



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: David Ott, City Manager
MEETING DATE: October 26, 2011
ORIGINATING DEPT: Engineering Department *MS*
SUBJECT: **Status Report on Major FY 2011/2012 Capital Improvement Projects**

BACKGROUND:

The City Manager provides periodic updates on major capital improvement projects for City 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.

This item is presented to the City Council for information only and no action is required.

DISCUSSION:

Staff provides the following project updates for major capital improvement projects through Fiscal Year (FY) 2011/2012 for City Council review and consideration. The following project summary status is provided for each of the major capital projects as enumerated under the FY 2011/2012 Adopted 5-year CIP Program.

FY 2011/2012 Major Capital Improvement Project Status

- #1) Solana Beach Pump Station Rehabilitation (CIP Project No. 20)
Environmental: CEQA
Funding Source: Sanitation Fund No. 509
Budget Appropriations: \$419,000 (FY 2010/2011)

Summary Update:

This project is to make recommended upgrades and repairs to the pump station per the 2000 Sanitary Sewer Master Plan, along with recommendations from the San Elijo Joint Powers Association (SEJPA). Dudek, the City's consultant, completed a preliminary design study recommending equipment replacements and upgrades to the existing

CITY COUNCIL ACTION:

pump station, while maintaining the existing buildings. Before proceeding with the final design, a feasibility study is being conducted that analyzes conveying a portion of the City of San Diego's sewage near Flower Hill Mall and the City of Del Mar's sewage to the SEJPA. Increasing flows to SEJPA would improve its efficiency and provide increased revenue. Final pump station design recommendations will be presented to City Council for approval before proceeding. Construction start is anticipated in 2012.

#2) Neighborhood Traffic Calming Improvements (CIP Project No. 1)

Environmental: CEQA/Initial Study required

Funding Source: Fund 228 – TransNet II

Estimated Construction Cost: \$48,500

Design Engineer: TBD

Contractor: TBD

Summary Update:

In August 2011, the City Council took action on several traffic-related items throughout the City. These items included:

- The preliminary design of the South Cedros Avenue/Rosa Street intersection improvements where the individual property owners were allowed to independently move forward with final design and construction of their corner of the intersection;
- Prohibiting parking on the east side of Avocado Place, between Highland Drive and Avocado Place where it splits into a loop;
- Approving a reconfiguration of southbound Via Mil Cumbres, opposite Las Banderas, to include a right turn only lane and a combination left turn and through lane;
- Deciding against moving forward with the implementation of reverse angle parking on South Sierra Avenue and Highway 101.

#3) Highway 101 Streetscape/Traffic Calming Project (CIP Project No. 6)

Environmental: CEQA (Initial Study required)

Funding Source: TransNet / RDA

Estimated Construction Costs: \$15,000,000 – Via de la Valle to north city limits

\$5,000,000 – west side improvements

Design Architect/Engineer: Nasland Engineering

Construction Contractor: TBD (construction costs are not allocated at this time)

Summary Update:

After holding a meeting with the Highway 101 Standing Committee in May 2010, the project was presented to the City Council in October 2010. At the October 2010 meeting, the City Council authorized Staff to move forward with a separate, stand-alone project on Highway 101 from Dahlia Drive to Cliff Street that will construct west side

improvements such as curb, gutter, sidewalks, reverse-angle parking, drainage improvements, curb pop outs and modifications to the existing median to make room for these improvements. A consultant contract for design of west side improvements was approved at the January 12, 2011 City Council meeting.

Preliminary design of the west side improvement project is done and the design team has met with the majority of the property owners within the project area to inform them of the impacts that the project will have to the public right of way adjacent to their properties. All requests by the property owners have been accommodated to the extent possible and appropriate adjustments have been made to the plans. The preliminary design was brought before the City Council on August 31, 2011. At this meeting, the City Council was generally pleased with the direction of the project and provided specific direction regarding various design elements. The design team is currently addressing the City Council's comments and moving forward with final design with the intent of bringing the project back to the City Council in November 2011 for approval of the final design and authorization of the release of the project for soliciting construction bids.

#4) U. S. Army Corps (USACE) Solana Beach/Encinitas Sand Replenishment Project (CIP Project No. 7)

Environmental: CEQA/NEPA (Draft EIR/EIS expected in 2012)

Funding Source: Feasibility Phase-Federal- 50% State and cities of Solana Beach & Encinitas – 50%

Planning and Engineering Design Phase-Federal 75%/State & Local 25%

Estimated Construction Cost: \$15,000,000 (funding for the ongoing Design and Engineering are presently envisioned to be limited to federal and state grant funds received)

Design Contractor: By USACE

Contractor: By USACE and cities of Solana Beach & Encinitas

Summary Update:

An Executive Meeting was held in Solana Beach on August 3, 2011 with USACE Colonel Toy and the new Encinitas City Manager. Updates to the coastal engineering, environmental studies and economic analyses are nearly complete. The economics model has been approved for review by USACE Headquarters. The results of these efforts will be used to finalize the project description and to develop a reasonable range of project alternatives that will be evaluated in the DEIR/DEIS. A federal appropriation for FY 2010/2011, in the amount of \$597,000, has been committed to the project by USACE. The Project is in the President's budget for \$133,000 and an additional \$188,000 has been requested for FY 2011/2012. Preliminary federal and state funding needs for the Feasibility Study completion are being evaluated and a request will be made for FY 2012/2013. A state appropriation in the amount of \$307,000 has been approved by the California Department of Boating and Waterways (DBW). An additional DBW contract is pending that would fund the next phase of the project, Planning and Engineering Design (PED). The USACE has indicated PED will cost \$1.5 million. DBW

will pay the 25% state/local share of \$350,000 and will split into the current year and next year (\$187,500 in FY 2011/2012 and \$187,500 in FY 2012/2013). All phases of this multi-year project are subject to ongoing annual federal and state appropriations. The City continues to maximize the use of non-cash, in-kind credits to support this ongoing project.

