



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Larry D. Lisenbee

SUBJECT: SEE BELOW

DATE: September 13, 2006

Approved

Date

COUNCIL DISTRICT: 3, 5, 6
SNI AREA:

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 \$286,676

RECOMMENDATION

1. It is recommended that the City Council adopt the following 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 \$286,676.
 - b) Increase the appropriation to the Department of Transportation for the NBD's Banner project (PSM #378, amendment 2) in the amount of \$12,500.
 - c) Increase the appropriation to the Department of Public Works for the Transit Mall Lighting project (PSM #379, amendment 1) in the amount of \$22,040.
 - d) Increase the appropriation to the Department of Public Works for the Market Almaden Pedestrian Lighting project (PSM #385, amendment 1) in the amount of \$44,936.
 - e) Establish an appropriation to the Department of Transportation for the Guadalupe River Park Trail Improvements project (PSM #461) in the amount of \$7,200.
 - f) Establish an appropriation to the Department of Transportation for the Downtown Street Lighting Improvements project (PSM #464) in the amount of \$89,000.

- g) Establish an appropriation to the Department of General Services for the Acquisition and Installation of Two 60-ton DX Caterpillar Portable Package Air Handling Units project (PSM #469) in the amount of \$111,000
2. It is also recommended that the Council adopt resolutions making certain determinations regarding the related expenditure of Redevelopment Agency funds on certain public improvements in connection with:
 - a) the Guadalupe River Park Trail Improvements project as more specifically described in the memorandum from the Redevelopment Agency, dated August 28, 2006, attached hereto;
 - b) the Downtown Street Lighting Improvements project as more specifically described in the memorandum from the Redevelopment Agency, dated September 7, 2006, attached hereto.

OUTCOMES

The funding recommended in this memorandum will promote community and economic development via banner marketing; will create a safe outdoor environment that will increase the outdoor lighting levels within the Transit mall; will create a pedestrian friendly environment that will increase the outdoor lighting levels within the Market Almaden neighborhood; will provide for installation of Pedestrian Countdown Signal Heads in the Greater Downtown redevelopment project areas; will replace low pressure sodium streets lights along major streets in the Greater Downtown Area; and will install portable package unit air handling units to support the operation of the Convention Center's South Hall facility.

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

NBD's Banner Program

The NBD's Banner Program project consists of continuation of the Banner Program, which establishes an environment that promotes community and economic development by marketing

the Neighborhood Business Districts: Alum Rock, the Alameda, East Santa Clara, Story Road, Japantown, West Can Carlos Street, and the commercial district in SNI Project Area, Thirteenth Street. The Department of Transportation will implement this project, including the timely hanging and removal of banners, storage, installation of new street pole hardware, replacements, and written reports to Agency staff. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$12,500.

Transit Mall Lighting

The Transit Mall Lighting project consists of light improvements to the areas on First and Second Streets and from San Fernando to Santa Clara Streets (approximately 32 streetlights). The project scope is to lower the height of the existing double head acorn lights, change the high pressure sodium to metal halide lamps and replace the globes to maximize light optics. This amendment is required to execute additional activities, including additional review of plans and specifications, addressing poles manufactured with smaller hand holes identified in the contract, address unforeseen inaccessible locations, extra work to install anchor bolt extensions, and inspection of mock up installations. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$22,040.

Market Almaden Pedestrian Lighting

The Market Almaden Pedestrian Lighting project consists of installation of new historic single acorn pedestrian lights along Almaden Ave. and Reed streets and missing areas of Balbach Street; repair and retrofit of the existing single acorn pedestrian fixtures; and installation of new pedestrian lighting fixtures on Market Street from I-280 to San Carlos Street. This amendment is required to execute additional activities, including additional review of plans and specifications, more inspection days during the extended construction time in contract, additional discussions regarding driveway conflicts, and additional non-working days due to weather delays. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$44,936.

Guadalupe River Park Trail Improvements

The Guadalupe River Park Trail Improvements project consists of interim construction for a portion of a trail along the east bank of the Guadalupe River Park Project. The project will complete paving of the trail and construct a temporary grade separate bicycle and pedestrian crossing from approximate Mile Post 17.39 of the Union Pacific Rail Road Company (UPRR). The Department of Transportation will construct the improvements and provide inspection services to 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 total amount of \$7,200.

