

Engineering & Capital Projects (E&CP) Department

Scripps Miramar Ranch Library Parking Lot Expansion Project

October 6, 2022

Scripps Miramar Ranch Library Parking Project



- **Key Stakeholders:** Library Dept., CD5, E&CP, Scripps Miramar Ranch Community



- **Design Consultant:** Kleinfelder

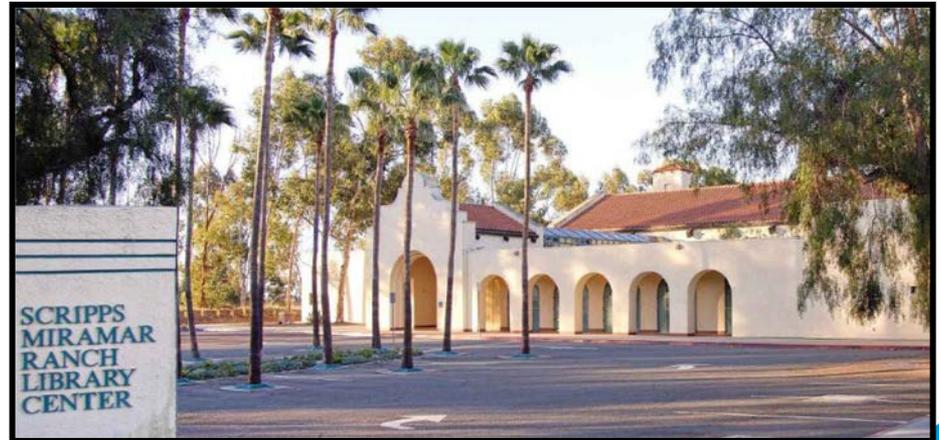


- **Delivery Method:** Design-Bid-Build

