TO: Honorable Mayor and City Councilmembers
FROM: David Ott, City Manager
MEETING DATE: July 8, 2009
ORIGINATING DEPT: Engineering Department
SUBJECT: Status Report on Major FY 2008/09 Capital Improvement Projects

BACKGROUND:
Per City Council request, the City Manager will provide periodic project updates on major capital improvement projects for Council review and consideration.

As adopted under the City’s Capital Improvement Program Budget, all major capital improvement projects involve the construction, acquisition and rehabilitation, or replacement, of public facilities or improvements.

DISCUSSION:
For Council review and consideration, staff herein provides the following project updates for major capital improvement projects through fiscal year (FY) 2008/09. The following project summary status is provided for each of the major capital projects as enumerated under the FY 2008/09 Adopted 5-year CIP Project.

FY 2008/09 Major Capital Improvement Project Status

#1) I-5 Interchange Project (CIP Project No. 2)
   Environmental: CEQA/NEPA Approved
   Funding Source: TransNet, Federal Grants and Go California
   Estimated Project Cost: Auxiliary Lanes $11 million
   Interchange + HOV Extension $52 million
   Design Engineer: Dokken Engineering and Caltrans
   Contractor: Coffman Specialties for both Aux Lanes & Interchange/HOV

Summary Update:
The Lomas Santa Fe (LSF) Interchange project is substantially complete. A portion of the decorative pavement on the east side of the interchange was rejected by Caltrans and the contractor is in the process of removal and reconstruction of the work. Minor

CITY COUNCIL ACTION:

AGENDA ITEM
A.4.
punch list work is also underway. Mosaic artwork installations are anticipated between October 2009 and January 2010.

Caltrans is working with the contractor to make modifications to the new interchange so that all modes of transportation interact efficiently and safely. These modifications include restriping of the bike lane/right turn lane at the new southbound loop-ramp (westbound LSF to southbound Interstate 5) which was completed in April 2009, installation of raised barrier separating bike lane and vehicular lane along westbound traffic east of the bridge at the new southbound loop-ramp, modification of pedestrian ramp at the old northbound on-ramp (westbound LSF to northbound Interstate 5), installation of high reflective “pedestrian crossing” sign at the entrance of northbound on-ramp, and placement of “pedestrian crossing diagonal striping” at the northbound on ramp as well as the new southbound loop ramp. These additional works are scheduled to be completed prior to the beginning of 2009/2010 school year.

#2) Eden Gardens Pump Station (CIP Project No. 29)
Environmental: CEQA
Funding Source: Sanitation Fund No. 509
Construction Contract: $4,127,000
Design Engineer: PBS&J
Contractor: T.C. Construction Co.

Summary Update:
The below grade cast-in-place portion of the main building is complete. Current activities include assembling piping, waterproofing, backfilling, excavating for emergency storage basin and removal of shoring. Construction is anticipated to be completed December 2009.

#3) Solana Beach Pump Station (CIP Project No. 30)
Environmental: CEQA
Funding Source: Sanitation Fund No. 509
Estimated Design and Construction Contracts: $5,000,000
Design Engineer: TBD
Contractor: TBD

Summary Update:
The Solana Beach Pump Station is over 40 years old and is in need of significant modifications. The improvements to the pump station include the construction of a new wet well, complete renovation of the pump room piping and complete upgrade of the electrical system. The design of this project will begin in the 2009/2010 Fiscal Year. Staff will also be researching grant opportunities for construction of this project.
#4) Neighborhood Traffic Calming (CIP Project No. 1)
Environmental: CEQA/Initial Study required
Funding Source: Fund 459 - City CIP Fund
Estimated Construction Cost: $40,000
Design Engineer: TBD
Contractor: TBD

Summary Update:
The Neighborhood Traffic Management Program (NTMP) was approved by Council on August 17, 2004. A number of traffic calming projects have been completed including striping on Highland Drive between Lomas Santa Fe Drive and San Andres Drive, and the installation of speed humps on North Acacia Avenue. The striping modification project on San Andres, near Ladera Linda, was completed in February 2007. Construction of a crosswalk enhancement project on Lomas Santa Fe Drive between Stevens Avenue and Glencrest Drive was completed in August 2008. In May 2009, the City Council approved the installation of speed feedback signs for Highland Drive between San Andres Drive and San Lucas Drive. These signs will be installed, maintained and paid for by the adjacent homeowner’s association under an encroachment permit issued by the City.

A comprehensive traffic study of the Santa Fe Hills neighborhood (all the Santa Streets north of the golf course) began in January 2007. The final report was accepted by the Public Safety Commission in February 2008 and the City Council at the March 12, 2008 City Council meeting. Funding for the various components, as specified in the report, has not yet been identified except for the left turn lane from northbound Highland Drive to San Mario Drive, which was installed in May 2009.