Downtown Street Lighting Improvements

The Downtown Street Lighting Improvements project consists of street and pedestrian improvements in the Greater Downtown area. The Downtown Streetscape Plan, approved by City Council and the Agency Board in September 2003, calls for the replacement of low sodium street light fixtures to high pressure sodium/dropped lens fixtures within the Greater Downtown area. This project will replace existing low pressure fixtures to high pressure sodium fixtures along the highest priority streets, mostly west of Highway 87. The Department of Public Works will initiate design, and the Department of Transportation will assign a project manager and execute construction of this project. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$89,000.

Acquisition and Installation of Two 60-ton DX Caterpillar Portable Package Air Handling Units

The Acquisition and Installation of Two 60-ton DX Caterpillar Portable Package Air Handling Units project consists of the acquisition of two 60-ton DX Caterpillar portable package unit air handling units, including associated cabling, ducting, trailers, and installation to support the operation of the Convention Center's South Hall facility. General Services will be responsible for oversight of installation, including assurance of conformity with prevailing wage requirements. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$111,000.

POLICY ALTERNATIVES

Not applicable

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater; **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**

- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although these projects do not meet the \$1 million threshold for Criterion 1, this memorandum is posted on the City's website for the October 3, 2006 Council Agenda.

COORDINATION

This project and memorandum have been coordinated with the Department of Transportation, Department of General Services, Department of Public Works, the City Attorney's Office and the San José Redevelopment Agency.

FISCAL/POLICY ALIGNMENT

These projects are consistent with the Council-approved Budget Strategy to continue with capital improvement projects that keep money flowing to our economy. In addition, the Downtown Street Lighting Improvement project is consistent with the Downtown Streetscape Plan.

COST IMPLICATIONS

AMOUNT OF RECOMMENDATION/ COST OF PROJECTS: \$286,676

1. SOURCE OF FUNDING: 450 - Services For Redevelopment Capital Projects Fund
2. FISCAL IMPACT: Additional operating and maintenance costs for the Market Almaden Pedestrian Lighting project are \$10,332 annually and \$5,631 annually for the Downtown Street Lighting Improvements project, beginning in 2007-2008.

CEQA

NBD's Banner Program: Not a project

Transit Mall Lighting: PP01-02-023

Market Almaden Pedestrian Lighting: PP01-02-023

Guadalupe River Park Trail Improvements: EIR Resolution No. 71373

Downtown Street Lighting Improvements: EIR Resolution No. 72767

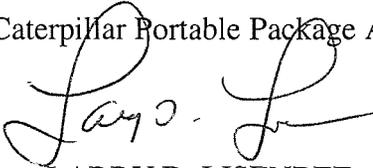
HONORABLE MAYOR AND CITY COUNCIL

9-13-06

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

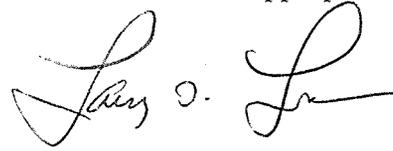
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Acquisition and Installation of Two 60-ton DX Caterpillar Portable Package Air Handling Units:
EIR Resolution No. 72767



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 2006-2007 monies in excess of those heretofore appropriated there from, said excess being at least \$286,676.



LARRY D. LISENBEE
Budget Director

For more information regarding these projects, please contact:

NBD's Banner Program: Eileen Dorset, Development Specialist, (408) 795-1852

Transit Mall Lighting: Paul Hsu, Sr. Engineer, (408) 535-8485

Market Almaden Pedestrian Lighting: Paul Hsu, Sr. Engineer, (408) 535-8485

Downtown Street Lighting Improvements: Amit Kothari, Deputy Director, (408) 535-3838

Guadalupe River Park Trail Improvements: John Burchfiel, Principal Inspector, (408) 277-5560

Acquisition and Installation of Two 60-ton DX Caterpillar Portable Package Air Handling Units:
Steve McCollum, Administrative Officer, (408) 938-2060

LL:MM:MO

MARGARET MCCAHAN
PRINCIPAL BUDGET
ANALYST

BILL EKERN
DIRECTOR OF PROJECT
MANAGEMENT

SEE BELOW

August 28, 2006

SUBJECT: DETERMINATIONS REGARDING AGENCY FUNDS
TRANSFERRED TO THE CITY FOR PUBLIC
IMPROVEMENTS

By a Project Services Memorandum #461, the Redevelopment Agency will transfer up to \$7,200 to the City's Department of Transportation for construction services including paving of a temporary river park trail under the Union Pacific railroad tracks at the Guadalupe River between Julian Street and Coleman Avenue. The Department of Transportation will use city crews to perform this work and coordinated their construction with the Union Pacific Railroad. Work to be performed under this agreement includes:

