



City of Del Mar Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Martin Boyd, Project Manager II
Joe Bride, Public Works Director
Via Ashley Jones, City Manager

DATE: May 15, 2023

SUBJECT: City of Del Mar Utility Undergrounding Program Update

REQUESTED ACTION/RECOMMENDATION:

Staff recommends that the City Council receive an update regarding the City's Utility Undergrounding Program and provide feedback on the Undergrounding Project Advisory Committee (UPAC) recommendation to determine whether to proceed with concurrent or sequential construction activities once the design for Utility Underground District (UUD) 1A is complete.

BACKGROUND:

The City of Del Mar is progressing with its citywide Undergrounding Program (UP), the work for which started in 2017, following passage of a voter approved 1% sales tax measure known as Measure Q in 2016. The UP aims to remove utility poles and overhead cables for electricity and telecommunications and replace them with underground lines, and has been identified as a priority project by the City Council. Attachment A includes a map of the planned citywide undergrounding project areas.

As a result of the COVID-19 pandemic, the City was forced to put its undergrounding efforts on hold for an interim period from March 2020 to May 2021. On May 17, 2021, the City Council approved the formation of a small-scale undergrounding district on Tewa Court/10th Street, which was intended to be used as a pilot project for the City. The Tewa/10th Street project included the removal of 10 overhead utility poles and approximately 1,000 linear feet of overhead conversion to 1,345 linear feet of underground trench. Of the 21 properties and residences, 7 required undergrounding of their private service lateral at the expense of the property owner.

On February 8, 2023, the Tewa Court/10th Street UUD project was officially completed, with the removal of the final pole as part of a pole removal ceremony. The final project cost was \$832,000, with a general contractor cost of \$344 per linear foot of joint trench. The completion of this initial pilot project was an important milestone for the City, which provided valuable information and lessons learned that have been incorporated into the planning for future undergrounding districts, including UUDs 1A and X1A the design and planning for which is currently underway.

City Council Action:

DISCUSSION/ANALYSIS:

Utility Undergrounding Process Overview

The City Council approved the formation of UUDs 1A and X1A on July 12, 2021, the status for which are further discussed below. For context, it is important to understand the different stages of a utility undergrounding project, starting with district formation through completion.

The process starts with district formation requiring the City Council to form an UUD before any design work can begin. Once the City Council has created a UUD, an 18-to-24-month design process begins. There are many tasks during the project's design phase, such as surveying existing conditions, design by utility companies and city civil design, coordinating service lateral design with homeowners, easement coordination and recordation, and the city preparing CEQA documentation and permits.

Once the design process is complete, a construction bid package is prepared and the City follows the required public bidding process. The City Council is presented for approval the award bid for construction contract and to begin construction. After notice to proceed, construction of the underground utility systems and the subsequent removal of overhead utility systems in the public right-of-way commences and is anticipated to take between 18-to-24-months for each district. This construction process consists of four phases: trenching/conduit by City and property owners, cabling by utility companies, cutovers by utility companies, and pole removal by utility companies.

Active Districts

UUD 1A (Stratford Court South)

UUD 1A includes 56 poles and approximately 7,650 linear feet of overhead conversion to 9,135 linear feet of underground trench from 4th Street to 12th Street, including 227 properties and 464 residences. Approximately 64 of the homes or buildings require undergrounding of their private service lateral at the expense of the property owner. Attachment B includes a map of UUD 1A (Stratford Court South).

Within both UUD 1A and X1A, there are three distinct work areas. For UUD 1A, Work Area 1 includes from 4th to 6th St; Work Area 2 includes from 6th to 9th St; and Work Area 3 includes from 9th to 12th St. Attachment D includes a work area map of UUD 1A. These work areas coincide with SDG&E's approach to doing the preliminary design for the project, which they refer to as phases.

UUD 1A is currently in the design phase. As mentioned above, design phase activities include surveying existing conditions, utility company preliminary design, city civil engineering design, homeowner service lateral design coordination, easement coordination/recordation, and environmental permitting. The preliminary environmental

determination for a California Environmental Quality Act (CEQA) exemption has been prepared. San Diego Gas & Electric (SDG&E) has completed their preliminary design and the remaining utility companies are using SDG&E's joint trench layout to complete their preliminary designs. Simultaneously, the City's undergrounding consultant and City staff are developing the civil engineering design. Design activities are currently scheduled for completion in November 2023, with the construction bid documents projected to be ready in December 2023.

Using Tewa Court/10th Street UUD actual costs, the estimated total cost for UUD 1A is projected to be \$5.38 million. The cost per linear foot of overhead conversion is \$703, and the cost per linear foot of joint trench is \$589. This includes professional services costs during the design phase in preparation for the bid process, cost for construction, costs paid to the utility companies for their engineering fees and construction work, and the cost for third party construction management services during construction. This cost estimate is still being developed and does not include potential cost savings from economies of scale in doing a much larger project in comparison to Tewa Court/10th Street. The City's undergrounding consultant will provide an engineer's cost estimate once the design is finalized. The actual cost of construction will be determined via the City bid process and presented to City Council for approval to award the construction contract and begin construction.

UUD X1A (Crest Canyon)

UUD X1A includes 77 poles and approximately 11,200 linear feet of overhead conversion to 14,363 linear feet of underground trench, including 152 properties and 114 residences. Approximately 85 of the homes or buildings require undergrounding of their private service lateral at the expense of the property owner. Attachment C includes a map of UUD X1A (Crest Canyon). Within UUD X1A, the three work areas include Work Area 1 from San Dieguito Dr to Oribia Rd; Work Area 2 from Ave Primavera to Crest Rd/Via Alta; and Work Area 3 from Crest Rd/Via Alta to Crest Way. Attachment E includes a work area map of UUD X1A.

