



Pure Water North City Phase 1 Construction Projects  
Scripps Ranch/Miramar Working Group Meeting #5 Summary

Scripps Miramar Ranch Library  
Thursday, Jan. 24, 2019, 4:30 - 8 p.m.

*This document is not intended to capture verbatim comments from the meeting or function as meeting minutes. It is a summary of the questions posed by the Working Group members and the answers provided by City staff and consultants. The questions and answers are unattributed.*

**Working Group Members Present**

Wayne Cox, Sorrento Valley Town Council  
Tom Derr, Mira Mesa Town Council, EvoVivarium  
Kathryne de Valcourt, The Currie Partners, Inc.  
Stuart Gross, Scripps Ranch Planning Group  
Bob Ilko, Scripps Ranch Civic Association  
James Roberts, Murphy Development  
Sandra Wetzels-Smith, Scripps Ranch Planning Group  
Wally Wulfeck, Scripps Ranch Planning Group

**Working Group Members Absent**

Craig Jackson, Mira Mesa Recreation Council, Pacific Ridge HOA  
Bari Vaz, Mira Mesa Town Council, Mira Mesa Chamber of Commerce, Envision Miramar

**Project Team Members Present**

Chris Bessa, Jacobs  
Brent Eidson, City of San Diego, Public Utilities Department  
Dylan Grise, Katz & Associates  
John Helminski, City of San Diego  
Sarah Lemons, Katz & Associates  
Steve Lindsay, City of San Diego  
Sean McCarty, Consultant, City of San Diego  
Jeff Soriano, City of San Diego  
Patricia Tennyson, Katz & Associates

**Other Attendees**

Quinton Grounds, Council District 5

**Public Members Present**

Michael Dwyer, Pure Water Clairemont Working Group  
Drew Nagurney, Gordon and Holmes for Murphy Development

## Welcome and Introduction

John Helminski welcomed the Scripps Ranch/Miramar Working Group (WG) to their fifth meeting and thanked them for their participation. Patricia Tennyson, facilitator, then reviewed the meeting agenda and objectives, beginning with introductions around the room to familiarize new staff member, Chris Bessa, (Jacobs) with the WG members.

WG members received binder materials including the meeting agenda, PowerPoint presentation, updated matrix of WG recommendations and City responses, and the sections of the North City Pure Water Pipeline construction contract bid specifications that pertain to recommendations previously provided by the WG.

To view project and meeting materials, visit the Pure Water San Diego website at [phase1.purewatersd.org](http://phase1.purewatersd.org).

## Project Schedule Update & Overview of Constructability Reviews

Jeff Soriano provided updates on the schedule for the North City Pure Water Pipeline and Subaqueous Pipeline at Miramar Reservoir, including contract release dates, notice to proceed (NTP) for construction, and construction duration and anticipated completion dates for each project.

Steve Lindsay and Chris Bessa explained the constructability review process that the project team has conducted over the past several months, which included review of the construction design plans and bid documents for potential coordination issues, environmental monitoring and traffic control considerations, construction sequencing and methods, utility conflict challenges, and more. S. Lindsay explained that the City of San Diego uses unit-pricing rather than lump-sum contracts and that requires a more in-depth look at the complete inventory of necessary items for completion and clarity for the contractors who will bid on the contract.

S. Lindsay shared that City staff were developing an environmental monitoring and compliance plan to ensure all necessary permitting was incorporated into the plans, as well as developing a traffic control plan for the project area.

C. Bessa explained how the project team reviewed the construction packages to identify and address any discrepancies that could result in change orders from the contractors once construction begins.

The following are comments or questions from WG members:

- **WG Member: When do you expect to start construction - right after the notice to proceed?**
  - Project team: Yes, the contractor will do some initial investigative work and potholing, where the contractor will dig test holes along the alignment to determine the location of existing underground utilities. The contractor should start construction shortly after that, around November 2019.