- Plan line determination
- Depth of base rock and paving
- ADA Compliance
- Drainage
- Safety
- Preliminary cost estimates

Before Redevelopment Agency funds can be used for a publicly owned improvement, the City Council must make certain determinations under Redevelopment Law. The determinations are as follows:

1. That the improvements are of benefit to the project areas.

The completion of this trail section of the Guadalupe River Park is in the Julian Stockton Redevelopment Area. This works directly benefits this

redevelopment area by completing a critical recreation and commuter trail improvement. This trail also completes a connection of the downtown redevelopment areas to the Rincon de los Esteros Redevelopment area north of the downtown. The trail also enhances the use of the Guadalupe River Park which is a critical element in the long-term development of the Downtown, as described in the Downtown Strategy 2000.

2. That no other reasonable means of financing the improvements are available to the community.

The City has no funds available in its current capital budget for these Public Improvements.

3. That Redevelopment Agency payment for the completion of this trail will assist in the elimination of blight and the improvements (Guadalupe River Park) are provided for in the redevelopment plan.

The Redevelopment Agency City of San Jose Capital and Operating Budget 2005-2006, adopted by the Agency Board in September 13, 2005, describes specific goals and objectives of the San Jose Redevelopment Agency. Included in this Plan is the following goal:

“Complete visitor’s center improvement”

This trail provides the only direct park access from the downtown to the visitor’s center.

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance and Funding Sources Resolution Amendments to the City-side Redevelopment Fund.

BILL EKERN
Director of Project Management

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: MARGARET MCCAHAN PRINCIPAL BUDGET ANALYST	FROM: BOB RUFF PROGRAM MANAGER
SUBJECT: SEE BELOW	DATE: SEPTEMBER 7, 2006

SUBJECT: DETERMINATIONS REGARDING FUNDS TRANSFERRED TO
THE CITY FOR PUBLIC IMPROVEMENT PROJECT

The Redevelopment Agency has transferred \$89,000 to the Department of Transportation for the Downtown Street lighting Improvements Project in the Greater Downtown.

The Downtown Streetscape Master Plan and the Downtown Street and Pedestrian Lighting Master Plan were approved by City Council in 2003. These Master Plans provide guidelines for a number of planned public realm improvements within the Greater Downtown.

The Downtown Street Lighting Improvements Project consists of the installation of high pressure sodium street light fixtures within various Downtown Redevelopment Project Areas in the Greater Downtown according to the recommendations in the approved Downtown Streetscape Master Plan / Downtown Street and Pedestrian Lighting Master Plan.

Section 33445 of the Redevelopment Law requires the City Council to adopt a resolution making certain determinations with respect to publicly owned improvements funded by the Redevelopment Agency. The required findings are as follows:

1. The project includes the installation of high pressure sodium street lighting fixtures on various streets according to the recommendations of the Downtown Streetscape Master Plan / Downtown Street and Pedestrian Lighting Master Plan. All work is within the Merged and SNI Redevelopment Project Areas.
2. This project is not currently included in the City's Capital Budget and there are no other reasonable means of financing the project.
3. The Agency FY 2005-06 budget, approved in September 2005, allocates funds for this and other streetscape related projects.

The project is consistent with and the various goals in the five year Agency Implementation Plan, as follows:

B. Goals and Objectives:

Goal: Establish the Downtown as the 24-hour center of urban life and activity.

Objectives:

- Use public investment in land, infrastructure, and public-use space to attract and stimulate private investment.
- Continue design and construction of Downtown infrastructure.

Goal: Develop a market for private and commercial development opportunities.

Objectives:

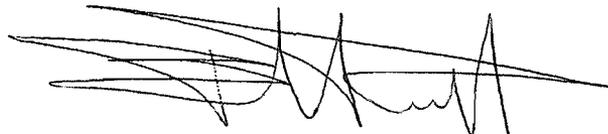
- Use public investment to attract and stimulate private investment.

Goal: Provide public infrastructure improvements to support private development.

Objectives:

- Implement the Downtown Streetscape Master Plan as funding is available.

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance and Funding Sources Resolution Amendments to the City-side Redevelopment Fund.



Bob Ruff
Program Manager

Attachment

cc: David Baum

Sandy Shayesteh.

Patricia Deignan