

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Buena Vista Improvements along Cuesta College Frontage
DATE: August 5, 2014

NEEDS: For City Council to consider allocating funds to improve Buena Vista along Cuesta College frontage (DPW No. 14-04).

- FACTS:**
1. On July 17, 2012, City Council adopted Resolution No. 12-115 approving Planned Development 12-001, a resort hotel submitted by Doug Ayres on behalf of Ayres Paso Robles, LTD.
 2. The Ayres Hotel is under construction adjacent to College property on Buena Vista Drive. Ayres will be constructing improvements along their Buena Vista frontage from Experimental Station Road to their north boundary (their common boundary with the College).
 3. Currently, there are no plans to finish the improvements along the College frontage between the Ayres property and Dallons Drive.
 4. The transportation section of the Needs List of the AB 1600 impact fee program includes a line item for the construction of improvements to Buena Vista Drive adjacent to the frontage of Cuesta College. On April 1, 2014, City Council had approved a Reimbursement Agreement to be entered into with Ayres, providing for the City to reimburse Ayres for having their contractor do the Buena Vista improvements. Unfortunately, due to scheduling constraints on their part, Ayres prefers that the City hire their own contractor for this work.
 5. Transportation impact fees generated by the development of the Ayres Hotel can be used to complete the improvements along the Cuesta College frontage.

**ANALYSIS &
CONCLUSION:**

The Ayres Hotel project will generate substantial revenue in the form of transportation impact fees. Based upon the Council's support of inclusion of Cuesta College frontage improvements on the AB 1600 Needs List, a portion of these funds could be used to finish Buena Vista Drive curb, gutter and sidewalk improvements between the Ayres frontage and Dallons Drive.

There is no obligation for Ayres to assist or cooperate with the City in this effort. The conditions of approval of the Planned Development provide for reimbursement if Buena Vista improvements are extended to Dallons Drive.

The City will need to prepare bid documents, advertise for bids and award a construction contract for this work. North Coast Engineering is the engineering firm for the Ayres Hotel. They have submitted a scope of work and fee proposal to the City to prepare bid documents and design in the amount of \$8,210.

POLICY

REFERENCE: 2003 General Plan, 2006 City Council Goals, AB 1600, 2011 Circulation Element

