

# City of Poway



## Capital Improvement Projects Status Report – July 2016



**Water Treatment Plant Rehabilitation**



**Poway Road Corridor Study**



**Midland Road Improvements**



**Corrugated Metal Pipe Condition Assessment**

If you have questions regarding this report,  
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# **STATUS LIST OF FUNDED CIP PROJECTS**

## **Substantially Complete:**

1. Old Poway Park General Construction and Repairs
2. ADA Barrier Removal 15/16 Porter House Kitchen
3. Clearwell Redundant Pipeline
4. Sewer Odor Study
5. Farmers Market Bollards

## **Under Construction/Studies:**

1. Poway Road Corridor Study
2. City Facilities Maintenance Assessment
3. Old Coach Trail Bridge Replacement
4. Garden Road Park Well Assessment
5. Library Landscape Conversion
6. Water Valve Replacement Project
7. Midland Road Improvements
8. City Hall HVAC
9. PCPA Fall Protection
10. PCPA Dressing Rooms Renovation
11. PCPA Stage Floor Replacement
12. 2016-2017 Street Maintenance Project Zone 7
13. 2016-2017 Overlay Project
14. 2016-2017 Annual Striping Project

## **Bid/Pre-Construction:**

1. Blue Crystal Reservoir Rehabilitation
2. Lake Poway Directional Signage
3. Corrugated Metal Pipe Condition Assessment
4. Lake Poway Boat Dock Replacement Project
5. City Hall LED Light Fixture Project

## **Design:**

1. Espola Road Safety Improvements\*
2. Alta Mira Reservoir Rehabilitation
3. Mickey Cafagna Community Center Construction Documents\*\*
4. Water Distribution System/Treatment Plant Rehab
5. PS1 Electrical Equipment Replacement
6. Blue Sky Amphitheater Improvements
7. City Hall Break Room Remodel
8. Swim Center Mechanical Systems Repair/Replace
9. Swim Center Deck/Plaster/Dive Platform Project
10. Sewer Line Repair Replace 14/15 Pomerado Road
11. Sportsplex Reclaimed Water Reconnection
12. Welton Reservoir Rehabilitation
13. Annual Corrugated Metal Pipe Repair Replace 16/17
14. PCPA Boiler and Cooling Tower Replacement
15. Community Park Playground Renovation

**Pre-Design:**

1. Poway Dam Maintenance and Security Project
2. Buehler Reservoir Rehabilitation
3. Sagecrest Reservoir Rehabilitation
4. Martincoit Road Sewer Upsize
5. Sewer Line Repair Replace 16/17
6. Annual Sewer Manhole Rehabilitation 16/17
7. Natural Channel Silt Removal
8. Fiber Optic Connections Project
9. Poway Road Pedestrian/Bicycle Project
10. Starridge Park Playground Renovation
11. ADA Barrier Removal 16/17
12. Old Poway Park Concrete Repairs
13. Swim Center Splash Zone
14. Neighborhood Sidewalk Project

\*The Espola Road additional undergrounding project has been added to the scope of the existing Espola Road Safety Improvements project.

\*\*The Swim Center Shower Room/Office Remodel project has been added to the scope of the existing Mickey Cafagna Community Center project.

## **STREETS AND HIGHWAYS**

### **Midland Road Improvements – CIP # 12008**

<u>Project Manager:</u>	Jeff Beers
<u>Total Appropriation:</u>	\$600,000
<u>Design Status:</u>	Complete
<u>Start of Construction:</u>	May 2016
<u>Estimated Completion of Construction:</u>	September 2016

**Project Description:** This project includes the design and construction of sidewalk improvements to Midland Road from Hillary Place to just north of Scots Way. The proposed work will include sidewalks, along with the necessary drainage and ADA improvements associated with the sidewalk construction. The 2015 RTIP amendment added \$300,000 in Transnet funding to the project to add street lighting to the project scope. The project will also include the acquisition of necessary right-of-way. This work is identified in the Transportation Element of the City’s General Plan, and will provide a safe route to Midland Elementary School.

**Status:** Construction began in mid-May. The contractor is working on completing all the surface sidewalk improvements while the streetlights are being fabricated. The contractor has completed the replacement of all pedestrian ramps, and has completed all new sidewalk on the west side of the street. The contractor is currently working on the east side sidewalk with completion expected in August. The new streetlights are scheduled for installation in August.

