



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 19, 2013

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acquisition Of Temporary Easements And Extra Design Services For The Punta Gorda Street Bridge Replacement Project

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara to Acquire and Accept Temporary Construction Easements Located at 1130 and 1133 Punta Gorda Street, and Authorize the Public Works Director, Subject to Review and Approval as to Form by the City Attorney, to Execute Said Agreements and Related Acquisition Documents that May be Required for the Punta Gorda Street Bridge Replacement Project, and Consent to the Recordation of the Related Deeds in the Official Records, County of Santa Barbara; and
- B. Authorize an increase in the extra services amount with Drake Haglan and Associates for final design services for the Punta Gorda Street Bridge Replacement Project, Contract No. 23,959, in the amount of \$34,000, for a total project expenditure authority of \$166,000.

EXECUTIVE SUMMARY:

Sycamore Creek is being incrementally widened to reduce neighborhood flooding. The City will continue the creek widening effort with the Punta Gorda Street Bridge Replacement Project (Project). To move forward with the widening effort for this Project, the City must acquire non-exclusive temporary construction easements on the subject properties for \$4,400 for the purposes of surveys, inspections, demolition, excavation, construction, repair, removal, replacement, and reconstruction.

During the course of the final design for the Project, staff determined that additional utility relocations, expanding project limits, and re-design of the bridge exterior girders were necessary. These extra services in the amount of \$34,000 were not included in Drake Haglan and Associates' (DHA) original scope of services and exceed the extra services budget available within the current contract.

DISCUSSION:

BACKGROUND

The California Department of Transportation (Caltrans) has been coordinating with the City, and started the Sycamore Creek widening effort with its U.S. Highway 101 Widening Project from Milpas Street to Hot Springs Road. This Caltrans project has now widened Sycamore Creek under U.S. Highway 101 to accommodate triple capacity of Sycamore Creek. The City will continue the creek widening effort with the Punta Gorda Street Bridge Replacement Project (Project) from U.S. Highway 101 to approximately 100 feet upstream of the Punta Gorda Street Bridge.

On January 13, 2009, Council authorized a contract with Penfield and Smith (P&S), to prepare a study and conceptual design options for Sycamore Creek between the Union Pacific Railroad Bridge and approximately 100 feet upstream of Indio Muerto Street.

On February 23, 2010, Council authorized P&S to complete the final design services for creek channel widening between U.S. Highway 101 and Punta Gorda Street.

On December 6, 2011, Council authorized DHA to complete final design services for the replacement of the Punta Gorda Street Bridge.

On September 7, 2012, the City received notification from the California Department of Housing and Community Development of a conditional approval of the Disaster Recovery Initiative grant funds in the total amount of \$2,662,525, for creek channel widening and bridge replacement improvements. The grant funds can only be used towards construction. Favorable construction bids are anticipated and the full grant fund amount will not be expended.

CURRENT STATUS

Acquisition Of Temporary Construction Easements

The three temporary construction easements identified below are necessary for the Project (see Attachment) in order to begin construction in June 2013.

<u>APN</u>	<u>Site Address</u>	<u>Square Feet</u>	<u>Owner</u>
017-291-010	1133 Punta Gorda Street	625	Justina Valle
033-074-001	1130 Punta Gorda Street	3,744 and 5,718	Green Valley Corporation

Written offers to the property owners to purchase the temporary construction easements, based on accepted valuation practices of temporary and non-substantial acquisitions of real property interests, have been provided and accepted. The

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agreements identified in the proposed resolution have been executed and delivered to staff by the property owners. These documents require authorization and approval by Council and the acceptance by the City of the real property interests being acquired. The proposed resolution will authorize the execution and recordation of the agreements by the Public Works Director on behalf of the City.

The total amount of compensation being paid to acquire the easements as described by the agreements and proposed for authorization by Council action are:

APN	Owner	Compensation
017-291-010	Justina Valle	\$3,400
033-041-001	Green Valley Corporation	\$1,000
TOTAL COMPENSATION		\$4,400

The valuation and compensation differences are due to the fact that the portion of Ms. Valle's property that is being affected is her family's primary residence, and the temporary easement area will be partially in and adjacent to their back yard (see Attachment). The term of the construction easement is one year and represents a significant impact to their immediate living situation. The Green Valley property is currently vacant, and the temporary construction easements do not represent a significant or immediate impact.