FISCAL

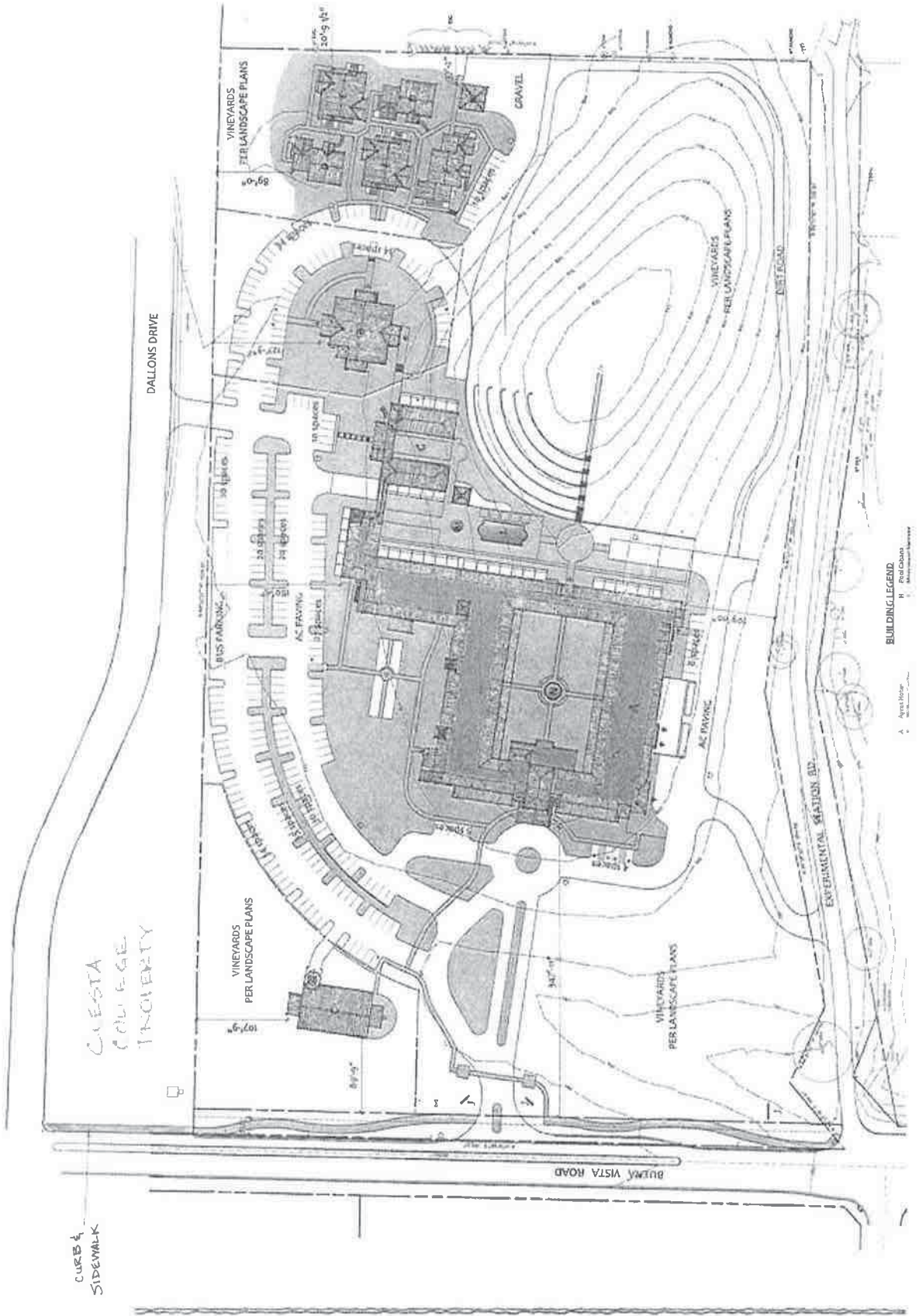
IMPACT: The preliminary cost estimate for improvements to Buena Vista Drive along Cuesta College frontage by Ayres is \$250,000 which includes design, construction survey, and construction. The cost of the improvements can be covered by development impact fees generated by the Ayres' hotel development. The hotel is estimated to bring in \$444,104 in transportation impact fees.

OPTIONS:

- a. Adopt Resolution No. 14-xx to
 - 1) allocate \$250,000 to Budget No. 2139101-54520-C0043 with the funding source from Fund 213, Traffic Impact Fees;
 - 2) authorize the City Manager to engage the services of North Coast Engineering in a not-to-exceed amount of \$8,210.
- b. Amend, modify, or reject the above option.

Prepared by: Ditas Esperanza, P.E., Capital Projects Engineer

Attachments: 1) Site Plan
2) Resolution



RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ALLOCATING FUNDS AND AUTHORIZING ENGINEERING SERVICES FOR IMPROVEMENTS
TO BUENA VISTA DRIVE ALONG CUESTA COLLEGE FRONTAGE

WHEREAS, the Needs List of the AB 1600 impact fee program for the City of Paso Robles includes a line item for the construction of improvements to Buena Vista Drive adjacent to the frontage of Cuesta College; and

WHEREAS, the Ayres Hotel, which is under construction adjacent to College property, includes improvements along the hotel's Buena Vista frontage from Experimental Station Road to their north boundary (common boundary with the College); and

WHEREAS, transportation impact fees generated by the development of the Ayres Hotel can be used to complete the improvements along the Cuesta College frontage; and

WHEREAS, the City will need to prepare bid documents, advertise for bids, and award a construction contract for this work; and

WHEREAS, North Coast Engineering is the engineering firm for the Ayres Hotel, and has submitted to the City a scope of work and fee proposal in the amount of \$8,210 to prepare bid documents and design for the improvements along the Cuesta College frontage; and

WHEREAS, the preliminary cost estimate for improvements to Buena Vista Drive along Cuesta College frontage by Ayres is \$250,000 which includes design, construction survey, and construction.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of Paso Robles does hereby allocate from Fund 213 Traffic Impact Fees, \$250,000 to Budget No. 2139101-54520-C0043 for improvements on Buena Vista Drive along Cuesta College frontage.

SECTION 2. The City Council does hereby authorize the City Manager to engage the services of North Coast Engineering in a not-to-exceed amount of \$8,210 for engineering services for the project.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th of August 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk