



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 24, 2009

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Construction Of Santa Barbara Airport Temporary Facilities And Site Preparation Project

RECOMMENDATION: That Council:

- A. Find that no bid protest has been made to the apparent low bidder and award and authorize the Public Works Director to execute a contract with Lash Construction (Lash) in their low bid amount of \$3,475,850 for construction of the Santa Barbara Airport Temporary Facilities and Site Preparation Project, Bid No. 3,555, and authorize the Public Works Director to approve expenditures up to \$350,000 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; and
- B. Authorize the Public Works Director to execute a contract with Howard, Needles, Tammen & Bergendoff, Inc. (HNTB), in the amount of \$648,361 for construction support services, and approve expenditures of up to \$32,500 for extra services of HNTB that may result from necessary changes in the scope of work.

DISCUSSION:

PROJECT DESCRIPTION

The Airline Terminal Improvement Program involves construction work under several contracts. The first contract is to make ready the air-side of the terminal by constructing a new aircraft parking apron and realigning and widening Taxiway B adjacent to the new terminal and parking apron. Construction of this work began in September 2008 and will be completed by April 30, 2009, weather permitting.

The subject contract, which will be the second construction contract for the terminal, is to prepare the site for construction of the new terminal building. This involves temporary site improvements so the existing terminal can continue to function normally, and making improvements to the soils underlying the new terminal building foundation.

Temporary site improvements include re-routing the terminal loop road and creating a new passenger pick-up and drop-off curb. The southerly baggage claim tent will also be

moved to the northeast side of the terminal, next to the other baggage claim tent. The temporary road will be rerouted through a portion of the existing short term parking lot and exit to Fowler Road as it does today. This will allow the new terminal building site to be completely fenced off so construction activities do not interfere with normal terminal operations.

The soil improvement component of the work is needed to strengthen underlying soils so that they will support the new building. The existing soils are loose, unconsolidated sands, which are highly susceptible to liquefaction during an earthquake. The contractor will strengthen the soils down to a depth of 40 feet with a process called compaction grouting. This high-tech process will compact site soils so they will support the loads from a conventional building foundation system. This eliminates the need for costly caissons or pilings, which are often used in these types of soil conditions.

CONTRACT BIDS

A total of five bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	Lash Construction Santa Barbara	\$3,475,850
2.	Granite Construction Santa Barbara	\$3,557,000
3.	Raminha Construction Atascadero	\$3,796,200
4.	R. Burke Corporation San Luis Obispo	\$3,811,180
5.	Whitaker Contractors San Luis Obispo	\$3,889,094

Granite filed a bid protest against the apparent low bidder's bid. The protest asserts that the low bidder did not meet bid specifications because the electrical subcontractor did not meet the experience requirements of the contract specifications. As part of a thorough investigation, the apparent low bidder provided documentation indicating that the listed subcontractor would utilize a second tier subcontractor that met all bid specifications. On March 10, 2009, the City Council held a hearing to give any bid protestors an opportunity to present a bid protest. No one protested the apparent low bidder. Since no one made a protest at the hearing, the bid protest, if any, is deemed abandoned. Staff recommends that the City Council find that the low bid of \$3,475,850, submitted by Lash, is a responsible bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$350,000, or 10%, is typical for this type of work and size of project.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with HNTB in the amount of \$648,361 for materials testing, construction management, and inspection services. HNTB was selected to provide construction management services for this Project under a competitive selection process.

FUNDING

A detailed discussion concerning the funding for this contract, as well as the Santa Barbara Airline Terminal contract, is provided in a separate Council Agenda Report prepared by the City Finance Director.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Lash Construction	\$3,475,850	\$350,000	\$3,825,850
HNTB	\$648,361	\$32,500	\$680,861
TOTAL RECOMMENDED AUTHORIZATION			\$4,506,711

SUSTAINABILITY IMPACT:

