

TO: City Council  
FROM: James L. App, City Manager  
SUBJECT: Measure D-98 Project Update  
DATE: December 7, 1999

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**NEEDS:** For the City Council to receive a Measure D-98 Project status report and consider project options.

- FACTS:**
1. Paso Robles Measure D-98 was approved by over two-thirds majority vote in Spring 1998. It provided authorization for the sale of \$38,000,000 in general obligation bonds to construct specific public projects.
  2. The projects authorized include bridges, Public Safety Center, Barney Schwartz Park, Veterans & Senior Centers, Airport industrial development improvements, and Cuesta College infrastructure improvements.
  3. The City Council directed that all Measure D-98 projects be designed and constructed within four years, i.e., by December 31, 2002.
  4. As of this report, it is anticipated that all Measure D-98 projects will be completed by December 31, 2002 [Exhibit A].
  5. The City has been successful in supplementing Measure D-98 bond funding with Federal and State grants, as well as private development contributions (Woodland Plaza II bridge contribution, various Specific Plan & development impact fees, etc.).
  6. Measure D-98 bond issues are currently estimated to yield \$36,000,000 plus approximately \$1,800,000 interest earnings. Supplemental funding is estimated at \$13,200,000. Total resources available for the Measure D-98 projects are, therefore, \$51,000,000 [Exhibit B].
  7. A revised project cost estimate is also provided on Exhibit B. The project estimates include projections of probable construction inflation impacts on each base project budget.

**ANALYSIS &  
CONCLUSION:**

Measure D-98 projects are currently estimated to require, when combined with other Federal, State and private development contributions of \$13,200,000, approximately \$36,000,000 of the authorized \$38,000,000 bonds. Current total estimated project requirements are \$49,200,000.

The City issued its first series of bonds in July 1999 yielding approximately \$23,000,000. A second series is planned between January - July 2001 to yield approximately \$13,000,000 (to achieve the \$36,000,000 required as noted above). In addition, invested bond proceeds are estimated to yield approximately \$1,800,000 which is planned as a project reserve (i.e., it has not been allocated to any specific project, rather it will be held in reserve for unknown/unplanned contingencies).

All projects will be completed by the established target date of December 31, 2002. The status of each project follows:

- **Bridges:**

Niblick Bridge – The project continues to progress ahead of schedule. All footings, columns and abutments are complete. The superstructure is complete and slope protection is nearly complete for the easterly abutment. Work is currently under way to pour the concrete closure element, which links the two bridge structures. Work on the westerly portion of the superstructure is stopped pending evaluation of excess settlement of the falsework. Once the settlement has been evaluated and remedies identified, work will recommence on that section of the bridge. Intersection and final landscape improvement design is nearly complete; construction could begin next summer/fall. The entire project should be complete by January 2001 and significantly under budget (\$10,900,000 vs. \$12,500,000).

13<sup>th</sup> Street Bridge – A conceptual design was approved by the City Council one month ago. The design includes four lanes for the bridge and a portion of Union Road, as well as intersection modifications to handle increased traffic lanes. The City is currently working with adjacent property owners to refine the project design. It is estimated that design and environmental review will be complete by January 2001, with construction complete by December 31, 2002. The project is currently estimated to cost \$8,000,000 plus construction inflation.

*NOTE: The 13<sup>th</sup> Street bridge expansion project does not yet include possible improvements to the freeway overpass, 13<sup>th</sup>/Riverside intersection, 16<sup>th</sup> Street freeway access ramp(s), nor any bridge alignment modification at the northwest corner of its intersection with Paso Robles Street. These issues are currently being studied and, if any appear advisable for inclusion with the expansion project, will be reported to the Council for consideration.*

Charolais Bridge – The Council authorized preliminary and final design of a river crossing at Charolais Road. The preliminary alignment study is currently underway to determine the best placement for a Charolais river crossing. This preliminary work will be complete by 2001. Final design and environmental assessment will be complete by December 31, 2002. The design project is estimated to cost \$1,300,000 plus inflation.

- **Public Safety Center:**

The Planning Commission and City Council have approved the schematic design for the Public Safety Center. The architect is now developing and refining the site, building and floorplan layout, general mechanical and electrical requirements, and other related features. Upon completion of this refinement phase, preparation of the final design, plans and specifications will begin. It is estimated that the project will be under construction by January 2001, and completed by July 2002. The project is estimated to cost \$12,500,000 plus construction inflation.

- **Barney Schwartz Park:**

Park design, plans and specifications are in the final stages of pre-construction bidding review. The Park should be under construction in the Spring of 2000, and complete by Summer 2001. Some months ago, the project budget was adjusted to reflect then current construction costs and, presumably, the full scope of project design. That budget was set at \$8,900,000 plus \$200,000 to provide supplies & materials to volunteer work at the site – a total of \$9,100,000. Review of the project details found that one feature of the Park had not been included in the \$9,100,000 budget estimate – the children's playground adjacent to the soccer fields. Additionally, estimates for construction management and inspection were understated. A current construction cost estimate to include/adjust for the above is \$9,284,308 (rounded to \$9,300,000) plus construction inflation [Exhibit C].

