



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** January 13, 2015

**TO:** Mayor and Councilmembers

**FROM:** Facilities Division, Waterfront Department

**SUBJECT:** Contract With TranSystems Corporation For Dock Float Inspection Services For The Santa Barbara Harbor Marina One Replacement Project

**RECOMMENDATION:** That Council:

- A. Authorize the Waterfront Director to execute a contract with TranSystems Corporation in the amount of \$87,895 to provide dock float inspection 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 \$9,105 for extra services that may result from necessary changes in the scope of work.

### **BACKGROUND:**

In 2009, the City of Santa Barbara Waterfront Department (Waterfront) began construction of Phase 1 of the eight-phase Marina One Replacement Project. Marina One is made of concrete docks (commonly referred to as "floats"). The concrete floats are manufactured by Bellingham Marine Industries (BMI) at their plant in Dixon, California. BMI has a state of the art QA/QC program but industry practice frequently involves third party inspection services at the plant to ensure the concrete floats are manufactured to the proper specifications. TranSystems has provided inspection services at the BMI plant on behalf of the Waterfront for Phases 1 through 4 of the project.

The Waterfront solicited a proposal from TranSystems to provide float inspection services for the remaining four phases (Phases 5 through 8). The Waterfront and TranSystems were able to negotiate an amount consistent with previous inspections services and commensurate with the remaining number of floats BMI will manufacture over the next four 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.

**DISCUSSION:**

Waterfront staff recommends resuming third party float inspection services by TranSystems for Phases 5 through 8 of the project. Float production has begun at the BMI plant for Phase 5 of the project, including “J” and “K” fingers. Construction of Phase 5 is scheduled to begin in late January and it’s important to inspect the floats before they are shipped to Santa Barbara.

TranSystems was selected through an RFP process in 2009. TranSystems is a firm with extensive experience in marina and harbor facility design and construction. They have offices in northern California allowing them to provide onsite inspection at the BMI plan in Dixon, located just east of Sacramento. TranSystems provided quality inspection services 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.

The California State Parks Division of Boating and Waterways (DBW) approved a loan in the amount of \$1.9 million 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 recently approved an additional \$5.4 million loan for construction of Phases 6 through 8.

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. Funds are available in the Harbor Preservation Fund / Capital Reserve if actual construction costs exceed the estimate.

**PROJECT COST ESTIMATE SUMMARY**

Float Inspection (Consultant Contract Phases 5 through 8)	\$97,000
Other Cost Estimate (City Staff, Environmental, Testing, Permits)	\$20,000
Construction Cost Estimate w/Change Order Allowance (Phase 5)	\$1,743,000
Construction Management (Phase 5)	\$90,000
<b>TOTAL</b>	<b>\$1,950,000</b>

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

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