## **Poway Road Corridor Study – CIP # 12009**

<u>Project Manager:</u>	Bob Manis
<u>Total Appropriation:</u>	\$350,000
<u>Start of Project:</u>	September 2014
<u>Estimated Completion of Project:</u>	December 2016

**Project Description:** In September 2014, the City hired MIG Inc., a planning and transportation consulting firm, to assist the City in planning for Poway Road’s future. The project, known as the Poway Road Corridor Study (PRCS), will provide recommendations on land use, transportation, design/aesthetics, and economic development for Poway Road, the City’s main commercial corridor. The study will be based on an evaluation of existing land use and transportation conditions along Poway Road. The transportation and land use analysis will result in recommendations and an implementation strategy regarding the appropriate transportation improvements and mix of uses along the project corridor. These may include proposed changes to regulatory and policy documents such as the Poway Municipal Code (PMC) and the City’s General Plan.

**Status:** City Council held a workshop on November 3, 2015 and selected an “Emerging Land Use Strategy” that focused on a town center concentration. The consultant finalized the draft preferred land use plan along with transportation and economic studies. The second community workshop was held on May 4, 2016 and a City Council workshop was held on May 17, 2016, where the City Council accepted the draft land use plan. The consultant is currently working on the final economic analysis and traffic modeling based on the final draft land use plan.

## **Espola Road Safety Improvements – CIP # 12010**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$2,400,000
<u>Design Status:</u>	90% complete
<u>Estimated Start of Construction:</u>	May 2017
<u>Estimated Completion of Construction:</u>	December 2017

**Project Description:** In 2013, the City finalized the Espola Road Improvement Project Environmental Impact Report (EIR) based on a project scope that included improving Espola Road between Twin Peaks Road and Titan Way to a three-lane roadway with curb, gutter and sidewalks, and signaling the intersection of Espola Road and Durhullen Street/Golden Sunset Road. The EIR was certified by the City Council in June of 2013; however, the City Council did not support the construction of the full project scope identified in the EIR. In October 2013, the City Council directed staff to pursue a pedestrian safety project consisting of a multipurpose trail on the west side of Espola Road from Mountain Road to Willow Ranch Road. The project also included the undergrounding of overhead utilities along a portion of the project (approximately 2000 linear feet) using the City's available 20A funds. Project improvement plans are currently being prepared. The preliminary undergrounding design has been completed by SGD&E. At the recent Council workshop on Prioritization of General Funds, completion of undergrounding along the balance of the project was rated as a high priority. Council approved a resolution of intention to establish the second undergrounding district along the remaining portion of the project, and with the recently adopted Biennium Budget Council appropriated \$2,600,000 from the general fund for the additional undergrounding.

**Status:** The project improvement plans are at 90% completion. Required right-of-way plats are complete. Appraisals of the necessary right-of-way are complete. Staff is beginning to meet with each property owner to coordinate right-of-way purchases. After receiving input from three affected residents, staff is modifying the plans to address private property impacts. The resolutions of intent for both undergrounding districts have been approved by Council. SDG&E is complete with the design of the first undergrounding district and is beginning design on the second. SDG&E estimates that the additional engineering will take up to ten months to complete.

## GOVERNMENT FACILITIES

### **ADA Barrier Removal – CIP # 1548**

<u>Project Manager:</u>	Jeff Beers
<u>Total Appropriation:</u>	\$63,000
<u>Design Status:</u>	Complete
<u>Start of Construction:</u>	February 2016
<u>Completion of Construction:</u>	April 2016

**Project Description:** This project is part of an annual Community Development Block Grant (CDBG) funded program to remove Americans with Disabilities Act (ADA) barriers and improve access to various public facilities. The FY15-16 project will reconstruct the Porter House Kitchen to meet current ADA standards and the City's ADA compliance plan. Reconstruction will consist of removing the existing non-compliant kitchen cabinetry and replacing it with new compliant cabinetry and fixtures.

**Status:** This project is complete and has been accepted by Council.

### **PCPA Fall Protection – CIP # 1562**

<u>Project Manager:</u>	Jeff Beers
<u>Total Appropriation:</u>	\$225,000
<u>Design Status:</u>	Complete
<u>Start of Construction:</u>	July 2016
<u>Estimated Completion of Construction:</u>	August 2016

**Project Description:** This project will enhance the safety systems within the staff only areas of the Poway Center for the Performing Arts through the design and construction of fall protection devices. This project has been identified in the City's Fall Protection Safety Plan. The project will include six areas within the PCPA: high gird, catwalk system, follow spot crow's nest, balcony, auditorium side box booms, and low roof above the box office.

**Status:** The Fall Protection project was successfully bid within budget. The pre-construction was held on June 29, and construction started in mid July. Construction is scheduled for completion in August, prior to the start of school and prior to the start of the next PCPA performance season.

