



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 1, 2013

TO: Mayor and Councilmembers

FROM: Facilities Division, Waterfront Department

SUBJECT: Contract For Professional Engineering Design Services For Phases 5 Through 8 Of The Santa Barbara Harbor Marina One Replacement Project

RECOMMENDATION: That Council:

- A. Authorize the Waterfront Director to execute a contract with URS Corporation (URS) in the amount of \$85,300 to provide professional engineering design services for Phases 5 through 8 of the Santa Barbara Harbor Marina One Replacement Project; and
- B. Authorize the Waterfront Director to approve expenditures up to \$8,500 for extra services that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

In 2006, the City of Santa Barbara (City) solicited proposals from marine engineering firms to provide professional engineering design services for Phase 1 of Santa Barbara Harbor Marina One Replacement Project. URS was selected as the most qualified firm to provide the requested services. In 2007, the professional services agreement with URS was amended to include design services for Phases 2 through 4 in an effort to consolidate multiple phases into a single bid package. In 2009 and 2010, URS was selected to provide construction management services for Phases 1 through 4 under separate agreements. Construction of all four phases was completed between November 2009 and February 2013.

PROJECT DESCRIPTION

Marina One is the largest of four marinas in the Santa Barbara Harbor containing 596 slips. The majority of Marina One, "A" through "P" fingers, was constructed in the mid-1970s. A 2006 engineering analysis and staff assessment of Marina One concluded that the concrete docking system on "A" through "P" fingers is nearing the end of its

useful life. The assessment recommended replacing those fingers in 10 phases over the next 10 -12 years.

Construction of Phases 1 through 4, including the main headwalk and “L” through “P” fingers, was successfully completed by February 2013. Based on staff’s experience with the recent construction, the replacement of the remaining Marina One fingers including “A” through “K” fingers was consolidated into four remaining phases, Phases 5 through 8, to complete the project.

The Marina One Replacement Project has received considerable public review since 2005. The Harbor Commission has been updated regularly on all aspects of the project including design, construction details and scheduling. A series of public meetings were held with the harbor community to inform them of the project and solicit feedback to ensure a successful project with the least disruption to the harbor community.

DESIGN PHASE CONSULTANT SERVICES

Waterfront staff recommends resuming design and construction of Phases 5 through 8 of the project. The first task is to design the final four phases for inclusion in a single bid package. Staff recommends URS Corporation provide the necessary design services based on their successful design and construction management of Phases 1 through 4. Each construction phase has become more efficient with minimal disturbance to the boating community. URS has proven very capable and competent to provide the necessary design engineering services.

Staff recommends that Council authorize the Waterfront Director to execute a contract with URS in an amount not to exceed \$93,800 for professional design services for phases 5 through 8 of the Santa Barbara Harbor Marina One Replacement Project. URS was selected through an RFP process in 2006. URS is a firm with extensive experience in marina and harbor facility design. They have over 40 years of experience providing marina planning, design, and construction experience. URS provided quality design services and excellent construction management for Phases 1 through 4 of the project resulting in a state of the art marina that will serve the harbor community for decades to come.

FUNDING

The project has been included in the Waterfront’s Capital Improvement Plan (CIP) since 2006 with annual or bi-annual review and approval by the Harbor Commission and Council. Design and construction of Phases 5 through 8 are included in the recently approved FY2014 – 2019 CIP. With the adoption of the City’s budget in June 2013, funding of \$100,000 for design services in FY2014 and \$1,676,000 for the construction of Phase 5 in FY2015 has been approved by Council and is funded through a \$1.9 million loan from the Department of Boating and Waterways (DBW). Construction of

Phases 6 through 8 will be presented to the Harbor Commission and Council as part of future CIPs and budgets.

DBW approved \$7.2 million in loans for the design and construction of Phases 1 through 4 of the Marina One Replacement Project. On March 20, 2012, Council adopted a resolution requesting an additional \$7.3 million loan from DBW for design and construction of Phases 5 – 8. DBW approved a \$1.9 million in loan for the design of Phases 5 through 8 and construction of Phase 5. Council authorized receipt of the loan and appropriated the funds on June 25, 2013. DBW will consider the remaining \$5.4 million loan at their November 2013 hearing to be held in Santa Barbara.

The first four phases of construction funded by the DBW loan and associated debt service have been factored into the Waterfront Department's six-year cash flow model. The debt service associated with an additional \$7.3 million loan was also included in the Department's six-year cash flow model, which indicates that the Department can pay the debt service and maintain reserves at or above required levels.

There is sufficient funding to cover the cost of the contract that is being awarded at this time. Staff will return to Council with a construction contract for Phase 5 in June 2014. Funds are available in the Harbor Preservation Fund if actual construction costs exceed the estimate.

PROJECT COST ESTIMATE SUMMARY

Final Design (Consultant Contract)	\$93,800
Other Cost Estimate (City Staff, Environmental, Testing, Permits)	\$20,000
Construction Cost Estimate w/Change Order Allowance (Phase 5)	\$1,743,000
Construction Management/Inspection Estimate	\$90,000
TOTAL	\$1,946,800

**Note: values shown in italics are an estimate pending actual project costs*

PREPARED BY: Karl Treiberg, Waterfront Facilities Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office