



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 12, 2016

TO: Mayor and Councilmembers

FROM: Transportation Division, Public Works Department

SUBJECT: Contract For Design Of Stairway To Replace Structurally Deficient Stairway At Parking Lot 2 (Chapala and De La Guerra)

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a City Professional Services contract with Van Sande Structural Consultants, Inc., in the amount of \$90,875 for design services of the Lot 2 Stairway Replacement Project; and
- B. Authorize the Public Works Director to approve expenditures of up to \$9,088 for extra services of Van Sande Structural Consultants, Inc., that may result from necessary changes in the scope of work either in design or construction.

DISCUSSION:

Background

Parking Lots 2 and 10 were constructed in 1988 with interior steel staircases that included concrete treads and landings embedded within steel frames. Over the last ten years, staff has observed and has closely monitored a progressive formation of rust in the two staircase structures. In 2010, staff hired a Structural Engineer to assess the condition of the staircase at Lot 10. That assessment led to a replacement of the steel staircase.

A structural framing conditional assessment was performed on the Lot 2 Stairway in early 2016. The conditional assessment was deemed necessary after observing large cracks at the connections to each floor as well as settlement of the stairways. The final report provided to staff on May 10, 2016, identified the stairway as being structurally deficient and in need of replacement. Their recommendation was that the stairway be replaced within one year. This project will remedy that need.

Project Description

The project consists of designing a new structural system that will be resistant to weathering, meet ADA requirements, achieve proper drainage, and comply with all other building and City codes. Van Sande Structural Consultants, Inc., (Van Sande) will represent the City at design board meetings and make necessary changes to the design as needed to obtain a building permit. Pedestrian and vehicular access to the parking structure will be maintained during construction with minimized disruptions to parking operations and adjacent businesses. Van Sande will also provide the City with an Engineering Cost Estimate, including all necessary design, inspection, and construction costs.

Design Phase Consultant Engineering Services

Staff recommends that Council authorize the Public Works Director to execute a contract with Van Sande in the amount of \$90,875 for design services and \$9,088 for potential extra services, for a total amount of \$99,963. Van Sande is experienced in this type of work and was selected as part of a Request for Proposals process in which four consultants were solicited for proposals. Van Sande was the sole consultant to submit a proposal. Their proposal was deemed reasonable for the level of work being requested and Van Sande has demonstrated expertise in structural engineering that qualifies them for this project. Negotiations with Van Sande produced a fair and reasonable price.

Funding

The following summarizes all estimated total Project costs:

ESTIMATED TOTAL PROJECT DESIGN COST	
Design (by Contract)	\$99,963
Other Design Costs (City staff, Environmental Assessments, etc.)	\$22,936
TOTAL PROJECT DESIGN COST	\$122,899

The Downtown Parking Program has sufficient available appropriations to cover design costs. Van Sande has provided a planning level construction estimate of \$600,000.

PREPARED BY: Robert J. Dayton, Principal Transportation Planner/EG/sk

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office