UUD X1A is also in the design phase. To date, SDG&E has completed the preliminary design of Work Area 1, with the preliminary designs for Work Areas 2 and 3 expected to be complete before the end of May 2023. After SDG&E completes their preliminary design, the remaining utility companies will proceed with using SDG&E's joint trench layout to complete their preliminary designs, and the City's undergrounding consultant and City staff will develop the civil engineering design. The preliminary environmental determination is scheduled for completion in August 2023. Design activities are scheduled for completion in February 2024, and the construction bid package is projected to be ready in March 2024.

Using Tewa Court/10th Street UUD actual costs, the estimated total cost for UUD X1A is projected to be \$8.05 million. The cost per linear foot of overhead conversion is \$719, and the cost per linear foot of joint trench is \$560. As with UUD 1A, more precise

estimated costs will be provided at the completion of the design phase and actual construction costs will be determined through the public bidding process.

Undergrounding Project Advisory Committee (UPAC)

The Undergrounding Project Advisory Committee (UPAC) was formed in 2017, and worked with staff to develop a recommended undergrounding boundary map, prioritization guidelines, ranking of blocks, communications plan, cost estimate for the total UP program, and a Project Delivery Plan, which was approved by the City Council on August 5, 2019. As a result of the pandemic, and the UP being put on hold in early 2020, UPAC committee meetings and activities were suspended.

The UPAC was recently restarted by the City Council and so far has held two meetings, which occurred in February and April 2023. At their first meeting, UPAC formed a subcommittee to evaluate and develop objective criteria and a recommendation for determining whether the City's construction activities for UUDs 1A and X1A should be done sequentially or concurrently. A sequential schedule has City construction activities for UUD 1A proceeding before UUD X1A, and a concurrent schedule has City construction activities proceeding at the same time for both projects. The subcommittee's analysis is summarized below.

UPAC Subcommittee Analysis/Recommendation

The UPAC Subcommittee's analysis, objective criteria for determining best approach to construction activities for 1A and X1A, advantages for each scenario, and recommendation for how to proceed was presented to UPAC on April 27, 2023, and is summarized below:

Subcommittee Recommended Objective Criteria:

- 1) Comparative Projected Timeframes for Projects - Sequential vs. Concurrent;
- 2) Benefits and Risks of Proceeding Sequentially vs. Concurrently (Economic and Non-Economic);
- 3) Feasibility: Staff Workload Management and Third Parties (Utilities, Telecom, Laterals);
- 4) Community Impacts: Views, Property Values, Traffic Delays and Fire Safety.

Advantages of sequential City construction trenching activities:

1. UUD 1A will be ready sooner and sequential completion is estimated three (3) months sooner than concurrent.
2. Potentially less public impacts.
3. Potentially less risk due to multiple contractors.

Advantages of concurrent City construction trenching activities:

1. UUD X1A estimated completion is four (4) months ahead of sequential.

2. Potential cost savings (e.g., less construction mobilization cost, less construction management cost, economies of scale, etc.).
3. Potentially less risk to enter another fire season due to delays. However, this is not expected with the current schedule.

The UPAC subcommittee also suggested the City consider an “overlap” schedule for City construction trenching activities. An overlapping schedule has both projects proceeding “when ready”, with UUD 1A projected to start three (3) months before UUD X1A. This option would require an evaluation of City staff workloads for potentially managing two separate contractors (which would likely be the result of conducting separate bid processes for each area) simultaneously and would benefit less from the potential cost savings with a concurrent trenching schedule.

The UPAC subcommittee’s recommendation is for the City to hold off on the decision until the UUD 1A design is complete. At that time, the City will have a better understanding of when the UUD X1A design will be complete and the potential alternatives.

UPAC Undergrounding Program Financing Subcommittee

On April 27, UPAC created a new subcommittee to work with City staff to complete a long-term project schedule and cash-flow analysis to ensure financial resources are available when needed throughout the life of the UP. The subcommittee’s first meeting will be scheduled for July 2023, following completion of the City’s two-year budget process.

Using lessons learned and feedback provided by Tewa/10th Street residents, City staff will also be working with UPAC to finalize a comprehensive and strategic public outreach and communications plan to be utilized for UUDs 1A and X1A.

Next Steps

The next steps for UUDs 1A and X1A projects prior to construction include:

1. Preparation of final designs by SDG&E, AT&T, and any other impacted telecommunications companies for UUD 1A and UUD X1A. SDG&E preliminary designs for UUD X1A work areas 2 and 3 are expected in May 2023;
2. Preparation and distribution of homeowner lateral and easement exhibits;
3. Coordination with residents to obtain necessary easements for completion of undergrounding approximately 64 private laterals for UUD 1A and 85 private laterals for UUD X1A;
4. Completion of preliminary environmental determination for UUD X1A;

5. Preparation of construction specifications/drawings/bid schedule and technical specifications for the construction bid process;
6. Coordination with AT&T and Spectrum regarding financial responsibility for undergrounding their infrastructure and possible cost-sharing for joint-trench;
7. Prior to the public bidding process, City Council acceptance of the final design; completion of environmental review; processing of any other permits that may be required, such as Tree Removal Permits, Design Review, and Coastal Development permits, as necessary; and City Council determination on construction timing/schedule.
8. Public bidding process for construction contractors, evaluation of bids, award of construction contract by City Council, and Notice to Proceed; and
9. City Council adoption of a resolution establishing a project schedule identifying the date by which properties in an established UUD must be ready to receive underground service and by which poles, overhead wires and associated overhead structures shall be removed. Once a district is fully formed, it becomes unlawful to construct or maintain aboveground facilities beyond the date established by the City for removal of such facilities.

