



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 27, 2015

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Construction Of City Parking Lot No. 5 Lighting Project

RECOMMENDATION:

That Council award a contract with Scott and Sons Electrical, in their low bid amount of \$126,998, for construction of the City Parking Lot No. 5 Lighting Project, Bid No. 3774; and authorize the Public Works Director to execute the contract and approve expenditures up to \$25,000 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

DISCUSSION:

The City Parking Lot No. 5, located at 1220 Chapala Street, is in need of lighting repair and upgrades. The current poles and fixtures are approximately 40 years old and need replacement. The City Parking Lot No. 5 Lighting Project (Project) will also replace aging and energy inefficient lighting fixtures. Light emitting diode (LED) lamps will be used to lower electrical use and decrease maintenance costs.

Downtown Parking staff obtained project design approval and final approval from the City's Historic Landmarks Commission on February 26, 2014. The City contracted with JMPE Electrical Engineering and Lighting Design (JMPE) to provide a photometric study and an engineered plan to remove all the existing light fixtures and wooden poles and replace them with new energy efficient light fixtures and metal poles. The proposed Project provides lighting levels that meet all current lighting design standards for surface public parking lots. The Project will install 14 new poles; 6 will have single headed fixtures, and 8 will have double headed fixtures. The poles are 20-foot tall round fluted aluminum poles painted Malaga Green, and the fixtures are to be fitted with a high efficiency light emitting diode (LED) lamp.

City Parking Lot No. 5 will remain open during the Project, with Scott and Sons Electrical (Scott and Sons) required to maintain pedestrian and vehicular access to all

businesses. In order to minimize disruptions to parking lot operations, Scott and Sons operations will be restricted to one parking aisle at a time, and their parking, work hours, storage and staging will be tightly controlled.

Scott and Sons will be required to maintain existing lighting levels in the parking lot during the Project.

CONTRACT BIDS

One bid was received for the subject work, as follows:

BIDDER	BID AMOUNT
Scott and Sons Electrical Ventura, CA	\$126,998

The low bid of \$126,998, submitted by Scott and Sons Electrical, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

Although only one bid was received, it is near the engineer's estimate provided by JMPE and is therefore considered a fair price.

In addition to the base bid, change order funding has been recommended to be approximately 20 percent, or \$25,000 for this Project, in order to be ready to address unexpected conditions while working on the underground conduit and connectors powering the existing lights. The designer has verified the condition of the existing electrical service, conduit, and conductors in estimating construction cost and has recommended reuse.

COMMUNITY OUTREACH

City Parking Lot No. 5 will remain open for the duration of construction. The City will send out postcards to the surrounding businesses, and Downtown Parking Staff will provide project signs on location with projected scheduling that will include contact information and updates, if needed.

FUNDING

There are sufficient appropriated funds in the Downtown Parking Capital Fund to cover the cost of this Project.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Scott and Sons Electrical	\$126,998	\$25,000	\$151,998
TOTAL RECOMMENDED AUTHORIZATION			\$151,998

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.*

Design (by Contract)	\$7,800
Applications and Permits	1,708
City Staff Costs	6,000
Design Subtotal	\$15,508
Construction Contract	\$126,998
Construction Change Order Allowance	25,000
Subtotal	\$151,998
Construction Management/Inspection (by City Staff)	\$14,480
Material Testing (by Contract)	1,700
Subtotal	\$16,180
Construction Subtotal	\$168,178
TOTAL PROJECT COST	\$183,686

SUSTAINABILITY IMPACT:

This Project will meet the City's efforts to reduce energy consumption and minimize its greenhouse gas emissions by providing a more energy efficient lighting system in City Parking Lot No. 5. Replacing the halogen lamps with LED lighting is estimated to reduce energy consumption by 85 percent.

PREPARED BY: Brian D'Amour, Principal Engineer/KY/sk

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office