- **Airport Improvements:**

Design of the Airport Terminal has been approved. Final construction drawings have been submitted for plan check. Construction will begin Spring 2000, and be complete by the end of the following Spring 2001. When the City Council approved the design, the project included what is identified in Exhibit D as the "Base Project" plus Options A & D, and was estimated to cost \$1,100,000, leaving \$900,000 available for other terminal and/or airport improvements. Apparently, this estimate was understated as the "project" is currently estimated to cost approximately \$1,291,430 to build plus \$391,000 non-construction costs. This amount, plus \$317,469 in other project enhancement options, could push the cost to \$2,000,000 should the Council so authorize.

- **Veterans & Senior Centers:**

The City Council has approved a site for these new facilities on Scott Street just east of its intersection with Via Ramona. Two buildings of approximately 4,000 square feet each will be designed; although the Senior Advisory Committee desires to pledge \$200,000 from its Endowment Fund to increase the square footage of the Senior Center. Site, geotechnical and environmental assessment are underway. Design development will begin in early 2000. Construction could be underway by Spring 2001, and complete by Summer 2002. Both projects are estimated to cost \$750,000 (each) plus construction inflation and, in the case of the Senior Center, plus \$200,000 for expansion funded from the Senior Endowment Trust.

- **Cuesta College Infrastructure Improvements:**

Two major roadway improvements are planned and under final design. The construction of a new road - Dallons Drive - from Buena Vista to Golden Hill will directly serve college commuters with signalized access to Highway 46 East and the east side of town. Installation of a traffic signal at Buena Vista Drive and Highway 46 East, combined with a widening of Buena Vista from the Highway back to Experimental Station Road will provide another controlled intersection and improved roadway to serve the College and surrounding developments. Both projects will be under construction late Spring 2000 and complete the following Spring. They are estimated to cost approximately \$1,600,000 plus inflation.

**POLICY**

**REFERENCE:** Measure D-98.


**FISCAL**

**IMPACT:** \$36,000,000 from Measure D-98 bond proceeds plus \$13,200,000 from other sources, and approximately \$1,800,000 in project reserves (derived from interest earnings on bond proceeds) for a total of \$51,000,000.

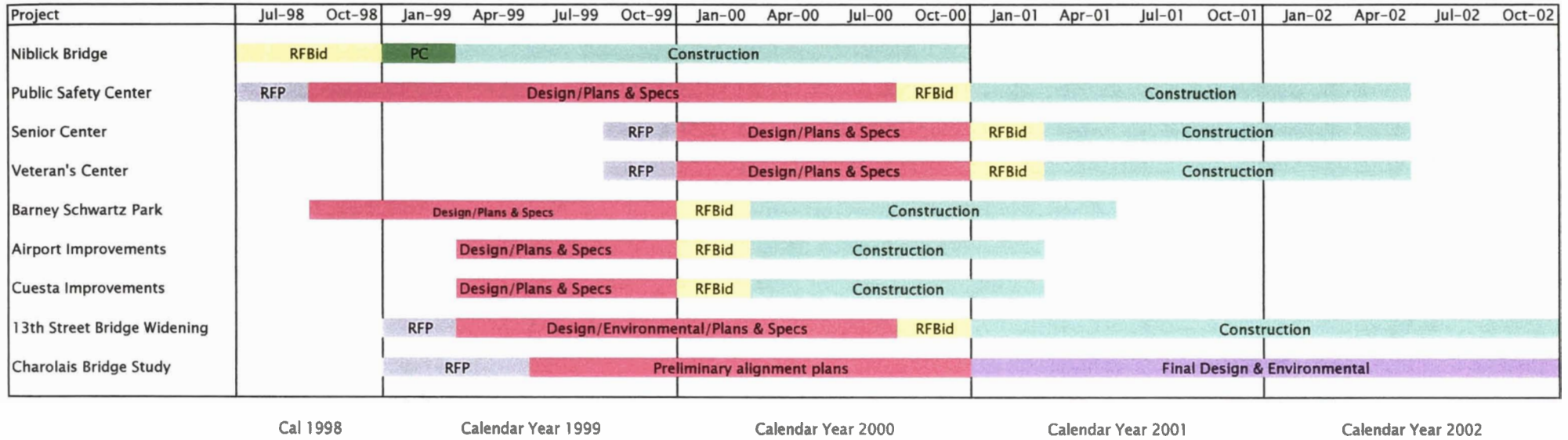
**OPTIONS:**

- A. **Receive Measure D-98 Project Status Report, Approve the Project Schedule [Exhibit A] and Project Financial Analysis [Exhibit B], and/or Modify Project Scope, Budget or Schedule.**
- B. **Amend, Modify or Reject the Options Above.**

