



Council Agenda Report

From: Ditas Esperanza, Capital Projects Engineer

Subject: Authorization of a Change Order to JJ Fisher Construction for the Wright Way Improvements Project

CEQA Determination: A mitigated negative declaration was prepared for the [2004 update to the Airport Master Plan](#) and was certified by City Council on November 16, 2004. The Master Plan envisioned several lots for future development, including the construction of a new cul-de-sac road, Wright Way, which connects to Dry Creek Road. Consistent with the California Environmental Quality Act pursuant to Guidelines Section 15162, no subsequent environmental analysis is required.

Date: October 3, 2023

Facts

1. The city operates the Municipal Airport for the benefit of the community and the flying public. A key element of airport operations is leasing available land for aeronautical service uses and for non-related uses that generate revenue support for airport operations.
2. As the developer of the Airport facility, the City is obligated to provide certain off-site improvements for the support of various development projects. These improvements include new streets and utilities to serve the lease sites.
3. Currently two leases in the southern portion of the Airport are being finalized and will require construction of a new street, Wright Way.
4. On March 21, 2023, City Council awarded a contract to JJ Fisher Construction to construct Wright Way in the amount of \$1,234,567.89.
5. The work is progressing with sewer and water mains being installed. The contractor's next task is to do the fine grading for the road, irrigation, curbs and gutters, sidewalks, and road paving.
6. Concurrently, a potential tenant is contemplating leasing a property (Lot 42), as shown on the attached exhibit. The tract map that created this lot envisioned locating a detention basin to serve the surrounding area. The size of this detention basin impedes the ability of a potential tenant to develop a workable site plan within Lot 42.
7. City staff, in consultation with its engineer concluded that the rectangular detention basin could be eliminated, and a linear swale constructed in its place.
8. The linear drainage swale was designed and presented to JJ Fisher Construction to implement, since they are already on-site working on Wright Way.
9. JJ Fisher Construction submitted a fee of \$186,800 to perform this work. This amount will require approval from the City Council as a change order to their original contract.

Options

1. Take no action;
2. Authorize the City Manager to approve a change order to JJ Fisher Construction's original contract, in the amount of \$186,800; or

3. Provide alternative direction to staff.

Analysis and Conclusions

A key element of the Paso Robles Municipal Airport operations is leasing available land for aeronautical service and use that generate revenue support for airport operations. Installing a linear drainage swale and eliminating a large rectangular detention basin on Lot 42 would allow a tenant to maximize the use of Lot 42 for their needs.

Fiscal Impact

The total cost of the change order to JJ Fisher Construction is \$186,800. The Airport Enterprise Fund's adopted budget included the construction of Wright Way; however, this additional change order requires a budget supplement of \$186,800 to install the linear drainage swale. As a result, staff recommends appropriating from Airport fund reserves to cover this amount. It should also be noted that once the project is completed, the property will be leased and the airport fund will earn revenue in perpetuity.

CEQA

A mitigated negative declaration was prepared for the 2004 Update to the Airport Master Plan and was certified by the City Council on November 16, 2004. The Airport Master Plan anticipated commercial/industrial and commercial aviation lease sites of approximately 5 acres in size between Dry Creek Road and the airport taxiway to the north. The tentative tract map would retain the development pattern anticipated by the 2004 updated Master Plan. Consistent with CEQA Guidelines Section 15162, no subsequent environmental analysis is required unless there is substantial evidence of new or increased significant environmental effects. Mitigation measures required for the of the 2004 Airport Master Plan have been incorporated into the project.

Recommendation (Option 2)

Approve Resolution 23-XXX authorizing the change order to JJ Fisher Construction, in the amount of \$186,800 and to appropriate \$186,800 from airport fund reserves.

Attachments

1. Resolution 23-XXX – JJ Fisher Construction Change Order
2. Exhibit Map of Lot 42 (as recorded with detention basin)
3. Exhibit Linear Drainage Swale