PRIOR CITY COUNCIL REVIEW:

On February 7, 2022, the City Council awarded a construction contract for the Tewa Court/10th Street Utility Undergrounding Project to Blue Pacific Construction.

On July 12, 2021, the City Council adopted resolutions establishing underground utility districts 1A on Stratford Court (west of Camino del Mar, from 4th street to 12th street); and X1A along Crest Road and in the canyon below Crest Road within areas west and north of the City of San Diego border and south of the lagoon along San Dieguito Drive.

On May 17, 2021, City Council adopted a resolution establishing an underground utility district on 10th Street east of Camino del Mar, Tewa Court, and portion of Klish Way.

On August 5, 2019, City Council approved the recommendations made by the UPAC and staff and reaffirmed the City's commitment to citywide undergrounding of all utility poles; confirmed the recommended preliminary undergrounding boundary map (i.e., blocks), prioritization guidelines, and ranking of the blocks; authorized simultaneous design of the two identified areas in coordination with SDG&E and the necessary funding for initial implementation; and approved various policy recommendations made by UPAC, which are key assumptions for the Project Delivery Plan and estimated total UP budget.

FISCAL IMPACT:

There is no fiscal action to be taken by the City Council related to this agenda item.

ENVIRONMENTAL IMPACT:

The proposed City Council action does not constitute a “project” under the definition set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA.

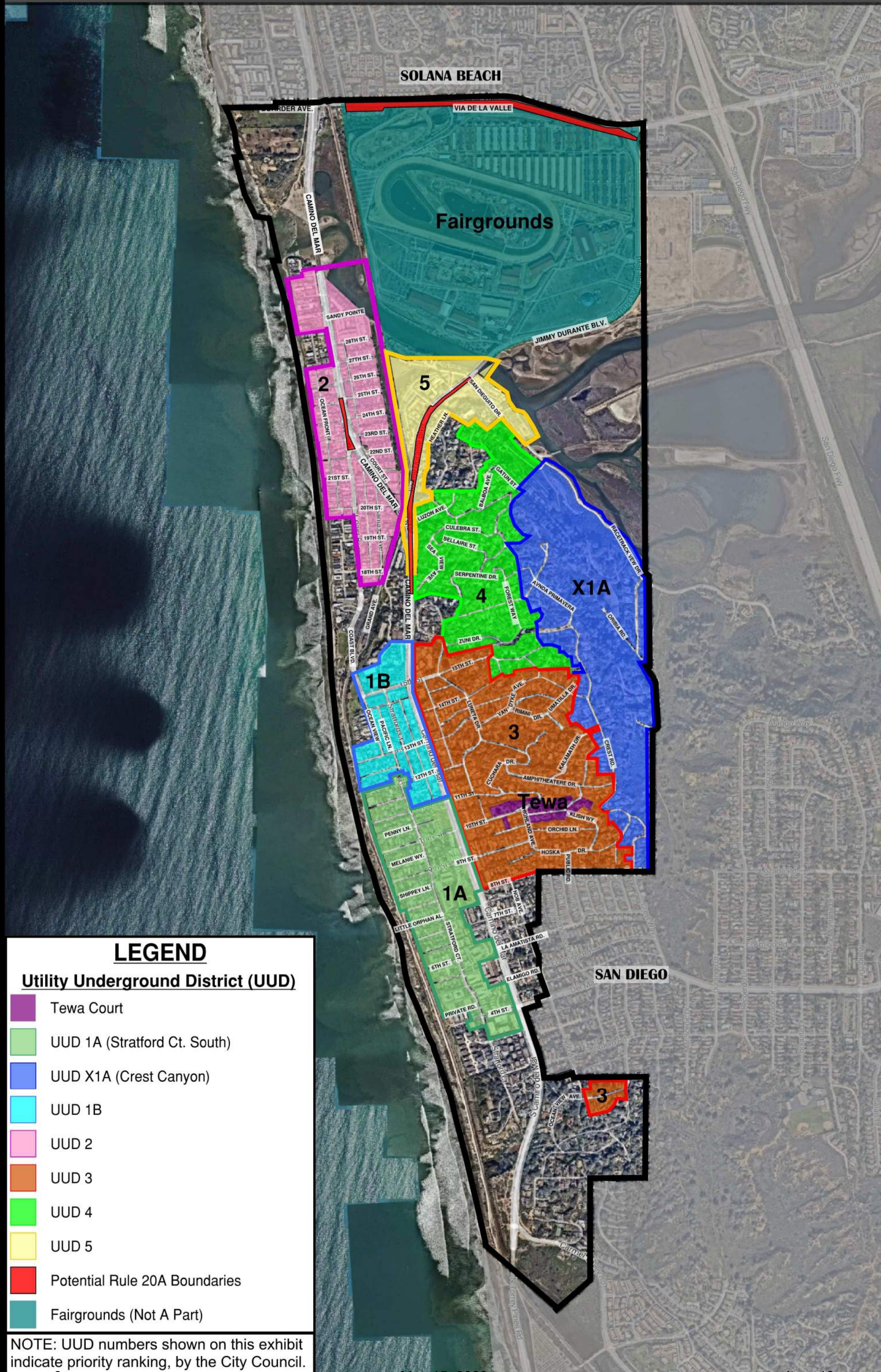
NEXUS TO CITY COUNCIL GOALS & PRIORITIES:

Utility Undergrounding is listed as a Tier 1 City Council priority for FY 2022/23 and 2023/24.