- **WG Member: Is your plan to start and complete any one segment of excavation and pipe installation quickly so no section of road is closed for a year?**
  - Project Team: That was one of the requests from an earlier WG meeting and we have tried to accommodate those work restrictions in the bid specifications. We will cover that later in today's meeting.
- **WG Member: When is the bid close date?**
  - Project Team: The bid close date for proposals will be 44 working days after the contract is advertised in February 2019, or near the end of March 2019. We want to give contractors adequate time to go through the specifications and submit their proposals.
- **WG Member: Do you have any current or validated maps that show the pipeline route, end-to-end, from Miramar Road to Eastgate Mall?**
  - Project Team: The map is up-to-date online and we can send you that link. The pipeline route has not changed from the maps we provided you at previous WG meetings.
- **WG Member: Are the maps that we were given at the last meeting the same?**
  - Project Team: The general pipeline alignment in the streets are the same, but there were adjustments at the dechlorination facility. The alignment in the streets are the same, but there are a few adjustments by a foot or so to avoid existing utilities.
- **WG Member: What new speed limit are you thinking about for Miramar Road during construction?**
  - Project Team: The speed limit is current 50 mph until Camino Ruiz and then 45 mph, so we are planning to have the speed limit set at 40 mph. We need to consult the traffic engineers to finalize that.
- **WG Member: Have you coordinated with the northern and northeastern divisions of the police department?**
  - Project Team: We will be reaching out to them. If we don't have police enforce the new speed limits, drivers won't pay any attention. In addition to replacing the existing speed limit signs with the new maximum speed, we will also have a message board explaining the speed reduction for commuters.
- **WG Member: During commuter times throughout the day, those streets go about 4 mph. Are you going to be working between those times?**
  - Project Team: No, we will be doing night work for this segment and will be working from 9 p.m. – 5 a.m.
- **WG Member: Will the state cooperate with you to change the timing on the traffic lights that cross over Interstate-15?**
  - Project Team: We do not anticipate traffic light adjustments will be required that far down Miramar Road. The area near the entrance of the Marine Corps Air Station Miramar (MCAS) base is the critical area where we will adjust traffic lights.

- **WG Member: How far east of the MCAS base will you be adjusting traffic control signals?**
  - Project Team: We will adjust from Eastgate Mall to Kearny Villa Road. We will keep the lowered speed limit throughout the day to ensure drivers are aware. We will have steel plates and cold mix used over trenches that are not quite permanent yet, so we want to reduce driving speeds.
- **WG Member: Are those steel plates going to be recessed?**
  - Project Team: To hold the recessed plates in place, we must put down spikes or more cold mix. For this reason, we are trying to avoid steel plates and are going to instead use cold mix each night that will be compacted with a drum roller. We think that will be adequate to secure the trench and we will also conduct permanent base paving every fifth working day to restore the road.
  - Project Team: Regarding concerns that streets will remain unfinished for a long period of time, we have included some language in the bid specifications handout you received today that requires the contractor to base-pave their trenches at the end of the week. After every 2,000 feet of work, the contractor will come back and will resurface the trench with a final trench pavement cap. We aren't waiting to complete the segment to resurface. We have about eight sections in this segment that will be resurfaced as they are completed.
- **WG Member: Are you thinking each segment of construction will take about 30-45 days?**
  - Project Team: Thirty days is typically the duration. We want to have 30 days' worth of traffic driving on the roads to allow for sufficient settling before we do a final resurfacing.
- **WG Member: Do you have any specifications for the quality of the resurfacing to avoid potentially dangerous "washboard" surfaces on the road? SDG&E did not do a great job with providing good, even-quality paving. They only did so much paving on each side of where the work occurred.**
  - Project Team: In the specifications, we have dictated the level of effort that must go into resurfacing the roads. We will not accept anything less than a smooth, well-repaired road.
- **WG Member: Is the route for the pipeline along Miramar Road still mostly on the south side and across? Will it require a reduction of one lane or will the City restripe the whole road to keep three lanes in each direction?**
  - Project Team: At certain points along Miramar Road we will move traffic over to the other side of the median during work hours (9 p.m. – 5 a.m.), but during non-work hours, you will have three lanes in both directions.
- **WG Member: You mentioned that the construction contract will be broken up between different contractors, not the Subaqueous Pipeline versus North City Pure Water Pipeline, but for each portion. How does that work? Is it one contractor for trenches and another for supplying pipe?**
  - Project Team: There will be one general contractor for the North City Pure Water Pipeline and one contractor for the Subaqueous Pipeline that will be installed at Miramar Reservoir. Each project will have subcontractors but there will be one overall contractor in charge.