Traffic calming studies are underway on various streets throughout the city including South Cedros Avenue and the area surrounding North Granados Avenue. Further updates will be provided when appropriate.

#5) Marsolan Undergrounding Utility Conversion District
Environmental: CEQA (Initial Study required)
Funding Source: Neighborhood assessment district funds
Estimated Construction Costs: $460,000
Assessment Engineer: MuniFinancial
Contractor: SDG&E

Summary Update:
The Public Hearing to tabulate the ballots for the proposed assessment district and to receive protests regarding the formation of the Marsolan Underground Utility District (UUD) was held on May 14, 2008. A majority of the votes submitted were in favor of forming the district and the City Council approved the formation of the district. SDG&E completed the underground work in the public right of way in December 2008. The utility companies are nearing completion on installing their utility boxes in the public right of way. Installation of private laterals and electrical panel modifications by the property
owners in the district is also nearly complete. Staff is working with the construction manager and the neighborhood coordinator to facilitate the completion of this project. It is anticipated that all work associated with this assessment district will be complete by the end of August 2009.

#6) Highway 101 Streetscape/Traffic Calming Project (CIP Project No. 13)
Environmental: CEQA (Initial Study required)
Funding Source: Unfunded / RDA
Estimated Construction Costs: $12,000,000
Design Architect/Engineer: Nasland Engineering
Construction Contractor: TBD (construction costs are not allocated at this time)

Summary Update:
A Professional Services Agreement was approved at the February 25, 2009 Council meeting for preliminary engineering on the project. This phase of the project will advance the project through 30 percent design and to a stage that is suitable for submittal to the California Coastal Commission (CCC). Public workshops are scheduled for later this year and submittal to the CCC is estimated for early 2010.

Currently, Nasland Engineering is proceeding with the traffic counts in order to complete the traffic analysis of the existing traffic conditions and has started working on the design alternative plans using the base mapping that was completed earlier this year.

#7) Army Corps (ACOE) Solana Beach/Encinitas Sand Replenishment Project (CIP Project No. 14)
Environmental: CEQA/NEPA (Revised EIR/EIS expected in 2010)
Funding Source: Federal – 50%; State and Cities of Encinitas & Solana Beach – 50%
Estimated Construction Cost: $15,000,000 (Funding for the ongoing Design and/or Engineering are presently envisioned to be limited to Federal and State grant funds received)
Design Contractor: By USACE
Contractor: By USACE and Cities of Encinitas and Solana Beach

Summary Update:
Coastal Engineering and biological resource studies are underway which will be used to refine the project description and range of project alternatives. Public outreach efforts have been recently initiated with a presentation to the SANDAG Shoreline Working Group in April 2009 and meetings with representatives of the National Marine Fisheries Service, U.S. Fish and Wildlife Service and California Department of Fish and Game in May 2009. The environmental phase of the project was initiated in June 2009. A total of $263,000 has been appropriated for the project from federal funds for the current fiscal year. New federal and State funding appropriation requests have been submitted for the next fiscal year. Both appropriation requests are in the amount of $440,000. All phases
of this multi year project are subject to ongoing annual federal and State appropriations. The City is maximizing the use of non-cash in-kind credits to support this ongoing project and continues to pursue additional State funding resources.

#8) Fletcher Cove Community Center ADA Upgrade (CIP Project No. 16)
Environmental: CEQA/Coastal Commission
Funding Source: Fund 459 City CIP Fund
Estimated Construction Cost: $125,000
Design Contractor: TBD
Contractor: TBD

Summary Update:
Following an ESGIL Facility Assessment completed June 1, 2004, ADA and Building Code deficiencies (i.e. roof, walls) were found to exist in this aging facility, built circa 1940s. A certified asbestos report was completed September 15, 2003 and the report findings show that less than 2% non-friable floor tiles are present. This is not considered to be an asbestos hazard and there are no regulations that require the asbestos to be removed. However, specific requirements must be met if disturbed when construction improvements are commenced. No design plans have been formulated to date.

An ADA Transition Plan study has been completed for the facility and includes a series of minimum improvements that would be required to meet current ADA standards. These primarily include improvements to the restrooms, kitchen access, parking, and exterior walkways to the building and entrances to the building. Several alternatives are currently being evaluated. Staff is currently looking into potential community participation options to generate funding for the project. City staff and a group of residents are working on this concept and have reviewed the preliminary design drawings for the building. A geotechnical investigation has been performed to determine the extent of improvements the current foundation can handle. A copy of the report is available in the office of the city engineer.