ATTACHMENTS:

- Attachment A – UP Citywide Map
- Attachment B – UUD 1A Stratford Court South Map
- Attachment C – UUD X1A Crest Canyon Map
- Attachment D – UUD 1A Work Area Map
- Attachment E – UUD X1A Work Area Map

Citywide Utility Undergrounding Map



LEGEND

Utility Underground District (UUD)

- Tewa Court
- UUD 1A (Stratford Ct. South)
- UUD X1A (Crest Canyon)
- UUD 1B
- UUD 2
- UUD 3
- UUD 4
- UUD 5
- Potential Rule 20A Boundaries
- Fairgrounds (Not A Part)

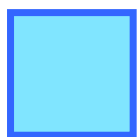
NOTE: UUD numbers shown on this exhibit indicate priority ranking, by the City Council.

Utility Undergrounding District 1A (UUD 1A) - Stratford Court South

ATTACHMENT B



LEGEND



District Limits

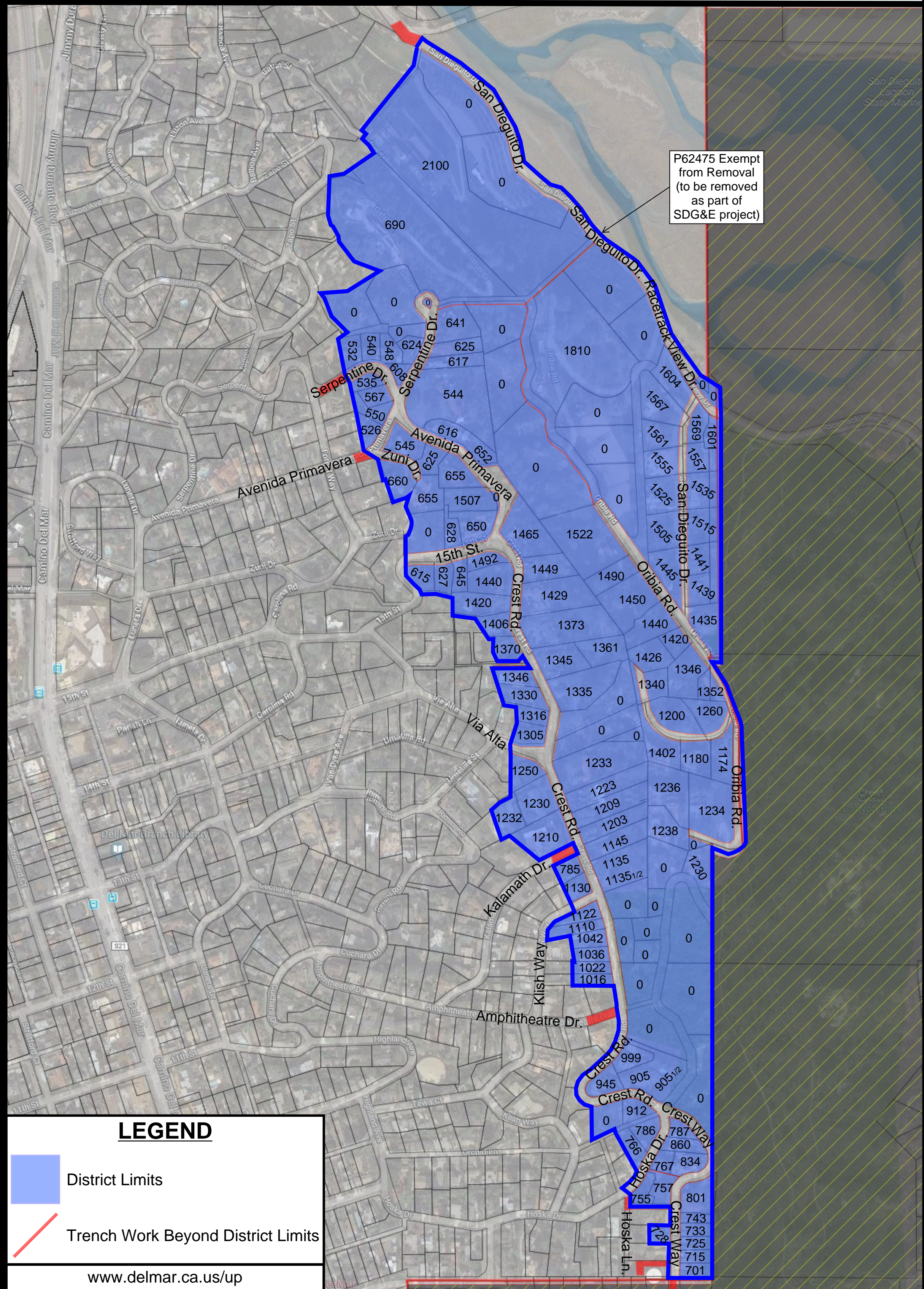


Trench Work Beyond District Limits

www.delmar.ca.us/up

Utility Undergrounding District (UUD X1A) - Crest Canyon

ATTACHMENT C



P62475 Exempt from Removal
(to be removed as part of SDG&E project)

