

**SAN DIEGO UNIFIED PORT DISTRICT
ORDINANCE 2989**

**ORDINANCE AMENDING THE FISCAL YEAR 2021
BUDGET INCREASING THE EQUIPMENT OUTLAY
AND OTHER CAPITAL PROJECTS APPROPRIATION
BY \$1,250,000 FOR AN INCREASE TO THE U.S.
COAST GUARD PHASE II TENANT IMPROVEMENTS
PROJECT TO BE FUNDED FROM THE OPERATING
RESERVES. UPON COMPLETION OF THE
PROJECT, OPERATING RESERVES WILL BE
REPLENISHED FROM THE COAST
GUARD/GENERAL SERVICES ADMINISTRATION
(GSA) REIMBURSEMENT OF \$844,308.**

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

WHEREAS, Staff recommends that the San Diego Unified Port District (District) Board of Port Commissioners (Board) approve the plans and specifications and authorize the award of an Equipment Outlay and Other Capital Projects construction contract to Soltek Pacific Construction in the amount of \$2,889,091 for the U.S. Coast Guard Phase II Tenant Improvements project ("Project") located at National Distribution Center, 1022 Bay Marina Drive, Suite 150, National City, CA; and

WHEREAS, the plans and specifications define the contract work, pursuant to Lease No GS-09P-LCA00367, including the remodel of existing warehouse space and construction of a new concrete loading ramp at the existing loading dock; and

WHEREAS, on October 6, 2020, the District received fourteen (14) bids ranging from \$2,640,600 to \$3,923,435.23; and

WHEREAS, the lowest responsive and responsible bid was submitted by Soltek Pacific Construction in the amount of \$2,889,091; and

WHEREAS, after including a construction contingency amount of 10%, soft costs for design, engineering, and project management, the total estimated Project costs are approximately \$3,450,000; and

WHEREAS, although the total estimated Project costs exceed the original budget (\$2,200,000) by \$1,250,000, most of the additional costs (approximately \$844,308) are reimbursable by GSA via a lump-sum payment at completion of construction; and

WHEREAS, staff is requesting the Board increase the Fiscal Year 2021 Budget in the amount of \$1,250,000 from the Operating Reserves to the Equipment

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Outlay and Other Capital Projects Appropriation to provide the budget necessary to award and construct the Project; and

WHEREAS, although the Project costs exceed original estimates, the lease continues to provide substantial financial returns to the District by providing: (1) a lump sum payment upon lease execution of over \$150,000 for retroactive rate increases for the existing space; (2) new incremental annual revenue of over \$615,000 upon completion of the Project; and (3) an internal rate of return of 33% over the first ten years of the lease.

NOW, THEREFORE, the Board of Port Commissioners of the San Diego Unified Port District does ordain as follows:

Section 1. The FY 2021 budget is hereby amended to increase the Capital Improvement Program appropriation by \$1,250,000.

Section 2. This Ordinance shall take effect on the 31st day from its passage by the Board of Port Commissioners.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL

Simon Kana

By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 19th day of January 2021, by the following vote:

AYES: Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

NAYS: None.

EXCUSED: None.

ABSENT: None.

ABSTAIN: None.

Michael Zucchet

Michael Zucchet, Chairman
Board of Port Commissioners

ATTEST:

Donna Morales

Donna Morales
District Clerk



Certificate Of Completion

Envelope Id: D7AA7A096A8341358E28BDE0639BEEE7	Status: Completed	
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Document Pages: 12	Signatures: 15	Envelope Originator:
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Michael Zucchet mzucchet@portofsandiego.org Security Level: Email, Account Authentication (None)	<i>Michael Zucchet</i> Signature Adoption: Pre-selected Style Using IP Address: 75.24.76.229	Sent: 1/21/2021 11:35:59 AM Viewed: 1/21/2021 12:44:59 PM Signed: 1/21/2021 12:46:07 PM
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	1/21/2021 12:54:59 PM
Signing Complete	Security Checked	1/21/2021 12:55:55 PM
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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at rsanagus@portofsandiego.org and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

Enabled Security Settings:	Allow per session cookies
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