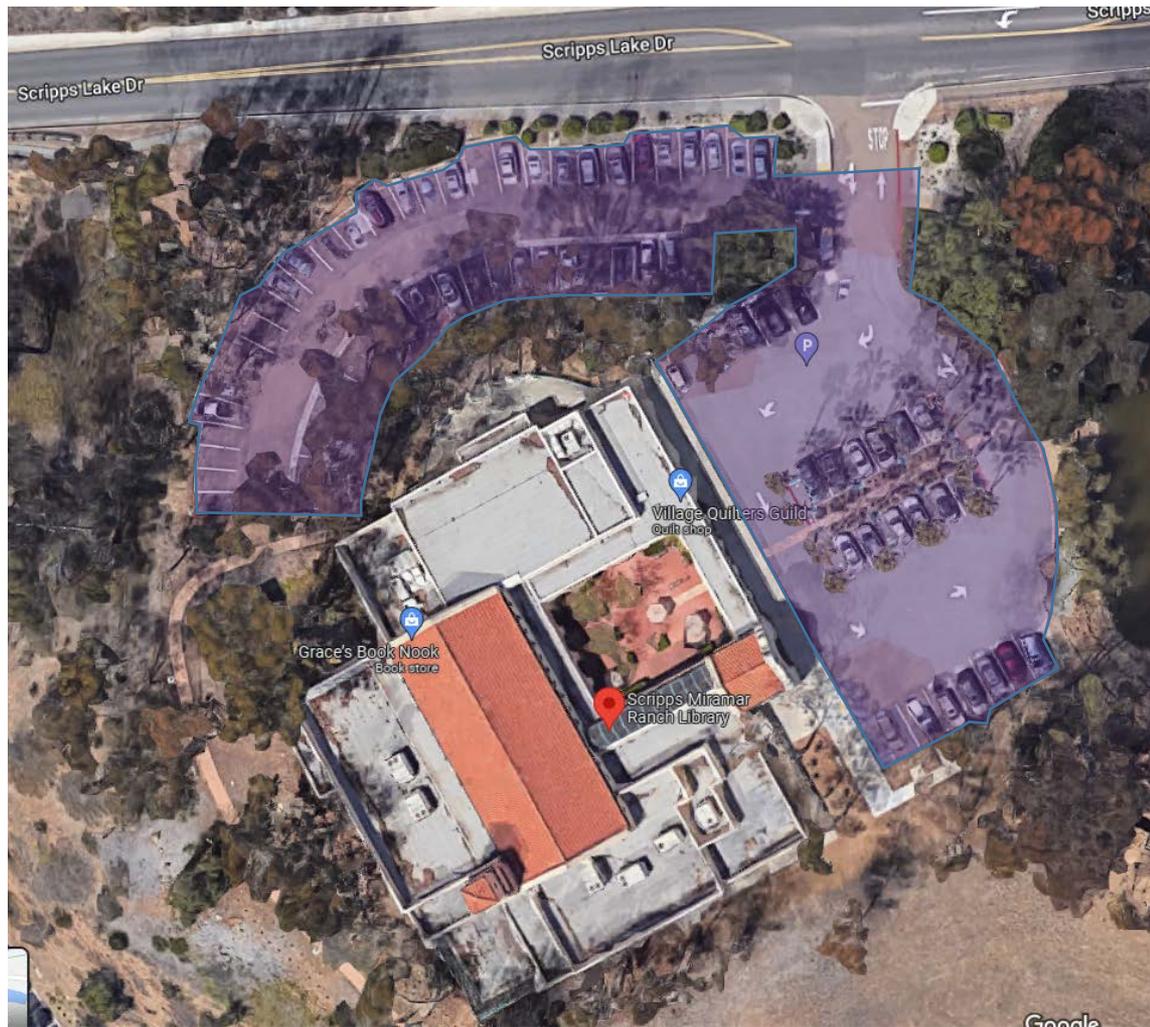


- **Project Goals:**

- An expansion to the existing parking lot, with a proposed total of 117 parking spaces.
- A new retaining wall will be constructed, the site will be backfilled with imported soil.
- New entrance driveway addition, traffic signals and raised median on the right-of-way, as well as ADA path of travel improvements.