Exhibits: A - Project Schedule  
B - Project Financial Analysis  
C - B. Schwartz Park Project Data  
D - Airport Terminal Project Data

  
**MAJOR PROJECTS**  
 Project Schedule  
 (1998 Ballot Measure D)

**Project Timeline**



30-1

**City of Paso Robles**  
**Measure D Projects - Financial Analysis**  
 ( 11/30/99)

<u>Project Description</u>	<u>Project Budget No.</u>	<u>Project Cost Estimate</u>	<u>Inflation Adjustment</u>	<u>Total Project Costs</u>	<u>Required Measure D Allocation</u>	<u>Other Project Resources</u>	<u>Available Project Resources</u>
Public Safety Center	130-910-5452-620	\$ 12,500,000.00	\$ 730,000	\$ 13,230,000	\$ 13,230,000	\$ -	\$ 13,230,000
Barney Schwartz Park	130-910-5452-621 SLO County (?) State Grant	\$ 9,300,000.00	200,000	9,500,000	8,250,000	1,000,000 250,000	\$ 9,500,000
Niblick Bridge Expansion	130-910-5452-738 Fed/State Grants Agency TAB	\$ 10,900,000.00		10,900,000	1,000,000	7,900,000 2,000,000	\$ 10,900,000
13th Street Bridge Expansion	130-910-5452-412 Union/46 Spec Plan Pub Facilities Impact	\$ 8,000,000.00	800,000	8,800,000	7,100,000	900,000 800,000	\$ 8,800,000
Senior Center	130-910-5452-301 Senior Trust Fund	\$ 950,000.00	40,000	990,000	790,000	200,000	\$ 990,000
Veteran's Center	130-910-5452-302	\$ 750,000.00	40,000	790,000	790,000		\$ 790,000
Airport Improvements	130-910-5452-303	\$ 2,000,000.00		2,000,000	2,000,000		\$ 2,000,000
Cuesta College - Dallons Road	130-910-5452-305	\$ 750,000.00		750,000	750,000		\$ 750,000
Cuesta College - Buena Vista	130-910-5452-307 CalTrans Borkey Spec Plan	\$ 850,000.00	\$ 50,000	900,000	750,000	25,000 125,000	\$ 900,000
New River Crossing	130-910-5452-308	\$ 1,296,750.00	68,250	1,365,000	1,365,000		\$ 1,365,000
<b>Unallocated Reserve (Bond Proceed Interest Earnings)</b>					<b>\$ 1,775,000</b>		<b>1,775,000.00</b>
<b>TOTALS</b>		<b>47,296,750.00</b>	<b>\$ 1,928,250</b>	<b>\$ 49,225,000</b>	<b>\$ 37,800,000</b>	<b>\$ 13,200,000</b>	<b>\$ 51,000,000</b>

20-5

Small restroom	One Small restroom 635 S.F. each	\$	36,053.00		
Picnic pavilion	Five Picnic Pavilions 900 S.F. each	\$	130,760.00		
Scorekeeper building	4 Score keepers buildings; 121 S.F. each	\$	63,944.00	\$	820,093.00
<b>Ball fields</b>					
Spectator stands	Spectator stands & planting areas	\$	106,958.00		
Turf	142,148 S.F. of Ball Field Surfacing	\$	199,007.00		
Lighting	20 Pole assemblies	\$	358,485.00		
Sports equipment	4 sets of : Dugout benches; bleacher benches; base sets; batter's box mat; catcher's box mat;pitching rubber; foul line pole; bat rack	\$	25,635.00	\$	690,085.00
<b>Soccer Fields</b>					
Spectator area	Planters, concrete, concession area	\$	106,958.00		
Turf	276,852 S.F. of grass turf	\$	41,527.00		
Lighting	13 Pole assemblies	\$	233,015.00		
Sports equipment	Bollards; goals & nets; transporter	\$	43,167.00	\$	424,667.00
<b>Playgrounds</b>					
Equipment, rubber matting	Soccer & Upper play areas	\$	251,835.00		
Sand, rock features	Soccer & Upper play areas	\$	174,865.00		
Site Development	Concrete, concrete perimeters, etc.	\$	48,000.00	\$	474,700.00
<b>Water feature</b>					
Pumps & electrical	Pumps, water line, controllers, Ozone system for water feature	\$	327,500.00		
Rock features	Lake only	\$	348,353.00		
Water feature construction	Excavation, concrete liner, beach area	\$	316,055.00	\$	991,908.00
<b>Park Equipment</b>					
Benches, tables, trash bins, signs,etc.	BBQ;bollards;Bike Rack; vehicle control gate; tree grates; drinking fountain; jug filler; 90 ea. park benches; 3 ea. flag pole; 49 picnic benches; 56 trash receptacles	\$	216,805.00	\$	216,805.00

