



Agenda Item No. _____

File Code No. 570.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 13, 2011

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department
Administrative Division, Parks and Recreation Department

SUBJECT: Contract For Final Design Services For The Lower Mesa Lane Stairs Replacement Project

RECOMMENDATION:

That Council authorize the Public Works Director to execute a City Professional Services contract with Bengal Engineering in the amount of \$52,398.30 for final design services for the Lower Mesa Lane Stairs Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$5,240 for extra services that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

On December 14, 2010, City Council approved a contract with Bengal Engineering (Bengal) to complete preliminary design services for the Lower Mesa Lane Stairs Replacement Project (Project), including completion of a coastal engineering report and consideration of alternative designs. The Architectural Board of Review held a concept hearing on July 25, 2011, providing positive comments on the Project. On September 8, 2011, the Planning Commission reviewed and approved the Project. Both hearings were noticed as required by the Municipal Code. Additionally, on July 7, 2011, the Parks and Recreation Department distributed a notice to the 700 households in the East Mesa neighborhood (the area between Cliff Drive on the north, Meigs Road on the east, the ocean on the south, and the Douglas Family Preserve on the west). The purpose of the notice was to inform area residents of the Project and the scheduled public hearings. Community Outreach will continue as the Project progresses.

PROJECT DESCRIPTION

The Project consists of replacing a portion of the Mesa Lane Stairs and its foundation on the beach that are damaged due to environmental wear and tear. The stairs have existed since 1982 and are an important beach access for Mesa residents.

The existing stairs and support structures will be replaced with new stainless steel stairs and handrails, supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The existing concrete stairs will be replaced with new concrete stairs that will be founded about 4.5 feet into bedrock. The lower part of the stainless steel stairs will be supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The total footprint at beach level will be about 50 square feet. Construction access will be via Arroyo Burro Beach County Park for the majority of the Project, with concrete pumped down the stairs to the beach from the end of Mesa Lane. Staff is working with the Santa Barbara County Parks Department to coordinate site access from Arroyo Burro County Park.

Depending upon funding, the Parks and Recreation Department is planning on construction in either 2012 or 2013. In order to carry out the Project, it will be necessary to close the stairs to the public for approximately three months. To minimize conflicts with heavy beach use and effects on endangered species in Arroyo Burro Creek, construction will occur between the Tuesday following Labor Day in September and the end of November. Nearby beach access will still be available at Arroyo Burro Beach, Thousand Steps, Shoreline Park, and Leadbetter Beach.

FINAL DESIGN CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Bengal for final design, specifications, and construction documents. Bengal was selected as part of a Request for Proposal (RFP) process during preliminary design. Because Bengal performed well during preliminary design, staff determined it was cost effective to go through an RFP process for final design.

COMMUNITY OUTREACH

Substantial Community Outreach occurred during the Project approval stage. Additional outreach will occur during construction, as required by the Planning Commission Resolution. A construction contact sign will be posted at the top of the Mesa Lane Stairs and notices will be sent to all residents within 300 feet of the top of the stairs.

BUDGET/FINANCIAL INFORMATION

The following summarizes all estimated total Project costs:

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

| | |
|--|------------------|
| Design (by Contract) | \$130,734 |
| Other Design Costs - City staff, Environmental (Assessments, etc.) | \$43,017 |
| Subtotal | \$173,751 |
| Estimated Construction Contract with Change Order Allowance | \$509,238 |
| Estimated Construction Management/Inspection (by Contract or City) | \$107,000 |
| Subtotal | \$616,238 |
| TOTAL PROJECT COST | \$789,989 |

The Parks and Recreation Fiscal Year 2012 Capital Improvement Program currently includes \$191,749 in appropriations for the Project. The total design and permitting costs are estimated to be \$173,751. These include preliminary design costs of \$73,096; final design costs of \$57,638, the topographic survey cost by City staff of \$550, an environmental review cost of \$1,998, and Project Management (Engineering Division) cost of \$40,469. Remaining funds support construction. The Parks and Recreation Department is actively seeking grant funding for the Project construction. Staff will return to Council at a later date for approval of the construction contract and appropriation authority.

PREPARED BY: John Ewasiuk, Principal Civil Engineer/BD/sk
 Jill Zachary, Assistant Parks and Recreation Director/JMH

SUBMITTED BY: Christine F. Andersen, Public Works Director
 Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office