## Old Poway Park General Construction and Repairs – CIP # 3501G

<u>Project Manager:</u>	Jeff Beers
<u>Total Appropriation:</u>	\$135,000
<u>Design Status:</u>	Complete
<u>Start of Construction:</u>	January 2016
<u>Estimated Completion of Construction:</u>	August 2016

**Project Description:** The Old Poway Park General Construction Project will replace the existing railroad water tower tank, rotted railroad track ties, the Porter House ceiling light fixtures and the Rose Room concrete slab floor. The project will also rehabilitate the existing windows in Templars Hall and the Porter House, and will construct a new concrete pathway at the Porter House. Staff is pursuing a change order to add the construction of a storage building to the project, to be used to store equipment related to the Farmer's Market.

**Status:** Construction of the original project scope is substantially complete. The Farmer's Market storage building change order has been approved and the shop drawings have been submitted to the building department for permit. After the building permit has been approved, construction can begin.

## City Facilities Maintenance Assessment – CIP # 3501J

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$300,000
<u>Start of Assessment:</u>	March 2016
<u>Estimated Completion of Assessment:</u>	August 2016

**Project Description:** This project will assess the condition of 42 City owned buildings and will create a list of prioritized recommendations for maintenance and repairs to extend the useful life of the structures.

**Status:** The Consultant has completed all of the facility assessments and has prepared the draft assessment reports. Staff is reviewing the draft reports and will provide feedback to the Consultant before the reports are finalized.

## **Library Landscape Conversion – CIP # 1167C**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$137,267
<u>Design Status:</u>	Complete
<u>Start of Construction:</u>	May 2016
<u>Estimated Completion of Construction:</u>	October 2016

**Project Description:** As a result of state water conservation mandates, City staff proposed a landscaping project at the City of Poway library that would replace high water using landscaping with California native low watering plants. The proposed project will save approximately 570,000 gallons of potable water a year. In November 2015, Council approved staff's conceptual design.

**Status:** Construction has begun with demolition and tree removal completed. The Contractor is progressing with irrigation and planting and is on schedule to be complete by October 2016.

## **DRAINAGE**

### **Corrugated Metal Pipe Condition Assessment – CIP # 1448**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$120,000
<u>Estimated Start of Assessment:</u>	October 2016
<u>Estimated Completion of Assessment:</u>	February 2017

**Project Description:** This project involves developing a CMP Study of existing City owned corrugated metal pipe (CMP) and prioritizing drainage capital improvement and maintenance projects based on the results of this study. The intent of the study will be to document the quality and capacity of select CMP within the City’s storm water conveyance system in order to prevent the likelihood of damage to public and private property during and after rain events. The City has identified approximately 15,000 feet of CMP to be evaluated as part of this study.

**Status:** Staff has completed a city-wide existing CMP inventory and has prepared the scope of work for the assessment. The RFP is complete and is being prepared for posting.

## PARKS AND OPEN SPACE

### **Mickey Cafagna Community Center (Construction Documents) – CIP # 1502B**

<u>Project Manager:</u>	Bob Manis
<u>Total Appropriation:</u>	\$1,800,000
<u>Issuance of RFP:</u>	April 2016
<u>Approval of Consultant Agreement:</u>	June 2016
<u>Completion of Construction Documents:</u>	April 2016

**Project Description:** This project will include the completion of the construction documents for a new Community Center building located in Community Park. The first phase of the project included an appropriation of \$75,000 for a consultant to prepare a schematic design. Alternative designs were presented to the City Council in the summer of 2015 and the Council selected a mission style architecture.

**Status:** The schematic design phase of the project is complete and resulted in a floor plan and exterior design theme. These were approved/accepted by the City Council on January 12, 2016. Staff posted the RFP on June 1, 2016 for the preparation of the final architecture and engineering documents. Proposals are due August 11, 2016, after which staff will review the proposals and schedule the award of the contract for City Council consideration in September 2016.

### **Old Coach Trail Bridge Replacement**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	N/A (Insurance Claim)
<u>Design Status:</u>	Complete
<u>Start of Construction:</u>	November 2015
<u>Estimated Completion of Construction:</u>	September 2016

**Project Description:** This project will replace the previous Old Coach Trail Bridge which was damaged by flooding in 2010. The new bridge has been designed with a longer span and deeper footings to prevent damage from future flooding. The design required review and approval from the resource agencies, including the Army Corps of Engineers, the Department of Fish and Wildlife and the Regional Water Quality Control Board. The project also included obtaining new trail easements from the underlying property owner.