**DETAILED ESTIMATE OF COST**

<u>DESCRIPTION</u>	<u>COMMENTS</u>	<u>ESTIMATE</u>	<u>HEADING TOTAL</u>
<b>Site Development</b>			
Cost of preliminary design (civil engineering design)	Preliminary design	\$ 118,684.00	
Cost of grading (volunteer work)		\$ 218,751.00	
Cost of grading/sitework (relocate catch basins)		\$ 15,000.00	\$ 233,751.00
<b>Cost of Construction Drawings</b>			
Construction documents	Complete design	\$ 416,316.00	
Plan check costs	Outside consultant reviews	\$ 20,000.00	\$ 436,316.00
<b>Cost of offsite development</b>			
Street improvements	3000 lin ft. of work along Union Road: Demolition; asphalt and pavement work	\$ 385,753.00	
Curb, gutter, sidewalk	12000 S.F. of curb & gutter; 3000 S.F. of cross gutter; 5 drive approaches; 2000 lin ft. side walk	\$ 144,966.00	
Utility work	Water; sewer extensions to Union; storm line modifications; gas; CATV, Phone, PGE	\$ 236,737.00	
Street lighting & conduit	5 Light assemblies & associated conduit	\$ 27,400.00	\$ 794,856.00
<b>Onsite development</b>			
Parking lot lighting	13 Assemblies; electrical controls; & conduit to three parking lots	\$ 185,000.00	
Concrete sidewalks etc.	108,766 S.F. of concrete walk within Park; ramps, etc.	\$ 358,388.00	\$ 543,388.00
<b>Construction of buildings</b>			
Restrooms & concession stands	2 Restroom & Concessions Stand Buildings; 1700 S.F. each; at Ball Fields & Soccer Fields.	\$ 372,684.00	
Large Restroom	One large restroom 1700 S.F. each	\$ 216,652.00	

808

# Barney Schwartz Park

Exhibit C

## Budget

- Available Funding

A.	Funding approved by City Council <i>Includes \$200,000 for volunteer effort</i>	\$9,100,000
B.	County Funds	\$1,000,000
C.	State Funding (Grant)	\$ 250,000
<hr/>		
	Total Funding	\$10,350,000

- Costs

	Engineer's Opinion of Cost for Construction	\$7,942,420
	Other Budgeted Costs & Costs to Date	\$1,341,887
	<hr/>	
	Total Project Cost	\$9,284,308



# Barney Schwartz Park

Detailed Budget

\$ 9,284,308.00

Proposed Budget

Architectural	\$	535,000.00		
Soils Engineering	\$	-		
Other Costs including \$200K to Volunteers	\$	218,751.00		
City Project Management	\$	35,000.00		
Design Review	\$	20,000.00		
	\$	808,751.00	\$	808,751.00
				9%

Advertisements	\$	250.00		
Drawings	\$	1,000.00		
City Project Management	\$	-		
Mail	\$	500.00		
Legal review	\$	500.00		
	\$	2,250.00	\$	2,250.00
				0.02%

Construction Costs	\$	7,942,420.33		
City Project Management	\$	38,306.67		
Testing	\$	12,000.00		
Inspection	\$	40,950.00		
Site Management Equipment, Supplies, Services	\$	7,700.00		
Signs	\$	1,000.00		
Other	\$	-		
Surveyor	\$	-		
Legal	\$	-		
Permits/Fees	\$	-		
Environmental	\$	-		
Contingency	\$	400,000.00		
Clerical	\$	12,000.00		
	\$	8,454,377.00	\$	8,454,377.00
				91%

Testing	\$	-		
Inspection	\$	2,500.00		
Furniture	\$	-		
Legal	\$	-		
City Project Management	\$	14,430.00		
Relocation	\$	-		
Utility costs	\$	2,000.00		
	\$	18,930.00	\$	18,930.00
				0.20%

**TOTAL BUDGETED PROJECT COSTS** \$ 9,284,308.00

**DETAILED ESTIMATE OF COST**

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<b>Cost of Construction Drawings</b>			
Construction documents	Complete design	\$ 416,316.00	
Plan check costs	Outside consultant reviews	\$ 20,000.00	\$ 436,316.00
<b>Cost of offsite development</b>			
Street improvements	3000 lin ft. of work along Union Road: Demolition; asphalt and pavement work	\$ 385,753.00	
Curb, gutter, sidewalk	12000 S.F. of curb & gutter; 3000 S.F. of cross gutter; 5 drive approaches; 2000 lin ft. side walk	\$ 144,966.00	
Utility work	Water; sewer extensions to Union; storm line modifications; gas; CATV, Phone, PGE	\$ 236,737.00	
Street lighting & conduit	5 Light assemblies & associated conduit	\$ 27,400.00	\$ 794,856.00
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Parking lot lighting	13 Assemblies; electrical controls; & conduit to three parking lots	\$ 185,000.00	
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<b>Construction of buildings</b>			
Restrooms & concession stands	2 Restroom & Concessions Stand Buildings; 1700 S.F. each; at Ball Fields & Soccer Fields.	\$ 372,684.00	
Large Restroom	One large restroom 1700 S.F. each	\$ 216,652.00	