Design Extra Services

The total final design contract amount of \$132,000 was awarded to DHA, and included the basic contract amount of \$120,000 and an additional \$12,000 available for extra services. During the course of the final design for the Project, staff determined that additional utility relocations, expanding project limits, and re-design of the bridge exterior girders were necessary, as detailed more fully below. These extra services are not in DHA's original scope of services and exceed the extra services budget available within the current contract.

When developing the scope of services for this project, the City and DHA were not aware that Southern California Edison's overhead electric transmission facility was in direct conflict with the proposed creek channel, and this had not been documented in the Sycamore Creek Flood Master Plan Study (Penfield & Smith, 21 November 2003) or the Soledad Street Right of Way Clearance Report (Penfield & Smith, 29 June 2009). Finding a suitable relocation for the overhead electric transmission facility within the footprint of the project limits and coordinating with Southern California Edison have added additional time and cost to the project.

DHA's original scope of services assumed that their scope of work would be from the upstream conform of the creek to a point about 100 feet downstream of the bridge. The DHA bridge Project plans were expanded to include the creek widening plans

prepared by P&S. This resulted in additional coordination between the two design consultants.

DHA's assumptions in its scope of services were that the bridge design would utilize typical precast/prestressed slab girders that conform to Caltrans standards and that the potable water and natural gas pipes would be installed visually-opened on the side of, or underneath, the bridge. However, one of the conditions of approval by the Architectural Board of Review (ABR) requires the pipes to be hidden from view. A re-design of the bridge exterior girders fulfills ABR's condition of approval.

DHA's original delivery schedule of the construction documents was in 2012. The additional utility relocation mentioned above has caused the bridge design to be delayed. Subsequently, additional time is being expended by DHA to keep the project moving through the additional utility relocation process.

Project Costs

The following summarizes the design extra services cost increase recommended in this report:

FINAL DESIGN CONTRACT COSTS

Final Design Cost	Base Contract	Contract Change Order	Total
Initial Contract Amount	\$120,000	\$12,000	\$132,000
Proposed Increase	\$0	\$34,000	\$34,000
TOTAL FINAL DESIGN COSTS	\$120,000	\$46,000	\$166,000

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

PROJECT COSTS

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

Project Cost	Federal Share	City Share	Total
Design Cost- DHA (Contract)	\$0	\$166,000	\$166,000
Other Design Cost- P&S (Contract)	\$0	\$257,720	\$257,720
Other Design Cost- Land Survey (City Staff)	\$0	\$27,278	\$27,278
Project Management (City Staff)	\$0	\$116,556	\$116,556
Subtotal	\$0	\$567,554	\$567,554
Right of Way Cost (City Staff)	\$0	\$15,549	\$15,549
Other Right of Way Cost- Temporary Construction Easements Compensation	\$0	\$4,400	\$4,400
Subtotal	\$0	\$19,949	\$19,949
Estimated Construction Contract Cost (Contract)	\$1,441,000	\$200,000	\$1,641,000
Estimated Construction Contract Change Order	\$212,317	\$ 68,456	\$280,773
Estimated Construction Management Cost (City Staff)	\$0	\$124,193	\$124,193
Estimated Construction Management Support/Inspection/Material Testing Cost (Contract)	\$106,158	\$ 34,228	\$140,386
Subtotal	\$1,759,475	\$ 426,877	\$2,186,352
Other Estimated Construction Cost- Engineering Support Services (Contract)	\$52,454	\$16,912	\$69,366
Other Estimated Construction Cost- Environmental Coordination/Biological Monitoring (Contract)	\$79,413	\$ 25,604	\$105,017
Subtotal	\$131,867	\$ 42,516	\$174,383
TOTAL PROJECT COSTS	\$1,891,342	\$ 1,056,896	\$ 2,948,238

BUDGET/FINANCIAL INFORMATION:

There are sufficient appropriated and budgeted funds in the Streets Fund and Wastewater Fund to cover City costs, including the \$4,400 compensation for the temporary construction easements and the \$34,000 increase in the design contract extra services.