#5) Fletcher Cove Community Center ADA Upgrade (CIP Project No. 9)

Environmental: CEQA/Coastal Commission

Funding Source: Fund 459 City CIP Fund

Est. Const. Cost: Phase I – \$83,209 (final construction costs) for ADA site work and parking lot improvements;

Phase II –\$431,368 (final construction costs) for building renovations and furnishings;

Design Contractor: Stephen Dalton Architects for building and ADA access design, pursuant to a pro-bono contract at no cost to the City, (i.e. donated services)

Contractor: Phase I – MJC Construction
Phase II – Delta Builders

Summary Update:

Phase I: Accessible parking lot improvements. Final Construction Costs - \$83,209. This project was completed in November 2010.

Phase II: Fletcher Cove Community Center Building accessibility improvements and refurbishment. Public funds and private donations were used to fund this phase of the project. As detailed in a Staff Report that went to City Council on September 14, 2011, the total of revenue sources was \$430,205 and the total of expenditures was \$431,368, leaving a gap of \$1,163. This amount will be paid from the Public Works/Engineering budget.

Phase III: Includes improvements to the community center site for final grading and development of an accessible path from the public right of way to the building site, and installation of benches and landscaping. The final design and consideration for funding for Phase III will be scheduled after completion of Phase II. Funds have not been appropriated and a budget has not been prepared for this phase.

#6) La Colonia Park Improvements & ADA Upgrades (CIP Project No. 5)

Environmental: CEQA/Coastal Commission TBD

Funding Source: Fund 459 City CIP Fund

Current Budget: \$215,000

Design Contractor: Van Dyke Landscape Architects

Contractor: TBD

Summary Update:

The final design contract was approved and awarded to Van Dyke at the October 28, 2009, City Council meeting. A meeting of the La Colonia Park Ad-Hoc Committee was held in April 2010 at which the consultant presented the preliminary design of the park. The 35 percent design level drawings were presented at the September 8, 2010, City Council meeting. At that meeting, Van Dyke presented the major items that will be contained as part of the project such as: the upgrades to the community center, relocation of the Stevens House Museum, skate park, basketball court, picnic areas, gazebo, amphitheater and other miscellaneous landscape and hardscape features. The next step for this project is to submit a Coastal Development Permit to the California Coastal Commission (CCC), which will take place after construction funding has been identified for the project. It should be noted that Staff submitted an application for grant funding to the California State Parks Program in May 2011.

#7) Del Mar Shores Staircase Replacement (CIP Project No. 3)

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:

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 City Council meeting. At that meeting, the City Council directed Staff to continue to work with the Del Mar Shores Homeowners Association (DMS HOA) to address their concerns and then present the project at a future City Council meeting for consideration. After several attempts to meet with the DMS HOA, Staff scheduled a meeting with the HOA board and residents of the condominium complex on October 7, 2009. At that meeting, Staff presented various aspects of the project and answered all questions raised at the meeting and previously raised by the HOA board and residents.

The preliminary design of the stairway was approved by the City Council at the November 18, 2009 City Council meeting. After City Council's approval, Staff applied for a Coastal Development Permit (CDP) which was approved by the California Coastal Commission in January 2011. Final design of the project will continue once design and construction funds have been identified. (No change from previous report)

CONCLUSION

This update will be revised and brought to the City Council approximately every three to four months. The next update is tentatively scheduled for January 25, 2012.

CEQA COMPLIANCE STATEMENT

Not a project as defined by CEQA. Note: Each project is evaluated under CEQA or NEPA for environmental assessment as reported.

FISCAL IMPACT:

All fiscal appropriations for the subject major capital improvement projects listed above are contained in the adopted FY 2011/2012 CIP Adopted Budget, unless otherwise designated with a supplemental funding source.

WORKPLAN:

Since this report contains multiple projects, various areas of the 2011/2012 Workplan are covered as follows:

- Community Character Priorities/Land Use & Planning – ACOE Solana Beach/Encinitas Sand Replenishment (Project No. 4).
- Fletcher Cove Community Center ADA Upgrade (Project No. 5), La Colonia Park Improvements & ADA Upgrades (Project No. 6), Del Mar Shores Staircase Replacement (Project No. 7).
- Community Character Priorities/Unprioritized Community Character Issues – Neighborhood Traffic Management (Project No. 2).
- Environmental Sustainability/Capital Projects – Solana Beach Pump Station (Project No. 1).
- Fiscal Sustainability/Redevelopment – Highway 101 Streetscape/Traffic Calming Project (Project No. 3).

OPTIONS:

- Receive Report
- Provide direction to Staff

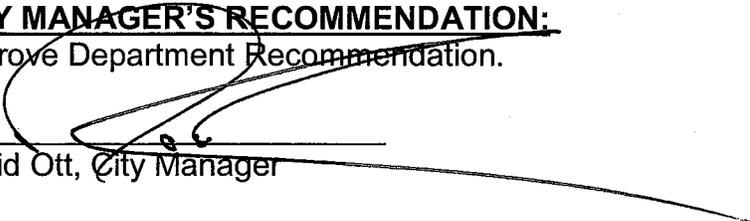
DEPARTMENT RECOMMENDATION:

Staff recommends the City Council:

1. Receive Report from Staff.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



David Ott, City Manager