



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 11, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Design And Appraisal Services For The Cabrillo Boulevard Bridge Replacement Project

RECOMMENDATION: That Council:

- A. Authorize an increase in the extra services amount with Bengal Engineering, Inc., for final design for the Cabrillo Boulevard Bridge Replacement Project, Contract No. 22,346, in the amount of \$216,867.50, for a total project expenditure authority of \$1,908,118.50; and
- B. Authorize an increase in the extra services amount with Reeder, Gilman & Associates for real estate appraisal services for the Cabrillo Boulevard Bridge Replacement Project, Contract No. 24,023, in the amount of \$10,000.00, for a total project expenditure authority of \$49,000.00.

DISCUSSION:

BACKGROUND

The Cabrillo Boulevard Bridge Replacement Project (Project) involves the replacement of the structurally deficient bridge over Mission Creek. Replacement of the bridge also requires the removal of a portion of the restaurant located at 15 East Cabrillo Boulevard which is presently attached to the bridge.

On March 27, 2007, Council approved a contract for final design services with Bengal Engineering, Inc. (Bengal), and an increase in extra services on June 3, 2008, for a total expenditure authority of \$1,691,251 for design of the Project.

On November 16, 2010, the General Services Manager issued a purchase order to Reeder, Gilman & Associates (RGA) in the amount of \$18,000 to provide appraisal services. On July 6, 2011, this purchase order was amended with a change order to increase the amount of the contract by \$6,000, to cover the cost of additional scope of work, for a new total of \$24,000. On March 27, 2012, Council approved an additional increase in extra services of \$15,000 for a total project expenditure authority of \$39,000.

CURRENT STATUS

Bengal submitted the final design plans and specifications for the bridge portion of the Project for City approval in July 2011. A peer review of the plans and specifications was led by Drake Haglan and Associates in February 2012, with input from City staff and Bengal. The review resulted in the acceptance of several proposed value engineering changes necessary to minimize impacts during construction. The most significant of these changes include the detailed design of the temporary pedestrian bridge to reduce engineering and lead times during construction, and the addition of contract milestones into the specification for critical items such as utility relocations, 15 E. Cabrillo Boulevard site preparation, and permit restrictions for creek work. During the peer review process, City staff also identified changes needed to the plans to accommodate minor revisions to the bridge sidewalk widths, alignments, transition wall layouts, and associated details.

On March 15, 2012, the Planning Commission directed staff to further investigate the relocation of the permanent beach way bridge approximately 59 feet to the south, instead of keeping it at the current location that is directly adjacent to the vehicular bridge's sidewalk. The current location of the beach way bridge has a high number of pedestrian versus jogger/bicycle conflicts. The Project allows City staff an opportunity to reduce this conflict by relocating the beach way. City staff believes this will reduce the Project's construction costs by approximately \$500,000. The relocated beach way bridge should also reduce the construction duration by eliminating the need for a temporary bridge, which means that some utilities will only be moved once instead of twice.

City staff has requested that Bengal provide conceptual plans to aid in the permitting and board review process of this change, but is not recommending that final design of the beach way be completed at this time. The increase in extra services with Bengal in the amount of \$216,867.50 will authorize City staff to approve Bengal's proposal to complete the value engineering changes, minor plan changes, and conceptual beach way plans.

The property acquisition process has undergone an evaluation of several scenarios that would meet the requirements of the Project and one that would be acceptable to the owner. Earlier appraisals were based on acquiring either a portion of or all of the Real Property. Offers based on these appraisals were rejected by the property owner. City staff has identified a new acquisition scenario, one to be completed in accordance with recognized appraisal standards and that would be favorably received by the property owner. Before a revised offer can be made to the property owner, City staff needs an appraisal to support the offer. The increase in extra services with RGA in the amount of \$10,000 to complete the necessary appraisal and provide some allowance for additional extra services for potential changes in the scope of work to meet Caltrans requirements.

The Project is currently on a very tight deadline to certify the plans and specifications and obtain right-of-way certification necessary to obtain authorization for construction in early 2013.

BUDGET/FINANCIAL INFORMATION:

FUNDING

The following summarizes the expenditures recommended in this report:

FINAL DESIGN SERVICES CONTRACT FUNDING SUMMARY

	Base Contract	Change Order	Total
Initial Contract Amount	\$1,493,251		\$1,493,251.00
Previous Increase		\$198,000.00	\$198,000.00
Proposed Increase		\$216,867.50	\$216,867.50
Total	\$1,493,251	\$414,867.50	\$1,908,118.50

APPRAISAL SERVICES CONTRACT FUNDING SUMMARY

	Base Contract	Change Order	Total
Initial Contract Amount	\$18,000	\$6,000	\$24,000
Previous Increase		\$15,000	\$15,000
Proposed Increase		\$10,000	\$10,000
Total	\$18,000	\$31,000	\$49,000

The following summarizes all Project design costs, construction contract funding, and other Project costs.

ESTIMATED TOTAL PROJECT COST

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

	City Share	FHWA Share	Total Project
Final Design Services by Bengal	\$338,250	\$1,353,001	\$1,691,251
Increased Costs by Bengal	43,374	173,494	216,868
Other Design Services and Environmental Studies (by Contracts)	161,750	646,999	808,749
Design Project Management (by City staff)	120,000	480,000	600,000
Non-Participating Design Costs	100,000	0	100,000
Subtotal Design Phase	763,374	2,653,494*	3,416,868
Appraisal Services by Reeder, Gilman & Associates	39,000	0	39,000
Increased Costs by Reeder, Gilman & Associates	10,000	0	10,000
ROW Services and Acquisition Costs	412,576	3,184,424	3,597,000
Right of Way Project Management (by City staff)	45,880	354,120	400,000
Other Non-Participating Right-of-Way Costs	61,000	0	61,000
Subtotal ROW Phase	568,456	3,538,544**	4,107,000
Construction	1,893,697	14,616,303	16,510,000
Project Total	\$3,225,527	\$20,808,341	\$24,033,868

*As of April 2012, FHWA authorization is \$2,360,000 for this phase of the project (additional funds will be requested with the Construction Authorization request).

**As of April 2012, FHWA authorization is \$3,538,544 for this phase of the project.

If the recommendations are approved, the total final design services contract expenditure authority will be increased to \$1,908,118.50 and the total appraisal services contract expenditure authority will be increased to \$49,000.

There are sufficient appropriated funds in the Streets Capital Program Fund to cover the City's share of the extra final design and appraisal services costs.

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