*JSR*

 Foot bridges; planters; retaining walls;  
signs; monument

\$ 141,425.00 \$ 141,425.00

**Fencing, mow bands**

7,000 S.F. mow bands; 95 lin ft. corral  
fence; 1,920 lin ft. rail fence; 4,430 S.F.  
ball field chainlink; 970 lin ft. soccer fence

\$ 324,915.00 \$ 324,915.00

**Sewerage disposal**

Septic system

\$ 70,324.00 \$ 70,324.00

**Landscaping**

Park trees, shrubs, grass (other than athletic fields)

609,625 S.F. landscape area; 329 trees;  
2192 shrubs; 27,607 S.F. ground cover

\$ 960,471.00 \$ 960,471.00

**Construction Management**

Construction Manager,  
Clerical,testing,equipment,signs

\$ 115,186.00 \$ 115,186.00

**Inspection Costs**

\$ 40,950.00 \$ 40,950.00

**Park Irrigation**

Pumps & controllers

11 remote controlled computerized  
controllers for irrigation system.

\$ 340,000.00

Piping & heads, etc.

954,820 S.F. of Torro Irrigation system

\$ 1,145,784.00 \$ 1,485,784.00

**Contingency**

\$ 400,000.00 \$ 400,000.00

**Total Estimate**

**\$ 9,284,308.00**

01-08

# Barney Schwartz Park

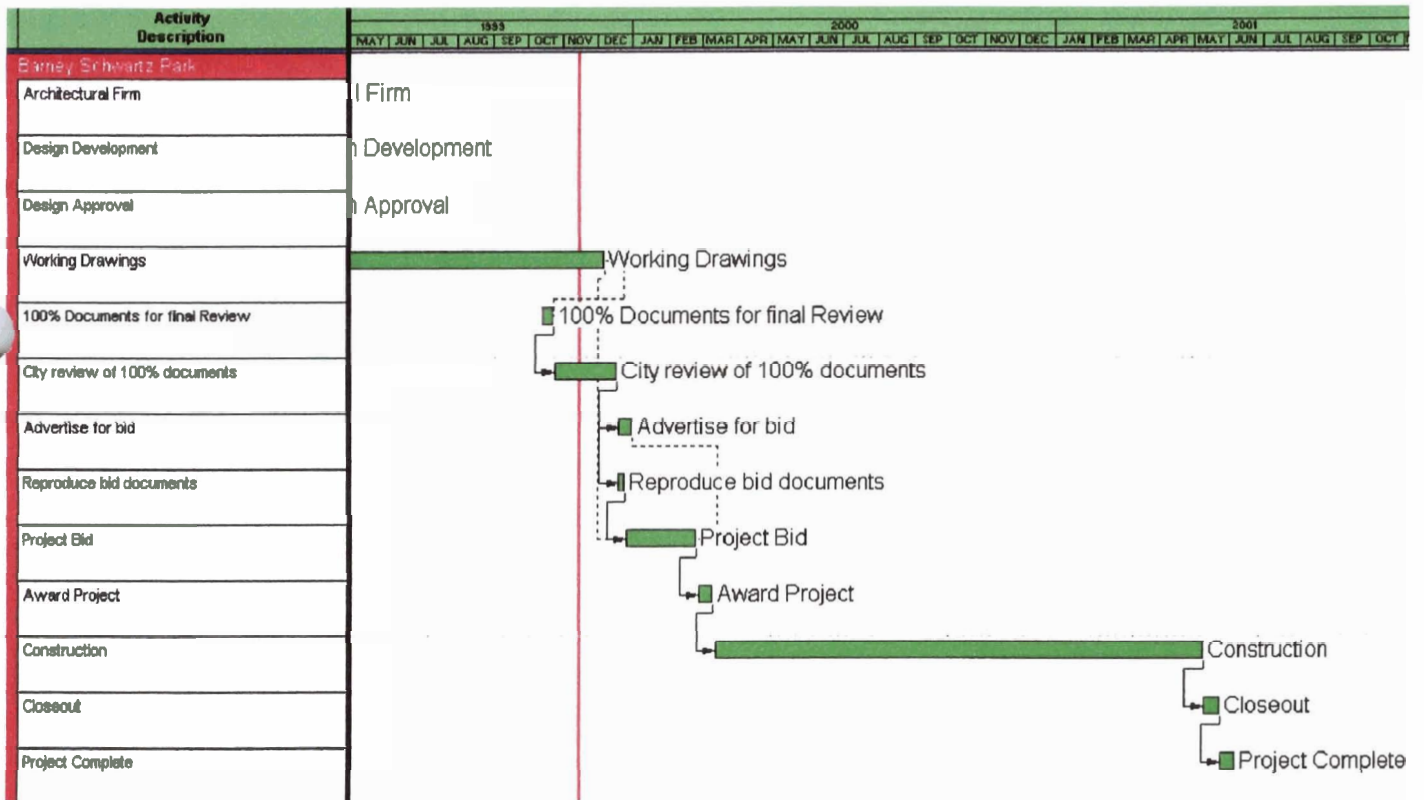
## Schedule

### Key Dates

Bid date  
 Construction Start Date  
 Project Completion Date

Late December 1999 (45 days)  
 February 2000  
 April 2001

### Schedule



# Paso Robles Airport Terminal

Exhibit D

## Budget

- Available Funding

A. Funding \$ 2,000,000