A Council Ad Hoc Committee and Citizen’s Advisory Group has been formed to further develop the proposal to refurbish the existing facility including all the improvements noted above to the site and building which would improve its accessibility, durability and aesthetics. A nonprofit group is being formed to develop private donations to support the proposed additional improvements to the facility. Council will consider the feasibility of the plan this July and determine the final scope of the project to be developed.

#9) La Colonia Park Improvements & ADA Upgrades (CIP Project No. 11)
Environmental: CEQA/Coastal Commission TBD
Funding Source: Fund 459 City CIP Fund
Current Budget: $165,000
Design Contractor: TBD
Contractor: TBD
Summary Update:
After completing a Request for Qualifications (RFQ) process, the City retained Van Dyke Landscape Architects (Van Dyke) to prepare design concepts for improvements to La Colonia Park (LCP). After soliciting input through a series of community/public workshops, Van Dyke developed three design options that were presented to the City Council in December 2008, at which time the City Council selected their preferred option. At the City’s request, minor modifications were made to the preferred design option. The modified design was presented to the City Council at the March 11, 2009 Council meeting and the Council accepted the design and authorized Staff to enter into negotiations with Van Dyke for final design and preparation of bid documents. After several weeks of negotiations and submittal of several proposals, the City has not yet been able to successfully negotiate a contract with Van Dyke. If contract terms cannot be agreed upon, Staff will issue a Request for Proposals to solicit proposals from design consultants for final design plans and the preparation of bid documents.

#10) Del Mar Shores Staircase Replacement (CIP Project No. 4)
Environmental: CEQA/Coastal Commission TBD
Funding Source: Fund 450 Sand Replenishment/Retention and Coastal Access CIP
Current Budget: $49,600
Design Contractor: Noble Consultants, Inc.
Contractor: TBD

Summary Update:
A professional services agreement with Noble Consultants, Inc. was approved for preliminary engineering/design at the November 12, 2008 City Council meeting. This agreement will advance the design of the project to a stage that is suitable for submittal to the CCC. Additional funds may be necessary if extensive changes are required by the CCC. In March 2009, the funding source for this project was changed from the General Fund (Fund 459) to the Sand Replenishment/Retention and Coastal Access CIP Fund (Fund 450).

At the May 27, 2009 City Council meeting, Staff presented the layout and alignment of the new stairway that incorporated the comments brought up by the City Council at the November 28, 2008 Council meeting. At that meeting, the City Council directed Staff to continue to work with the Del Mar Shores Homeowners Association to address their concerns and then present the project at a future Council meeting for consideration. It is expected that this project will be back before the City Council at the August 26, 2009 City Council meeting.

CONCLUSION
The FY 2008/09 Capital Projects Update will be amended with project updates to the City Council every two to three months. The next update to this report is scheduled for Wednesday, October 14, 2009. At this time, the report will also be revised to reflect the Capital Projects list in the FY 2009/10 Adopted Budget.
CEQA COMPLIANCE STATEMENT
Not a project as defined by CEQA. Note: Each project has its own CEQA or NEPA environmental assessment as reported.

FISCAL IMPACT:
All fiscal appropriations for the subject major capital improvement projects listed above are contained in the adopted FY 2008/09 CIP Adopted Budget, unless otherwise designated with a supplemental funding source.

WORKPLAN:
Since this report contains multiple projects, various areas of the 2008/2009 and the 2009/2010 Workplan are covered as follows:

- Community Character Priorities/Capital Projects – I-5 Interchange (Project No. 1), Fletcher Cove Community Center ADA Upgrade (Project No. 8), La Colonia Park Improvements & ADA Upgrades (Project No. 9), Del Mar Shores Staircase Replacement (Project No. 10).
- Environmental Sustainability/Capital Projects – Eden Gardens Pump Station (Project No. 2), Solana Beach Pump Station (Project No. 3).
- Community Character Priorities/Utility Undergrounding Program – Marsolan Undergrounding Utility Conversion District (Project No. 5).
- Community Character Priorities/Land Use & Planning – ACOE Solana Beach/Encinitas Sand Replenishment (Project No. 7).
- Fiscal Sustainability/Redevelopment – Highway 101 Streetscape/Traffic Calming Project (Project No. 6).
- Other Projects – Neighborhood Traffic Management (Project No. 4).

OPTIONS:
- Receive report
- Provide direction to staff

DEPARTMENT RECOMMENDATION:
Staff recommends the City Council:

1. Receive report from staff.

CITY MANAGER’S RECOMMENDATION:
approve Department Recommendation.

David Ott, City Manager