It is recommended that the City Council adopt the following 2005-2006 Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund):
 - a) Increase the estimate for Earned Revenue by \$379,520.
 - b) Increase the appropriation to the Department of Public Works for the King and Story Road Improvements project (PSM 221, Amendment #8) in the amount of \$81,847.
 - c) Increase the appropriation to the Department of Public Works for the West San Carlos Street Improvement project (PSM 373, Amendment #2) in the amount of \$80,000.
 - d) Establish an appropriation to the Department of Housing for the Greater Gardner Housing Rehabilitation project (PSM #441) in the amount of \$130,000.
 - e) Establish an appropriation to the Office of Economic Development for the South First Streetscape Public Art project (PSM #442) in the amount of \$14,240.
 - f) Establish an appropriation to the Department of Transportation for the Balbach Street Sidewalk Improvement project (PSM #448) in the amount of \$46,000.

- g) Increase the appropriation to the Office of Cultural Affairs for the Public Art for the Starbird Teen Center Project (PSM #408, Amendment #1) in the amount of \$27,433.

OUTCOMES

The funding recommended in this memorandum will implement enhancements within the public right-of-way on King and Story Roads in the KONA SNI Area; will provide a more pleasing environment with street trees and pedestrian lighting in the Delmas Park SNI Area; will provide housing rehabilitation in the Greater Gardner SNI Area; will provide public art for the South First Streetscape from William to Reed; will make sidewalk improvements along Balbach Street; and will provide public artwork for the Starbird Teen Center in the Blackford SNI Area.

BACKGROUND

The San José Redevelopment Agency has requested City services in the implementation of Agency projects. These proposed amendments are necessary to account for City-side expenditures on Redevelopment Agency projects.

ANALYSIS

King & Story Road Improvements

The King & Story Road Improvements project consists of the implementation of enhancements within the public right-of-way on King and Story Roads in the Kona Strong Neighborhoods Initiative Project Area. The improvements include the construction of new 8' sidewalks, street trees, paved median islands, bus duckouts, utility undergrounding, traffic modifications, a new signal on Story Road, and a pedestrian signal on King Road. The Department of Public Works provided project administration/plan review and construction inspection. This amendment would provide \$81,847 for construction management services to account for a shortfall in personal services funding for the full-time weekend and evening inspection services that were required for substantial completion of this project on June 15, 2005, approximately 4 months ahead of the originally scheduled completion date of January 2006. This acceleration was approved by Redevelopment Agency executive staff. The source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$81,847.

West San Carlos Street Improvements

The West San Carlos Street Improvements project consists of the installation of pedestrian-scale streetlights, street trees, pedestrian crossings and landscaped median islands on San Carlos Street

in the Delmas Park Strong Neighborhoods Initiative Project Area. The original PSM #373 provided for the design, bid and construction of streetscape improvements; and the project was awarded to the low bidder on June 28, 2005 at \$1,088,407, less than the original project estimate of \$1,225,000 for the construction phase of the project. The additional costs to the project are still below the original construction estimate. The Department of Public Works will perform design/project management, plan review, construction management, and inspection. This amendment would provide \$80,000 for unanticipated change orders and Caltrans permit fees. The source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$80,000.

Greater Gardner Housing Rehabilitation

The Greater Gardner Housing Rehabilitation project consists of the provisions of a minimum of five housing rehabilitation exterior grants, in an amount not to exceed \$25,000 per qualified household, for low-income owner-occupied single-family households earning below 80% of the Area Median Income in the Greater Gardner Strong Neighborhoods Initiative Project Area. Improvements may include exterior paint, roof, side and front yard fencing, walkways/driveways (hardscape), and front yard landscaping. The Housing Department will implement the program in accordance with the Greater Gardner Neighborhood Improvement Plan, will make efforts to capture additional state and private program funding, will encourage additional private investment, and will provide project status reports to the Redevelopment Agency. The source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$130,000.