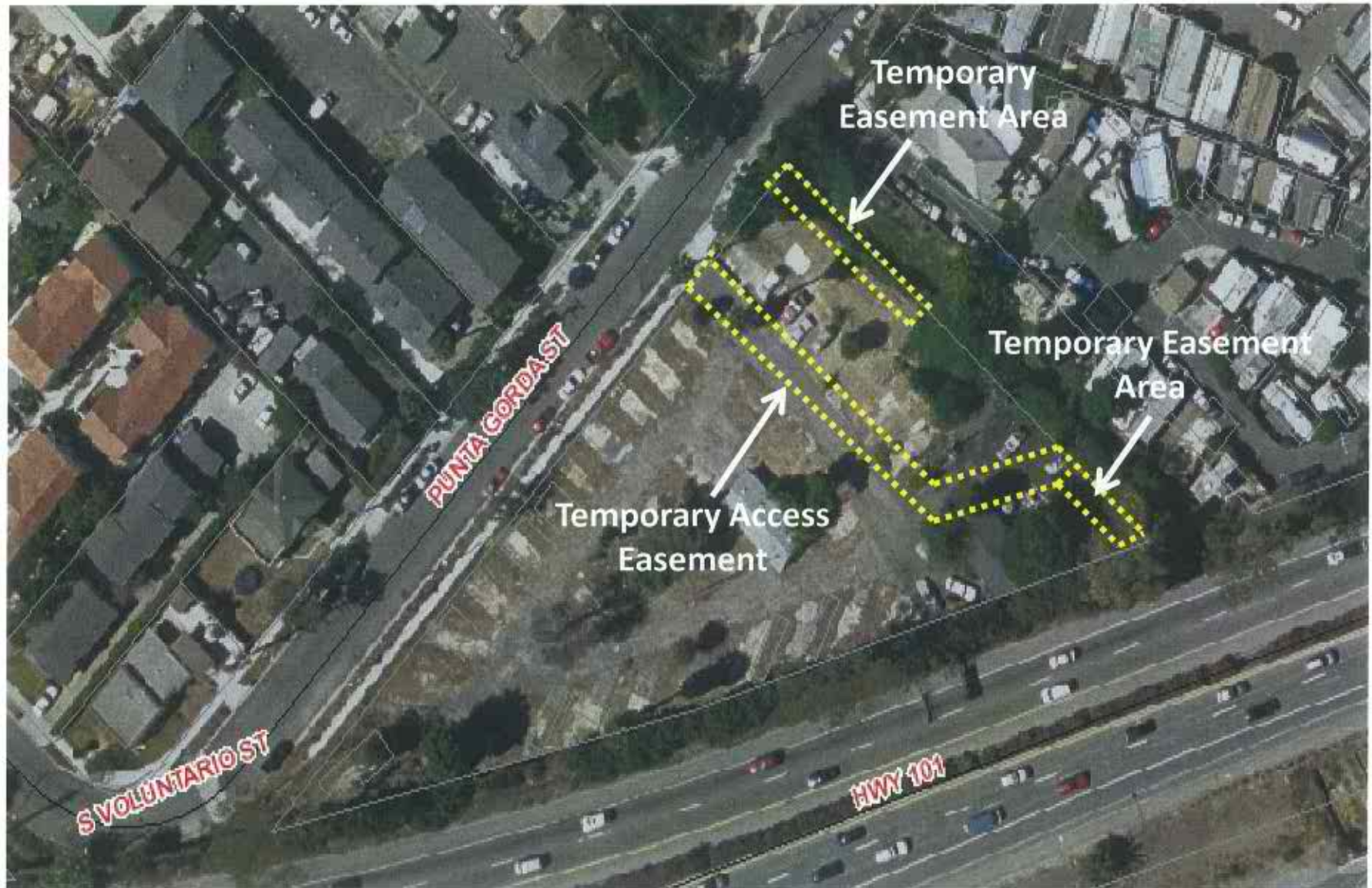
ATTACHMENT(S): Aerial Maps of Temporary Construction Easement Locations

PREPARED BY: John Ewasiuk/JLI/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

1130 Punta Gorda Street Temporary Construction Easement Locations and Access



1133 Punta Gorda Street Temporary Construction Easement Location