LEGEND



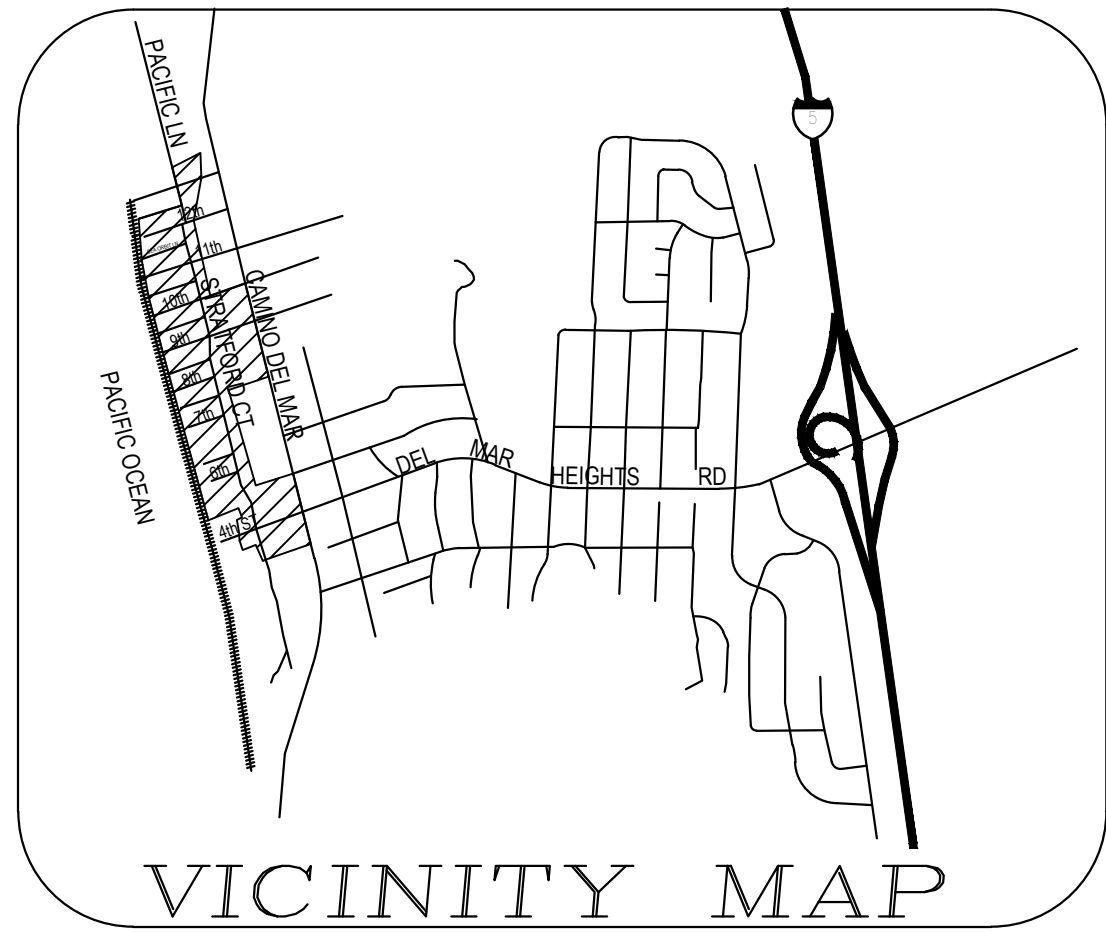
District Limits



Trench Work Beyond District Limits

