



DATE: March 13, 2013

TO: Honorable Mayor and City Councilmembers
Chairman and Members of the Community Development Commission

FROM: Development Services Department

SUBJECT: **ACCEPTANCE OF THE TYSON-WISCONSIN PARKING LOT AND
COASTAL RAIL TRAIL PROJECT AND AUTHORIZATION FOR THE
CITY CLERK TO RECORD A NOTICE OF COMPLETION**

SYNOPSIS

Staff recommends that the City Council and the Community Development Commission (CDC) accept the improvements constructed by Jeff Tracy, Inc., dba Land Forms Landscape Construction, of Laguna Niguel for the Tyson-Wisconsin Parking Lot and Coastal Rail Trail Project, and authorize the City Clerk/CDC Secretary to file a Notice of Completion with the San Diego County Recorder.

BACKGROUND

On March 2, 2011, the CDC adopted a resolution approving a Development Plan, Conditional Use Permit and Regular Coastal Permit for the construction of a surface public parking lot and a multiuse trail on the property.

On June 22, 2011, the CDC awarded a contract in the amount of \$1,419,233 to Jeff Tracy, Inc., dba Land Forms Landscape Construction, of Laguna Niguel for the Tyson-Wisconsin Parking Lot and Coastal Rail Trail Project.

Work began in October of 2011. The start of the work was deferred while the City was clearing backyard encroachments from the property. During construction unforeseen conflicting high pressure gas and fiber optic facilities had to be relocated by the respective utility companies.

On October 1, 2012, the parking lot was opened to the public, in order to accommodate the conflicting needs of downtown development construction and commuter access to the NCTD Transit Center.

Work on the project was completed in February of 2013.

The completed project consists of a 277-space parking lot and a 0.4 mile multiuse trail on approximately 2.5 acres of former surplus NCTD railroad right-of-way property. 188 parking spaces are provided to offset the offsite public parking spaces that will be displaced by proposed development in the downtown area. The multiuse trail provides a link in the Coastal Rail Trail system that follows the main trail through San Diego County coastal cities, accommodating walkers, runners, and cyclists. This project provides intermodal connectivity for Oceanside Transit Center commuters and visitors using the Metrolink, the Coaster, and the Escondido Sprinter Train.

ANALYSIS

The project completed 277 parking spaces and a 0.4 mile segment of the regional Coastal Rail Trail on the approximately 2.5 acre property adjacent to and west of the NCTD right-of-way between Tyson Street and Wisconsin Street.

FISCAL IMPACT

The cost of construction for the Tyson-Wisconsin Parking Lot and Coastal Rail Trail Project (912118400972) is as follows:

Construction Contract awarded by the CDC	\$1,419,233
Change Order 1, approved by the CDC	\$218,000
Change Orders 2 through 17, approved administratively	\$159,474
Administration, construction management, engineering, inspections, permits, and work performed by City crews	\$180,978
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Total Construction Cost	\$1,977,685

The Redevelopment Successor Agency's approved budget for this project, according to the initial Recognized Obligation Payment Schedule, was \$2,174,981. Therefore, sufficient funds were available for this project.

INSURANCE REQUIREMENTS

The City's standard insurance requirements have been met and are currently in effect.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The reference documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council and the Community Development Commission (CDC) accept the improvements constructed by Jeff Tracy, Inc., dba Land Forms Landscape Construction, of Laguna Niguel for the Tyson-Wisconsin Parking Lot and Coastal Rail Trail Project, and authorize the City Clerk/CDC Secretary to file a Notice of Completion with the San Diego County Recorder.

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