- Costs

Engineer's Opinion of Cost for Construction

<i>Base Project: Airport Terminal, parking lot repair work</i>	\$1,198,930
<i>A. Remodel Existing Building Exterior</i>	\$ 32,500
<i>B. Parking Lot Expansion</i>	\$ 51,000
<i>C. New Wing Way entry and road</i>	\$ 90,750
<i>D. Kitchen Equipment</i>	\$ 60,000
Engineer's Opinion of Cost for Construction	\$1,609,180
Other Budgeted Costs & Costs to Date	\$ 390,718
Total Budgeted Costs & Costs to Date	\$1,999,899

**AIRPORT**

**Detailed Budget**

**\$ 1,999,899.00**

Proposed Budget

**Design Phase**

Architectural	\$	143,410.00		
Soils Engineering	\$	4,050.00		
Permits/Fees	\$	-		
Other costs	\$	13,305.00		
City Project Management	\$	21,666.67		
Design Review	\$	8,000.00	\$	190,431.67
				9%

**Bidding Phase**

Advertisements	\$	500.00		
Drawings	\$	1,500.00		
City Bid Administration	\$	2,000.00		
Mail	\$	300.00		
Legal review	\$	300.00	\$	4,600.00
				0.22%

**Construction Phase**

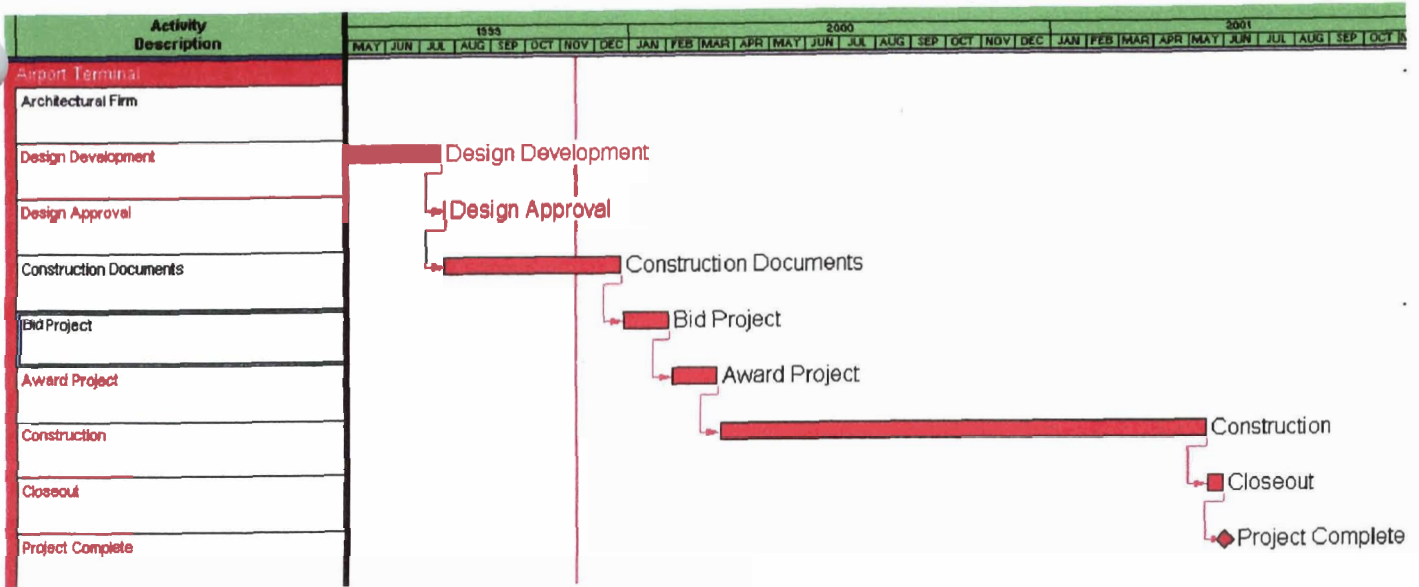
Construction Costs	\$	1,609,180.67		
Project Management	\$	38,306.67		
Testing	\$	3,500.00		
Inspection	\$	40,950.00		
Site Management Equipment, Supplies, Services	\$	7,700.00		
Signs	\$	-		
Other	\$	-		
Surveyor	\$	-		
Legal	\$	200.00		
Permits/Fees	\$	-		
Environmental	\$	-		
Contingency	\$	80,000.00		
Clerical	\$	9,100.00	\$	1,788,937.33
				85%

**Close-out Phase**

Testing	\$	500.00		
Inspection	\$	500.00		
Furniture	\$	-		
Legal	\$	500.00		
City Project Management	\$	14,430.00		
Relocation	\$	-		
Utility costs	\$	-	\$	15,930.00
				1%

**TOTAL EXPECTED PROJECT COSTS \$ 1,999,899.00**

# Paso Robles Airport Terminal



## Schedule

- Key Dates

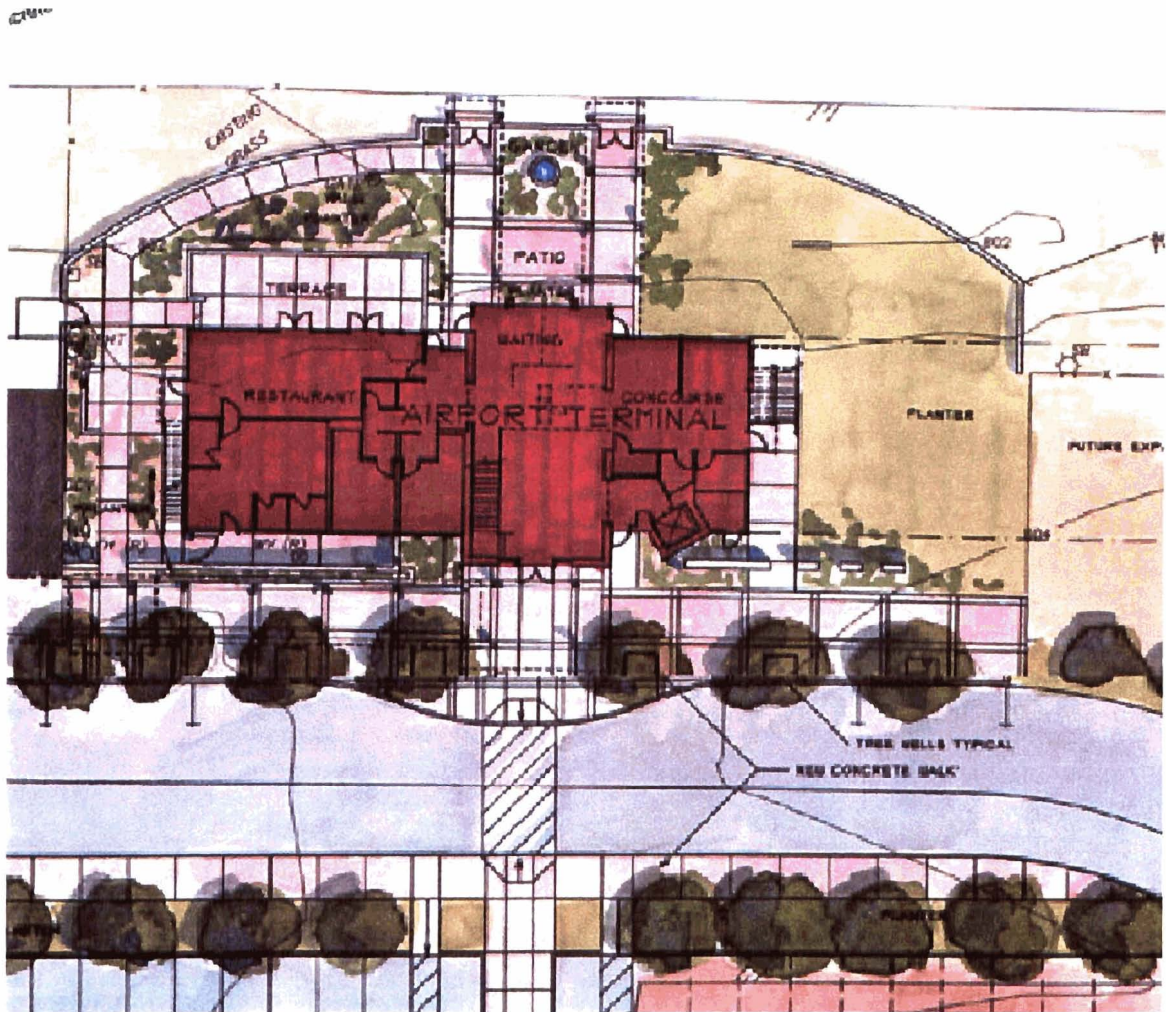
Bid date  
 Construction Start Date  
 Project Completion Date