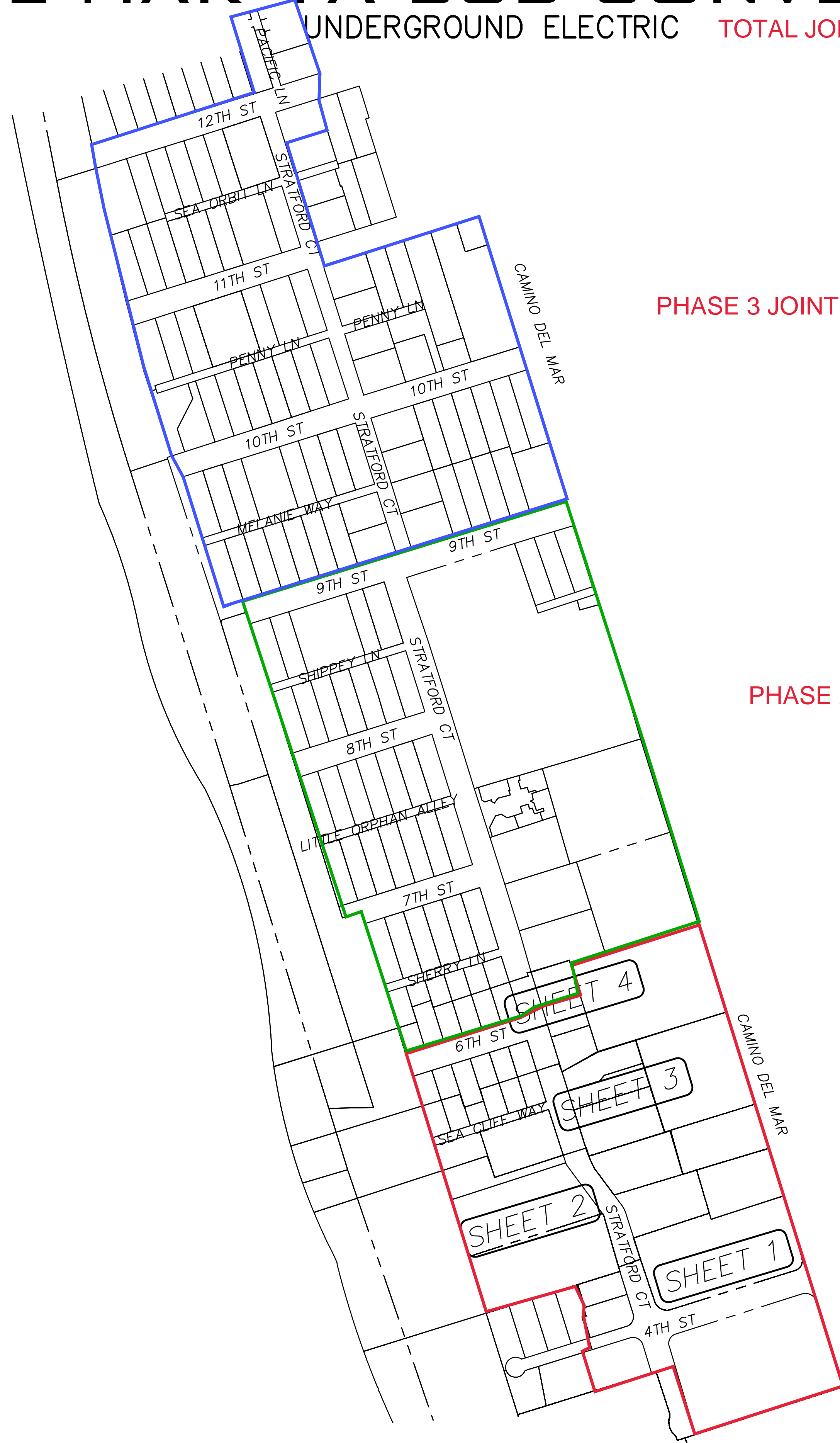
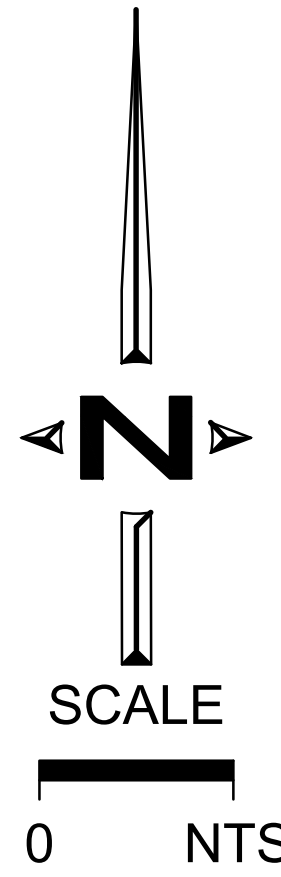
www.delmar.ca.us/up