- **WG Member: We recently had an experience with SDG&E where the project EIR identified one route, but then they had to make changes when they discovered utility conflicts. If you run into existing utilities that are out of service or unaccounted for in your plans, will you need to reroute the pipeline to go around what is already there?**
  - Project Team: The contractor will “pothole” before construction to begin identifying potential obstructions for the pipeline. We are more likely to install the pipeline under them and keep the same alignment. We’ve required the contractor to have extra pipe-bends and fittings on-site so that if something like this occurs, we won’t have to hold up construction for those needed pieces to be manufactured and get delivered to the site.
- **WG Member: What has been your experience when looking at as-built drawings from projects built a long time ago; are they accurate? Is that what you are using to plan your design?**
  - Project Team: We have used as-built drawings to plan the design when they are made available to us. Some companies will not share their drawings with us. We have done some of our own investigative potholing to confirm the existing location of utilities that we were unsure of. Inaccuracies do happen, which is why we do our independent potholing to verify what we can.
- **WG Member: Why won’t other companies share their as-built drawings with you?**
  - Project Team: Sometimes companies think it is a proprietary or they view sharing plans as a security risk. They may not want competitors to have access to the information. However, this has become less likely in the past 10 years.
- **WG Member: How will you handle hazardous materials from World War II that you may come across?**
  - Project Team: We have procedures in place for how to handle such materials should we find any.
- **WG Member: Where the railroad line goes through under Miramar Road, are you going to go under that and leave room in case they ever want to lay more railroad tracks there?**
  - Project Team: We are going to tunnel completely under the right of way (for the at-grade tracks) and bridge over the LOSSAN (Los Angeles/San Diego/San Luis Obispo) Corridor tracks. They have a double tracking plan that will come in after this project and we have accommodated for the specifications of their proposed plans.
- **WG Member: SDG&E previously had to test their installation before they repaved.**
  - Project Team: We can complete our testing in segments. This repaving plan will be a new approach for the City.

- **WG Member: Someone brought up the noise factor for the houses that are south of the business park during the night work; has that been considered?**
  - Project Team: We will distribute noise permits before construction and will monitor the decibel levels throughout the area. The specifications instruct crews to begin the night work with the loudest work first; so, if they start at 9 p.m., they would do the saw cutting and concrete demolition first and the relatively quieter work would be completed after that, but there will be noise associated with the back-up beepers on the excavators that is required for safety by the Division of Occupational Safety and Health (OSHA).

### Review of Working Group Matrix & Bid Specification Language

P. Tennyson directed WG members to the bid specification language handout and updated WG Status Report Matrix provided to review how recommendations from the WG were incorporated in the bid specification language. Jeff Soriano, S. Lindsay and Sean McCarty reviewed each item listed in the matrix and the City's response.

All WG matrices are available on the Pure Water website at [phase1.purewatersd.org](http://phase1.purewatersd.org).

The following are comments or questions from WG members:

- **WG Member: The team that is designing the Scripps Miramar Ranch Library parking lot expansion will attend the Scripps Ranch Planning Group meeting on March 7 if the City team would like to join us.**
- **WG Member: You mentioned maintaining access to businesses along Miramar Road during construction. Will that apply to the business park on Carroll Canyon Road as well?**
  - Project Team: We specifically listed Miramar Road but will rewrite the language to include that area as well. We will require that across the whole alignment.
- **WG Member: It looks like construction for the new project at Lot Three will occur around the same time as the start of the Pure Water construction? Can we ensure access is maintained to the property?**
  - Project Team: What is the schedule for that project?
  - **WG Member: I will confirm and let you know.**
  - **WG Member: I did not know that that project had been publicly announced. It is happening?**
  - **WG Member: It is still progressing and is being discussed.**
  - **WG Member: Would you let us know when we (The Scripps Ranch Planning Group) can announce the project publicly? We would like to let the community know.**
  - **WG Member: Yes, we will let you know.**
  - Project Team: We will continue to coordinate with Murphy Development regarding this project.
- **WG Member: Is it the contractors that do the outreach to the businesses?**
  - Project Team: At the next meeting, we will be bringing the outreach plan to review with this group. It will require more than just delivering doorhangers to businesses, so we will let everyone know what the plan will be at the next meeting.

- **WG Member: If it is possible, it would be best if we are able to get construction information during the first week of the month so that we can incorporate it into our monthly newsletter for our residents and businesses. We prefer to receive content no later than the 6<sup>th</sup> of each month.**
  - Project Team: We will do our best to provide accurate information by this deadline each month, but the newsletter should include the link to the Pure Water website so people can check for the most recent information to confirm accuracy.
- **WG Member: I hope work will not conflict with Friday night football games at Scripps Ranch High School.**
  - Project Team: No construction will take place on Fridays.
- **WG Member: Will repaving standards for easement driveways, such as at Via Excelencia, be the same as the standards for public roads when they are resurfaced after construction?**
  - Project Team: Is it a private street?
  - **WG Member: Yes, we have several hundred feet of a private entry driveway at Lot Three.**
  - Project Team: Yes, it will be resurfaced to the same standards. We are requiring an inlay for that section.
- **WG Member: I believe there is a disconnect with the series of maps you provided us today and those that I printed at home. I can see the business park, but I can't see how the pipeline manages to get to Miramar Road, unless there is a section missing.**
  - Project Team: The map you are referring to is of the AC Water Group 1038 project, which is the existing water mains that will be replaced at the same time as the North City Pure Water Pipeline construction. The map is correct as shown.