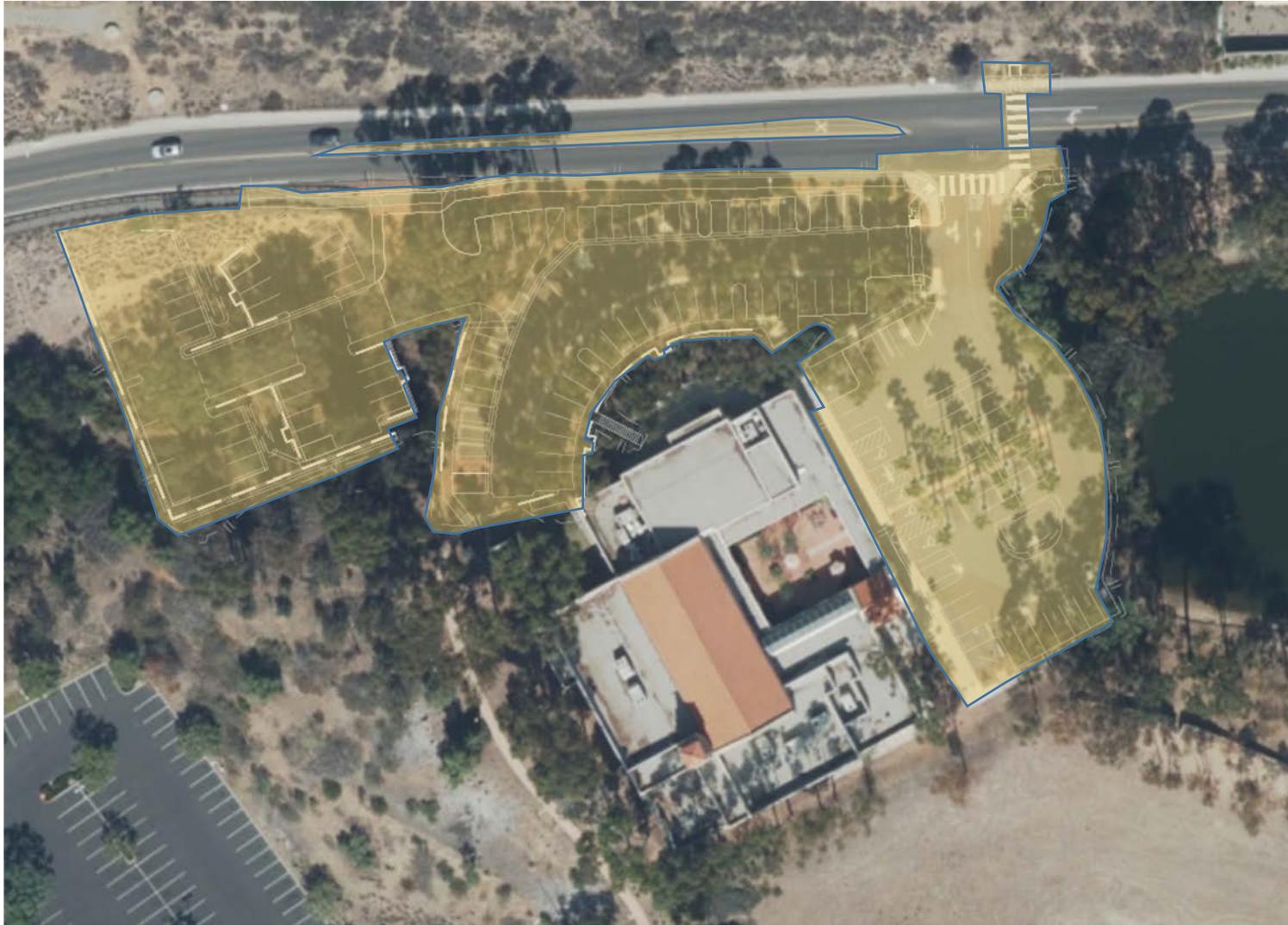


Current Conditions



 = Existing Parking Layout

Scope Of Work



=
New
Parking
Layout &
Limits of
Work

Design Progress



Design Updates since last community presentation

- ✓ Resolved raised median issue with Development Services Dept (DSD).
- ✓ 60% Plans Complete
- ✓ 90% Plans Complete
- ✓ Updated plans to include new Electric Vehicle (EV) requirements
- ✓ Redesigned Mechanically Stabilized Earth (MSE) retaining wall
- ✓ 100% Plans Complete
- ✓ Construction Building Permit complete.
- ⊘ Final Bid Set – Currently in progress
 - ⊘ Updating design to comply with new 2022 Storm Water Regulations
 - ⊘ Updating design to comply with new 2022 ADA requirements



Environmental Clearances since last update

- ✓ Completed Environmental Permit Assessment with DSD
- ✓ Updated Biological Technical Report (BTR)
- ✓ Updated Geology Report
- ✓ Completed Multi-Habitat Planning Area (MHPA) Boundary Line Correction
- ✓ Completed Vehicle Miles Traveled (VMT) Traffic report memo.
- ✓ Obtained Final CEQA Determination and clearance



Estimated Budget and Schedule

Funding Breakdown	
Scripps Miramar Ranch FBA Facilities Benefit Assessments	\$3,664,400
Scripps Miramar Ranch DIF Impact fees	\$2,876,377
Library and CFD Funds	\$178,007
Library systems Improvement Fund	\$35,600

- \$ Total Project Cost** **\$6,754,384**
-  Advertise Project Winter 2022/23
-  Award Construction Contract Spring 2023
-  Begin Construction Summer 2023
-  Construction Completion Summer/Fall 2024

**These are estimated dates and budget and are subject to change. The completion date does not account for weather, unforeseen conditions, and added work.*