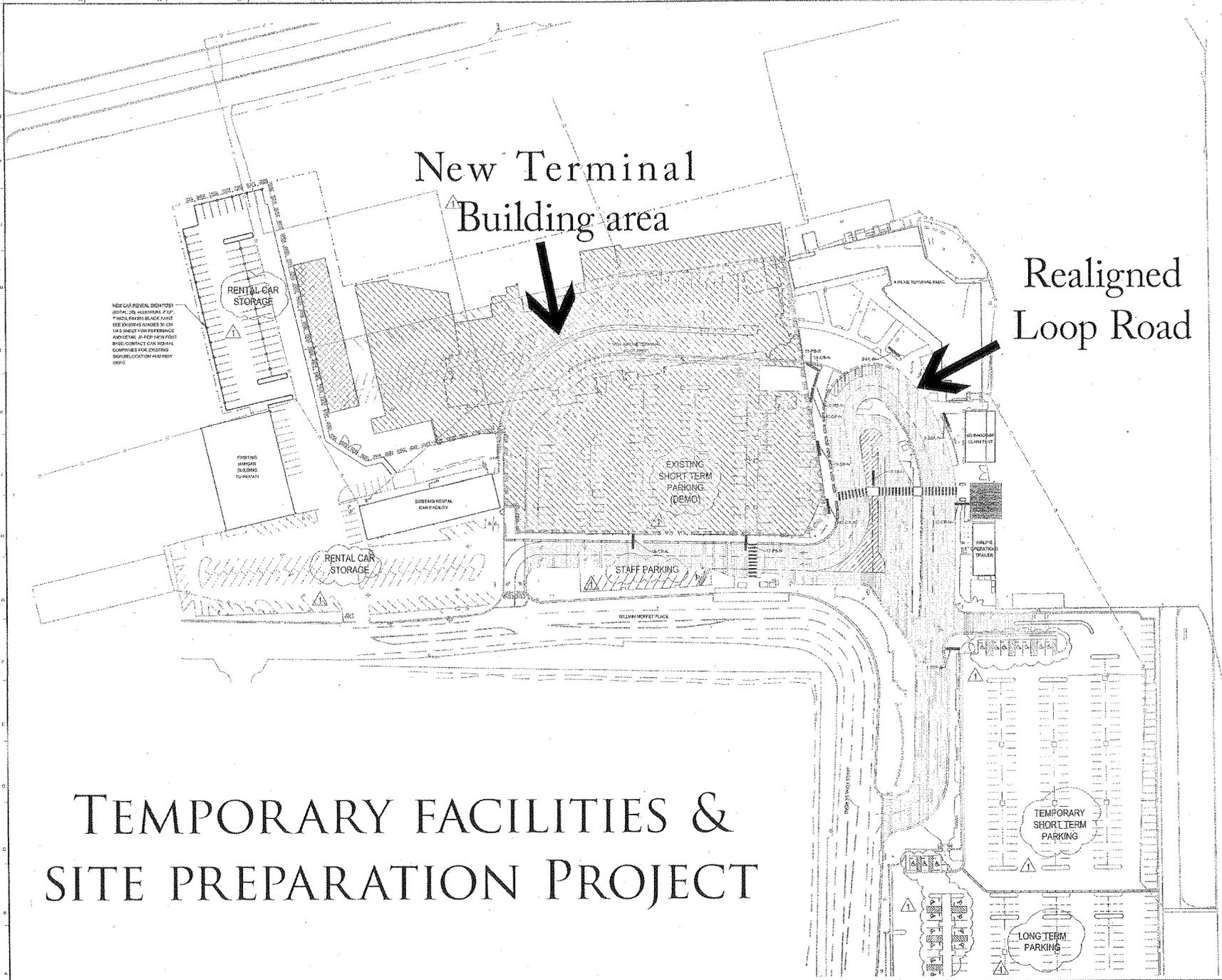
The Airline Terminal Improvement Program (including this work) has been registered with the United States Green Building Council with the goal of a Leadership in Energy and Environmental Design Silver rating. The work under this contract will contribute to the City's sustainability goals primarily through a Construction Best Management Plan and by recycling pavement materials that are being removed.

ATTACHMENT: Temporary Facilities and Site Preparation Project Map

PREPARED BY: Owen Thomas, Principal Engineer/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



TEMPORARY FACILITIES & SITE PREPARATION PROJECT

HNTB
HNTB Architecture
 The HNTB Companies
 14000 15th Avenue, Plumas
 14000 15th Avenue, Plumas
 14000 15th Avenue, Plumas
 14000 15th Avenue, Plumas
 14000 15th Avenue, Plumas

THE CALIFORNIA
STATE OF CALIFORNIA
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 San Francisco, CA 94103
 415.774.2000
 www.hntb.com

AIRLINE TERMINAL IMPROVEMENT PROJECT
 SANTA BARBARA MUNICIPAL AIRPORT
 SANTA BARBARA, CALIFORNIA

CITY OF SANTA BARBARA
 PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
 APPROVED: *[Signature]* DATE: *11/11/11*
 CITY ENGINEER
 AIRPORT DRAWING NO. C-5-1100A

TEMPORARY FACILITIES AND SITE PREPARATION

DATE	DATE IN CHARGE
PROJECT NO.	CONTRACT NO.
PROJECT NAME	SHEET NO.
DATE	DATE
DATE	DATE
DATE	DATE

SHEET TITLE & NUMBER
 SITE SIGNAGE PLAN

TF-A14.1