



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 15, 2016

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Contract For Design Services For The Proposed Development At 6100 Hollister Avenue

**RECOMMENDATION:** That Council:

- A. Authorize the Public Works Director to execute a City Professional Services contract with Flowers & Associates, Inc., in the amount of \$205,500 for Civil Engineering design services for 6100 Hollister Avenue, and authorize the Public Works Director to approve expenditures of up to \$20,550 for extra services of Flowers & Associates, Inc., that may result from necessary changes in the scope of work;
- B. Increase appropriations by \$226,050 in the Airport's Capital Fund for Commercial/Industrial Area Development, to be funded from Airport Capital Fund reserves; and
- C. Receive a staff presentation on the Airport's Light Industrial Area Development at 6100 Hollister Avenue.

**DISCUSSION:**

Airport Department staff has been working to develop portions of the Airport Industrial Area Specific Plan (SP-6 Airport property, north of Hollister Avenue) for many years. Several private developers tried to develop the largest parcel (Parcel 22, located at 6100 Hollister Avenue) but were unsuccessful for economic reasons. In August 2014, Council approved a Purchase and Sale Agreement with Direct Relief (DR) for the sale of an eight acre portion of Parcel 22. The DR project includes a Development Plan for a 125,000 square-foot warehouse and office space. The sale of the property to DR is expected to be completed in late spring 2016, for an amount estimated to be \$8.7 million.

Airport staff proposes to use proceeds from the sale to develop commercial industrial space on the remaining six acres of Parcel 22. The Airport Project (Project) includes approximately 42,000 square feet of light industrial space, and approximately 8,000 square feet of retail space.

The first phase of the Project would encompass approximately 4,000 square feet of retail space and 19,000 square feet of light industrial space.

Project Description

The work consists of the civil engineering design of improvements associated with the development of 6100 Hollister Avenue. This includes the preparation of plans for onsite grading, drainage, paving, storm water treatment, storm water detention, and erosion control plans. The work will include both plans and specifications required to secure a building permit and bid the Project.

Design Phase Consultant Engineering Services

Staff recommends that Council authorize the Public Works Director to execute a contract with Flowers & Associates, Inc., in the amount of \$205,500 for design and \$20,550 for potential extra services, for a total amount of \$226,050. Flowers & Associates, Inc., is experienced in this type of work and was selected as part of a Request for Qualifications process.

Funding

The following summarizes all estimated total Project costs:

**ESTIMATED TOTAL PROJECT COST**

Design (by Contract)	\$226,050
Other Estimated Design Costs – (Kupiec Architects)	\$600,000
<b>Subtotal</b>	<b>\$826,050</b>
Estimated Construction Contract w/Change Order Allowance	\$6,800,000
Estimated Construction Management/Inspection (by Contract)	\$500,000
<b>Subtotal</b>	<b>\$7,300,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$8,126,050</b>

There are sufficient funds in the Airport Capital Fund reserves to cover the cost of the design contract. Other costs, including construction, will be funded from the proceeds of the sale of property to DR.

**PREPARED BY:** Brian D’Amour, City Engineer/LR/mj

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

**APPROVED BY:** City Administrator’s Office