DEL MAR 1A 20B CONVERSION

UNDERGROUND ELECTRIC TOTAL JOINT TRENCH 1A: 9,135'



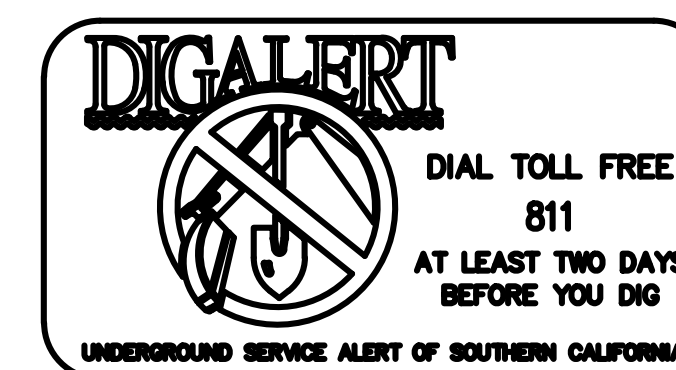
PHASE 3 JOINT TRENCH FOOTAGE: 4,120'

PHASE 2 JOINT TRENCH FOOTAGE: 2,320'

PHASE 1 JOINT TRENCH FOOTAGE: 2,695'

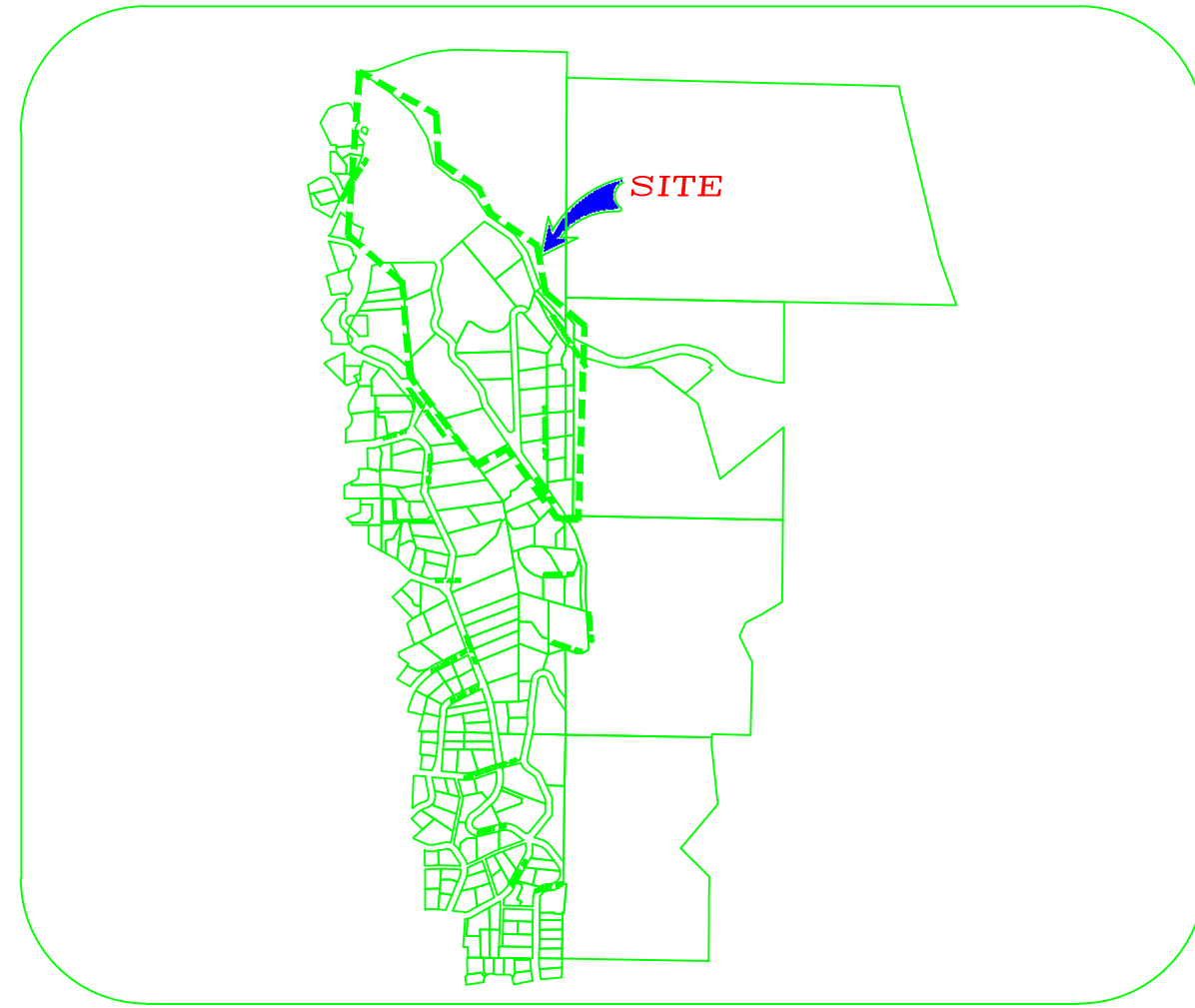
NOTES

- ☑ MAINTAIN A MINIMUM OF 5' SEPARATION WHEN PARALLELING WET UTILITIES AND 6" WHEN CROSSING.
- ☑ CLOUDED AREAS IDENTIFY POINT OF INTERCEPT/RE-ROUTE OF EXISTING UNDERGROUND FACILITIES. ALL EXISTING ENERGIZED CONDUIT TO BE IDENTIFIED AND ALIGNED WITH NEW CONDUIT STUB FOR FUTURE INTERCEPTS ON CABLE JOB W.O. _____.
- ☑ ALL COMMERCIAL INTERCEPT LOCATIONS TO BE WORKED ON DOUBLE TIME.
- ☑ FINAL STREET REPAIR OF ALL INTERCEPTS RESPONSIBILITY OF CABLE CREW.
- ☑ CAUTION: ELECTRIC STAND BY LINEMAN REQUIRED FOR ALL WORK AROUND ENERGIZED FACILITIES.
- ☑ ALL CROSSED OFF LOCATION BOXES ON THIS JOB HAVE BEEN OMITTED.
- ☑ ALL SERVICE CONDUITS FOR COMMUNICATION COMPANIES TO BE INSTALLED ON THIS JOB AS REQUIRED PER JOINT TRENCH AGREEMENT.
- ☑ ALL NEW UG SERVICE CABLE IS ON THE CONVERSION SERVICE WORKSHEET AND WILL BE INSTALLED AT A FUTURE DATE.
- ☑ EXISTING OH ELECTRIC SERVICES WITHIN CONVERSION BOUNDARY TO BE REMOVED ON THIS WORK ORDER.
- ☑ REMOVE ALL OH ELECTRIC DISTRIBUTION WIRE WITHIN CONVERSION BOUNDARY UNLESS OTHERWISE NOTED.
- ☑ 3309 SECONDARY HANDHOLES ARE NOT TO BE INSTALLED IN ANY DRIVEN WAY PER UG STANDARDS PG 3309.2. AND IF POSSIBLE SHOULD BE INSTALLED A 5' MINIMUM FROM A DRIVEN WAY.
- ☑ T-TRENCH CONSTRUCTION PER REGIONAL STANDARDS WHEN REQUIRED BY MUNICIPALITY. AT A FUTURE DATE.
- ☑ TRENCH TO BACK OF SIDEWALK FOR ALL SERVICE TRENCHES, UNLESS LANDSCAPING IS EASILY REPAIRABLE (LEVEL DIRT OF GRASS). THEN TRENCH TO PROPERTY LINE. SERVICE STUBS ARE TO BE SLURRY ENCASED, EXCEPT THE FINAL APPROXIMATE ONE FOOT CONDUIT AT THE CONDUIT PLUG/STUB MARKER, WHICH WILL BE DIRECT BURIED IN PREPARATION FOR THE SERVICE TRENCH EXTENSION.
- ☑ ALL QUESTIONS RELATED TO SERVICE TRENCH SHOULD BE DIRECTED TO THE APPROPRIATE LIAISON PLANNER. NAME _____ PHONE _____.