South First Streetscape Public Art – William to Reed

South First Streetscape Public Art – William to Reed project consists of the provision of public art as a continuation of the streetscape improvements constructed in the 1990s from San Carlos to William Street. The Office of Economic Development (OED) will oversee the artist selection process and execute a contract for design, fabrication and coordination of installation either with the Agency's contractor, or with an independent and approved sub-contractor of the installation of the artwork. OED will also investigate extending the public art concept to include the San Carlos to William Street area, where streetscape improvements were previously completed. Funding for installation of tiles for San Carlos to William Street is not included in this project. The source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$14,240.

Balbach Street Sidewalk Improvement

The Balbach Street Sidewalk Improvement project consists of the removal of existing driveway cuts and replacement with new standard City sidewalks. One driveway is to be reconfigured and rebuilt for access to the facility. Miscellaneous sidewalk, curb, and gutter replacement is also to be included in the project. This project is a requirement of the Conditional Use Permit for the

construction of the interim McEnery Convention Center Expansion Project. The Department of Transportation will implement the project, manage the contract, provide inspection services, and ensure code compliance and the incorporation of City design, quality, and maintenance standard. The source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$46,000.

Public Art for the Starbird Teen Center

The Public Art for the Starbird Teen Center project in the Blackford Strong Neighborhoods Initiative Project Area provides for artwork fabrication and installation in accordance with City Ordinance No. 24265 and Redevelopment Agency Resolution No. 3606, whereby two percent of total design, engineering, and construction costs for capital construction projects is allocated to public art. Based on an estimated project budget of \$2,017,128, \$40,342 in redevelopment funding has been allocated to public art for the Starbird Teen Center. An initial transfer of \$12,909 was appropriated and allocated in 2005 for preliminary art design and administration. This amendment appropriates the remaining balance of \$27,433 for the fabrication and installation of artwork previously commissioned by the City's Art Commission. The Office of Cultural Affairs will monitor art fabrication and installation in coordination with the San Jose Redevelopment Agency. The source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$27,433.

COORDINATION

This memorandum has been coordinated with the Redevelopment Agency, the Office of the City Attorney, Department of Public Works, Department of Transportation, Housing Department, Department Office of the Economic Development, and the Office of Cultural Affairs.

COST IMPLICATIONS

These projects are consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in the local economy. Additional operating and maintenance costs for the West San Carlos Street Improvements project will be \$9,403 beginning in FY 2006-07.

PUBLIC OUTREACH

N/A

HONORABLE MAYOR AND CITY COUNCIL

03-14-06

SUBJECT: **ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES
RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).**

Page 5

CEQA

King & Story Road Improvements: Exempt, PP01-03-050

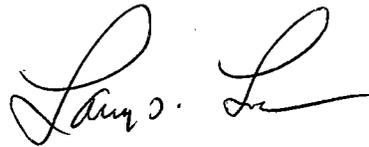
West San Carlos Street Improvements: Exempt, PP05-063

Greater Gardner Housing Rehabilitation: Not a Project

South First Streetscape Public Art – William to Reed: Exempt, PP05-184

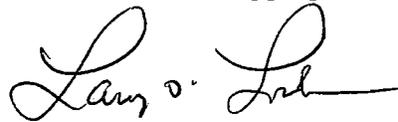
Balbach Street Sidewalk Improvement: CP04-028

Public Art for the Starbird Teen Center: File No. PP05-184



LARRY D. LISENBEE
Budget Director

I hereby certify that there will be available for appropriation in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Capital Fund) in the Fiscal Year 2005-2006 moneys in excess of those heretofore appropriated therefrom, said excess being at least \$379,520.



LARRY D. LISENBEE
Budget Director

For questions on the following projects, please contact:

King & Story Road Improvements: Steve Parker, Senior Landscape Architect (408) 535-8480

West San Carlos Street Improvements: Tom McLaughlin, Associate Landscape Architect (408) 793-4136

Greater Gardner Housing Rehabilitation: Norberto Duenas, Housing Manager (408) 535-3854

South First Streetscape Public Art – William to Reed: Jennifer Easton, Senior Project Manager (408) 277-5144 x 24

Balbach Street Sidewalk Improvement: Mansour Malek, Associate Civil Engineer (408) 277-3574

Public Art for the Starbird Teen Center: Jennifer Easton, Public Art Senior Project Manager (408) 277-5144 (x 24)

LL:MM:MO