Late December 1999 (30 days)  
 February 2000  
 April 2001

# Base Project Scope of Work

Terminal Building  
Repair of Parking Area

\$1,198,930



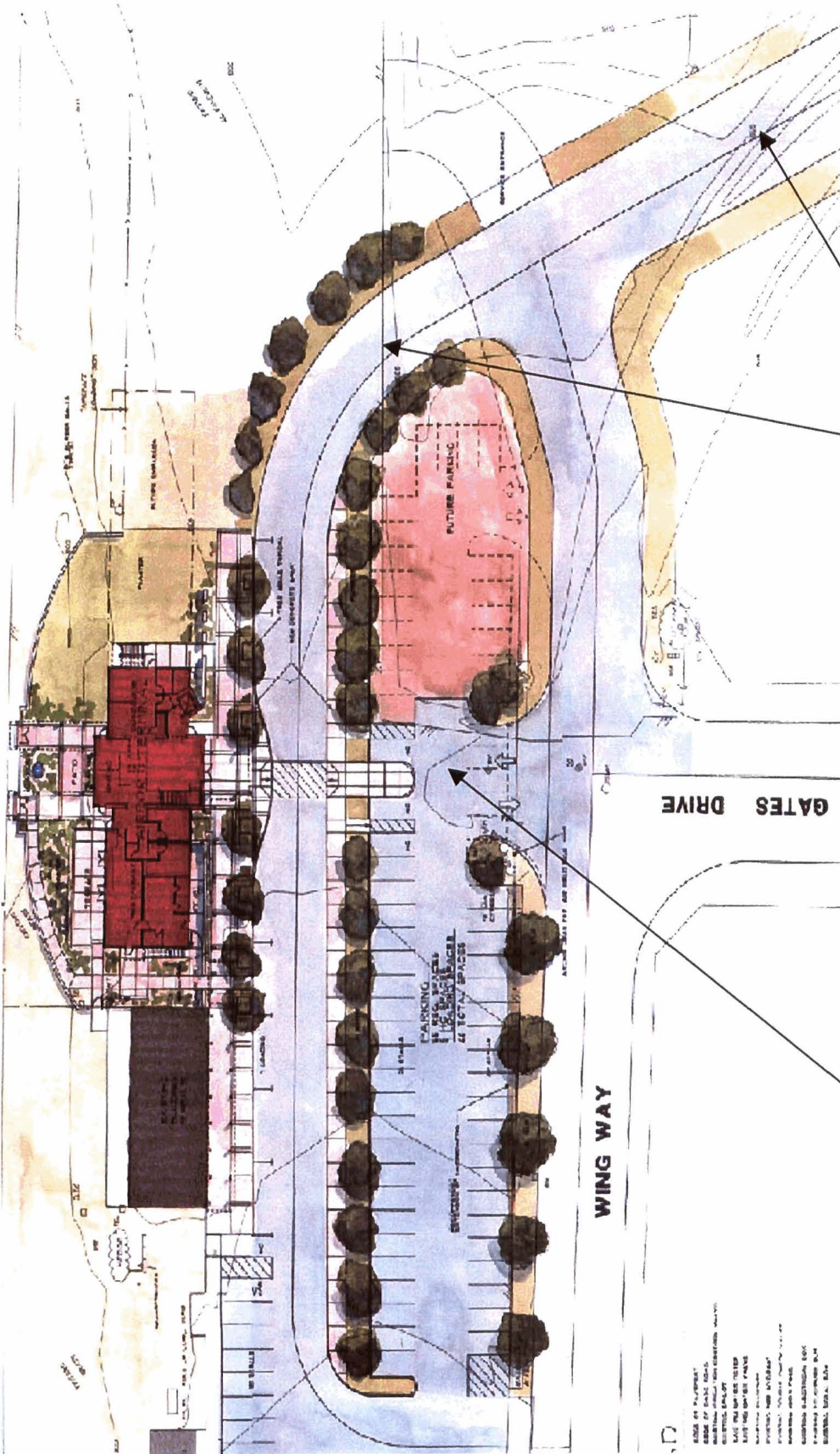




**Option A**

Remodel of the Existing Building Exterior

\$32,500



**Option C**  
 Wing Way/New Airport Entry  
 \$90,750

**Option B**  
 Parking Lot Expansion  
 \$51,000

**ADDITIVE BID ITEMS**

Tennis Courts	\$	239,600.00		
Restroom Heating & Cooling	\$	35,200.00		
Reinforced sidewalk for maintenance vehicle access	\$	20,500.00		
Two additional Picnic Pavilions	\$	91,600.00		
Score boards Fields: 1,2,5,6**	\$	42,100.00		
Score boards Fields: 3,4,7,8**	\$	48,400.00		
Permanent combination soccer/football goal posts	\$	28,500.00	\$	505,900.00

*\*\* Donations from corporate sponsors likely*

11-08

**Other Structures**

Foot bridges; planters; retaining walls;  
signs; monument

\$ 141,425.00 \$ 141,425.00

**Fencing, mow bands**

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**Contingency**

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**Total Estimate**

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