



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: May 21, 2013

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

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

RECOMMENDATION:

That Council authorize an increase in the extra services amount with Schott & Company, for real estate appraisal services for the Cabrillo Boulevard Bridge Replacement Project, Contract No. 388,237 in the amount of \$15,000, for a total project expenditure authority of \$40,000.

DISCUSSION:

BACKGROUND

The Cabrillo Boulevard Bridge Replacement Project (Project) involves the replacement of the structurally deficient bridge over Mission Creek, which requires the removal of a portion of the restaurant located at 15 East Cabrillo Boulevard (also known as 13 East Cabrillo Boulevard).

On October 16, 2012, the City Administrator authorized an appraisal contract (Contract No. 388,237) with Schott & Company (Schott) in the amount of \$25,000, to provide appraisal services.

Schott completed the appraisal assignment in December 2012. Staff reviewed the report and submitted it to Caltrans for its review on December 14, 2012, and Caltrans provided staff with comments on April 19, 2013. Caltrans is requiring additional information from the appraiser before completing the review of the appraisal report. The increase in extra services with Schott in the amount of \$15,000 is necessary to cover the cost of the additional scope of work to address Caltrans' questions. This will provide some allowance for extra services for any other information and/or changes that Caltrans may require and will result in a total contract expenditure of \$40,000.

BUDGET/FINANCIAL INFORMATION:

FUNDING

The following summarizes the expenditures recommended in this report:

APPRAISAL SERVICES CONTRACT FUNDING SUMMARY

	Base Contract	Change Order	Total
Initial Contract Amount	\$25,000	\$0	\$25,000
Proposed Increase		\$15,000	\$15,000
Total	\$25,000	\$15,000	\$40,000

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
Design	\$776,868	\$2,640,000	\$3,416,868
Right of Way			
Appraisal Services by Schott & Co	\$2,868	\$22,132	\$25,000
Increased Costs by Schott & Co	\$1,720	\$13,280	\$15,000
Other Appraisals & Administration Costs	\$162,418	\$404,582	\$567,000
Purchase Costs	\$380,139	\$2,934,061	\$3,314,200
Relocation Assistance	\$21,311	\$164,489	\$185,800
Subtotal Right of Way Phase	\$568,456	\$3,538,544	\$4,107,000
Construction	\$1,974,423	\$15,239,377	\$17,213,800
PROJECT TOTAL	\$3,319,747	\$21,417,921	\$24,737,668

If the recommendation is approved, the total appraisal services contract expenditure authority will be increased to \$40,000.

There are sufficient appropriated funds in the Streets Capital Fund to cover the increased costs of the appraisal services.

PREPARED BY: Linda Sumansky, Principal Civil Engineer/MAW/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office