### Miramar Reservoir Parking

S. McCarty provided an overview of proposed parking plans at Miramar Reservoir prior to and during construction to ensure adequate amount of parking is available for recreational users.

- **WG Member: We had previously discussed addressing pedestrian access around the staging area once you start working near the boat ramp.**
  - Project Team: We are still evaluating that with the construction management team. We have an expert for subaqueous installation who is helping us determine how much space we will really need for construction staging. We are exploring a variety of ideas and hope to provide an update on the staging area at the next WG meeting.
- **WG Member: At some point, we need to be able to publicize this information for people using the lake area.**
  - Project Team: 2020 is when we are advertising for the subaqueous work, so we have time.
- **WG Member: The boat ramp will be closed when you are doing that work, correct?**
  - Project Team: Correct. We will have pipe and other construction materials present and it won't be safe for boaters. So, we are still working out how to get pipe in while maintaining pedestrian access. The likely solution may be that the cars and pedestrians will have to share the lane adjacent to the work.

- **WG Member: If you do some type of diversion around there, you are going to need some traffic control because it will cross the road.**
  - Project Team: Absolutely. If that is the case, there will be traffic control in that location and some type of delineation as best we can.

### Public Comment

- **Public Member: The plan when we started these meetings was to have construction completed by 2021, and now the projected date of completion is 2023. What is the reasoning behind that?**
  - Project Team: Projects are starting up about the same time as a part of our commissioning efforts, so we have had the construction management team evaluating the sequencing of the work, and particularly the treatment plants themselves. When we evaluated the construction required for the water treatment facilities and, specifically, the North City Water Reclamation Plant Expansion that we need to keep in operation during construction, it lengthened the overall schedule. We need to build all projects so they finish around the same time, so some of these start dates for the pipeline projects have been delayed because they will not take as long as the treatment facilities will. Substantial completion of the projects will occur around November 2022 and then we will begin commissioning all projects and ramping up the amount of purified water we deliver to Miramar Reservoir until we meet the complete 30 million gallons per day goal.
- **WG Member: Will the contractors that win the contract need to bid on the pipe or is that something that is provided by the City and they just install it?**
  - Project Team: The City is not supplying any of the materials for the contractors, but the pipes must fit the specifications that we called out in our contract specifications. Part of our specifications is to have a City representative and engineer of record go out to where the pipe is made to ensure that it is done properly.
- **WG Member: Is there one plant that makes the pipe or are there multiple plants?**
  - Project Team: There are lots of plants around the country, but the largest is in Fontana. All the plants can provide the pipes that meet the specifications in our plans.
- **WG Member: How many bidders do you normally get on a project? Do you do a “best and final” process if you get proposals that are similar?**
  - Project Team: We typically have four or five contractors that bid for a construction job like this. The bids are typically awarded to the contractor that can do the work at the lowest cost while maintaining the safety needed for construction – “the lowest responsible bidder.”
- **WG Member: You have been responsive and helpful when addressing our concerns; I know the concerns with each WG are different and I was wondering how the other WGs are going?**
  - Project Team: You are correct. Each community has their own specific concerns about the nature of the projects, but we have addressed each of them in the same fashion as we have done with this WG. There has been a lot of misinformation in some areas that has taken some “unraveling” to work through which is always a challenge with public projects.



- **WG Members: Are there any updates to the design of the dechlorination facility? We had seen draft versions but were wondering about color, gate design, type of block, lighting, access and that sort of thing.**
  - Project Team: We have plan drawings and details. We can see about providing an updated rendering.

### **Next Steps**

P. Tennyson closed the meeting by recapping with WG members the upcoming bid, NTP and construction schedules and discussed some of the overall logistics of the project. She explained that the next meeting will be held after the contract is awarded and would occur sometime in summer 2019. She mentioned the WG's request to break into subgroups moving forward to address the more localized specific concerns in the communities and noted this would take place after the next meeting. Sarah Lemons told the WG Members that they would receive an email after the contracts were awarded to begin coordinating a date for the next meeting.