



CITY OF SANTA BARBARA
COUNCIL AGENDA REPORT

AGENDA DATE: June 26, 2012

TO: Mayor and Councilmembers

FROM: Administration Division, Parks and Recreation Department

SUBJECT: California State Coastal Conservancy Grant Of \$200,000 For The Lower Mesa Lane Stairs Replacement Project

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the City Administrator to Enter into a Grant Agreement Between the City and the California State Coastal Conservancy for the Lower Mesa Lane Steps Replacement Project; and
- B. Increase estimated revenues and appropriations by \$200,000 in the Fiscal Year 2013 Capital Outlay Fund.

DISCUSSION:

Background

The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84) authorizes \$5.388 billion in general obligation bonds to fund safe drinking water, water quality and supply, flood control, waterway and natural resource protection, water pollution and contamination control, State and local park improvements, public access to natural resources, and water conservation efforts. Under Proposition 84, the City has been awarded \$200,000 from the State Coastal Conservancy for the Lower Mesa Lane Steps Replacement Project.

The purpose of the Lower Mesa Lane Stairs Replacement Project (Project) is to replace the deteriorating lowest section of an important beach access stairway located at the end of Mesa Lane. Extending 140 feet from the top of the bluff to the beach, the stairs are heavily used by Santa Barbara residents and visitors, including surfers, families, walkers, dog owners, and other beach enthusiasts. First constructed in 1982, the Mesa Lane Stairs have provided important coastal access for more than 30 years.

Implementation of the Project has been a priority for the Parks and Recreation Department (Department) for many years. The current condition of the stairs and landing presents hazardous conditions for beach access and raises significant concerns

that a large storm event could eliminate access altogether. Both the landing foundation and the concrete stairs are cracked and eroding due to the unreinforced rebar used in the construction, and the impact of sea water and storm events.

From Fiscal Year 2007 to Fiscal Year 2011, Council allocated General Fund monies through the Capital Improvement Program (CIP) for the preparation of engineering design plans and project permitting, including environmental review. The Planning Commission approved the Coastal Development Permit (CDP) for the project in September 2011, Council authorized the final design contract in December 2012, and the 100% Design Plans and Specifications were complete in May 2012.

Project Description

The Project includes the replacement of the last landing and flight of stairs, currently constructed of wood and concrete, with a new stainless steel platform, stairs, guardrails, and handrails that are supported at the upper landing by stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The lower end of the stainless steel stairs will be supported on concrete steps and two stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The existing concrete stairs at the base will be replaced with new concrete stairs that will be supported on monolithic foundation embedded into bedrock.

The project goals are to: 1) provide safe public access to the beach, 2) reduce the total footprint of the structure on the beach, 3) minimize ongoing maintenance costs, and 4) improve the aesthetics of the structure. The Project is designed to meet California Coastal Commission standards, including a minimum of 50-year durability, withstanding a 50-year storm event, and meeting the expected sea level rise over a 50-year period.

California State Coastal Conservancy Grant

In March 2012, the Department submitted a grant application in the amount of \$200,000 to the California State Coastal Conservancy. The Department received letters of support for the grant application from the Santa Barbara Surfrider Foundation, Second District Supervisor Janet Wolf, Assemblymember Das Williams, and State Senator Tony Strickland. On May 24, 2012, the Coastal Conservancy Board approved the grant application. The Parks and Recreation Department and Coastal Conservancy staff subsequently developed the project work plan and grant agreement.

Project Bidding and Construction Schedule

Project bidding began on May 30, 2012. It is anticipated that the construction contract will be awarded by July 9, 2012, so that there is sufficient time to order and fabricate the steel components of the project (platform, stairs, guardrail) prior to the start of construction. Scheduled to avoid the busy summer season, construction will begin September 4, 2012, the day after Labor Day, and will be complete by November 30,

2012. Nearby beach access will be available at Arroyo Burro County Park, Thousand Steps, Shoreline Park, and Ledbetter Beach.

BUDGET/FINANCIAL INFORMATION:

The total project cost is estimated not to exceed \$745,000. To date, Council has appropriated \$195,000. With the Coastal Conservancy grant of \$200,000, and the proposed Fiscal Year 2013 CIP appropriation of \$350,000, the project will be fully funded. Estimated projects costs are shown in the table below.

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$124,556
Other Design Costs - City staff (if contract), Environmental (Assessments, etc.)	34,132
Subtotal	158,688
Estimated Construction Contract w/Change Order Allowance	509,214
Estimated Construction Management/Inspection (by Contract or City)	74,753
Subtotal	583,967
TOTAL PROJECT COST	\$742,655

SUSTAINABILITY IMPACT:

The Project is designed to meet California Coastal Commission standards, including a minimum of 50-year durability, withstanding a 50-year storm event, and meeting the expected sea level rise over a 50-year period. With project construction, the elimination of the large concrete block on the beach will reduce the impacts of the existing stairs on the bluff from tidal action.

PREPARED BY: Jill E. Zachary, Assistant Parks and Recreation Director

SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office