San Diego Gas & Electric Design & Project Management	PROJECT NOTIFICATION #	
	Job NOTIFICATION #	
PROJECT MGR/ PLANNER NAME & PHONE: NAME (xxx)xxx-xxxx	DATE 10/25/2021	
DESIGNED BY:	SHEET #	FCD #
REVIEWED BY:	SHT 1 OF xx	
REVIEWER NAME		

DEL MAR X1A CREST CANYON 20B CONVERSION



VICINITY MAP

NOTES

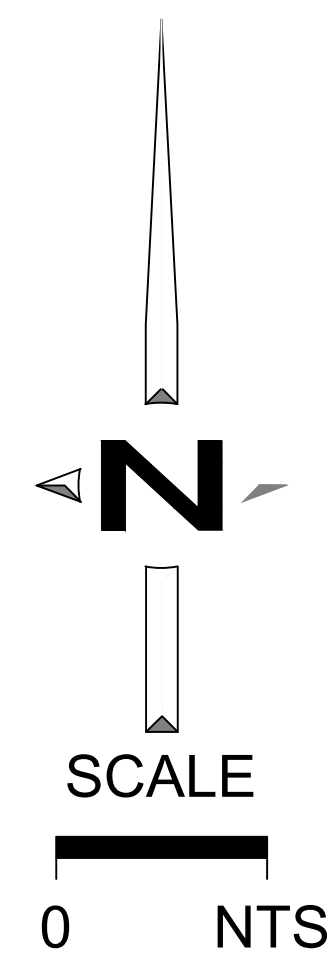
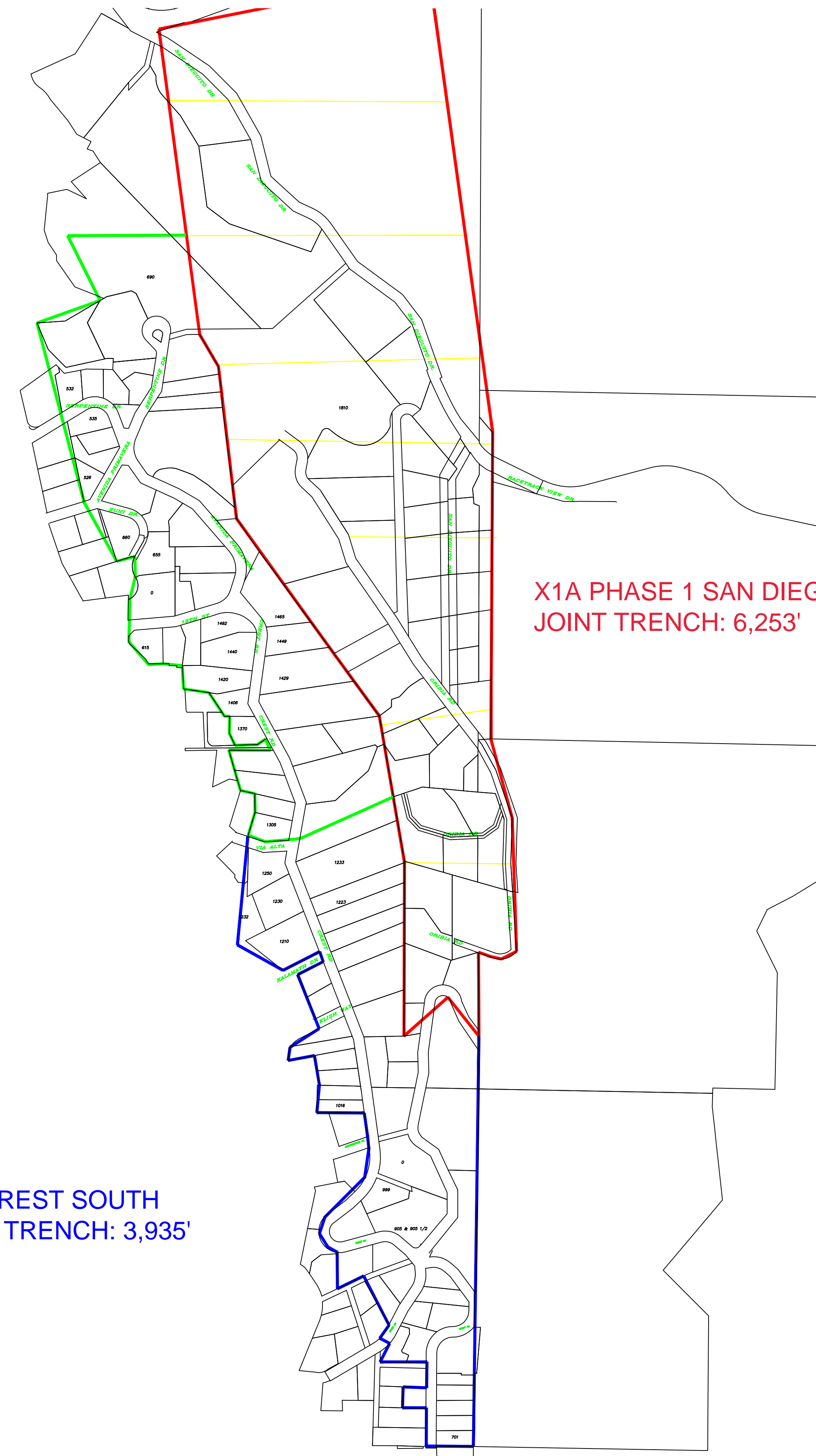
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TOTAL JOINT TRENCH X1A: 14,363'

X1A PHASE 2 AVENIDA PRIMAVERA
JOINT TRENCH: 4,175'

X1A PHASE 1 SAN DIEGUITO ORIBIA
JOINT TRENCH: 6,253'

X1A PHASE 3 CREST SOUTH
PHASE 3 JOINT TRENCH: 3,935'



REVISIONS	

CITY OF DEL MAR
Dry Utility Concept Plan
Del Mar, California

DATE: 4.14.23
SHEET: INDEX OVERALL
DESIGN BY: BOR
DRAWN BY: BOR
PROJECT # CDM20