**Status:** The design is complete and all permits have been issued. Construction began in November 2015 with demolition of the old bridge footings. The new bridge was ordered and the footings were staked for construction in January 2016, however just prior to drilling the footings the project biologist discovered nesting gnatcatchers in the vicinity, and construction was halted. In a follow up inspection gnatcatcher presence could not be confirmed and the biologist authorized resuming construction. The contractor is mobilizing and construction is expected to resume the first week of August.

## **WATER UTILITIES**

### **Clearwell Redundant Pipeline – CIP # 1757**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$670,000
<u>Design Status:</u>	Design is complete
<u>Start of Construction:</u>	January 2016
<u>Completion of Construction:</u>	May 2016

**Project Description:** This project consists of the design and construction of high line connections for temporary water supply in the event the clearwell pipeline is taken out of service due to damage or for maintenance. The total appropriation amount was based on a prior more extensive project scope. The current construction cost estimate is \$270,000. Construction began in January 2016 and was completed in May 2016.

**Status:** Construction of this project is complete.

### **Alta Mira Reservoir Rehabilitation – CIP # 1763**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$500,000
<u>Design Status:</u>	90% complete
<u>Estimated Start of Construction:</u>	June 2017
<u>Estimated Completion of Construction:</u>	October 2017

**Project Description:** This project will address corrosion issues and will rehab mechanical system issues due to age at Alta Mira Reservoir, in order to extend the useful life of the facility. This one-million gallon reservoir was originally constructed in 1981 and has never undergone a full rehabilitation. The project will also include seismic evaluation.

**Status:** The plans and specifications are 100% complete. Due to temporary water storage requirements for this reservoir, construction has been scheduled to begin after completion of the Blue Crystal Reservoir renovation. Construction is anticipated to begin around summer 2017.

## **Water Distribution System/Treatment Plant Rehab Project – CIP # 1764**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$780,000
<u>Design Status:</u>	60% complete
<u>Estimated Start of Construction:</u>	October 2016
<u>Estimated Completion of Construction:</u>	January 2017

**Project Description:** The results of the recently completed water treatment plant and the water distribution system assessment studies were used to prioritize necessary water system repair and maintenance into a ten year list of projects. This year's project addresses needs at the water treatment plant including chlorine scrubber replacement, electrical conduit replacement, concrete repair in the washwater recovery vault and basin, washwater tank upgrades, and washwater pump station upgrades.

**Status:** The Consultant has completed necessary inspections of the treatment plant. 60% design has been completed, and is currently being reviewed by staff. Final design is expected in September 2016.

## **Blue Crystal Reservoir Rehabilitation – CIP # 1767**

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$450,000
<u>Design Status:</u>	Complete
<u>Estimated Start of Construction:</u>	October 2016
<u>Estimated Completion of Construction:</u>	May 2017

**Project Description:** Blue Crystal Reservoir was constructed in 1981 and consists of a 700,000 gallon steel tank. The condition assessment found this facility to be in fair-to-poor condition. Significant rehabilitation is required to extend the useful life of the reservoir. The reservoir rehabilitation scope includes: recoat tank interior, seismic evaluation and anchoring, add overflow pipe air gap, add flexible pipe couplings, add bollards around tank inlet/outlet piping, modify ladder rail at top of tank, repave and seal driveway pavement, replace telemetry equipment, and evaluate CP system for maintenance.

**Status:** The plans and specifications are complete. This project is currently scheduled to bid in August 2016 and be completed by May 2017.

## Welton Reservoir Rehabilitation – CIP # 1768

<u>Project Manager:</u>	Taryn Kjolsing
<u>Total Appropriation:</u>	\$1,000,000
<u>Design Status:</u>	Pre-design
<u>Estimated Start of Construction:</u>	December 2016
<u>Estimated Completion of Construction:</u>	April 2017

**Project Description:** Welton Reservoir is a 2.0 mg steel tank constructed in 1980. The condition assessment found this facility to be in fair-to-poor condition. Significant rehabilitation is required to extend the useful life of the reservoir. The rehabilitation scope includes: recoat tank exterior, recoat tank interior, seismic evaluation and anchoring, repair voids at tank footing perimeter, epoxy injection repair of ring footing cracks, add overflow pipe air gap, add flexible pipe couplings, add bollards around tank inlet/outlet piping, modify ladder rail at top of tank, replace electrical service entrance equipment, replace telemetry equipment, evaluate CP system for maintenance, and replace staff gauge.

**Status:** The Consultant has submitted 90% design drawings and specifications. Due to the redundancy of reservoirs in this pressure zone, temporary storage is not required. Therefore, this reservoir can be constructed concurrently with Blue Crystal Reservoir.