



Agenda Item No. _____

File Code No. 550.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 16, 2010

TO: Mayor and Councilmembers

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

SUBJECT: Contract For Construction Of Parking Lots 4 And 5 Circulation And Accessibility Improvements Project

RECOMMENDATION: That Council:

- A. Award a contract to Lash Construction (Lash) in their low bid amount of \$192,645 for construction of the Parking Lots 4 and 5 Circulation and Accessibility Improvements Project (Project), Bid No. 3592;
- B. Authorize the Public Works Director to execute a contract and approve expenditures up to \$19,265 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;
- C. Authorize the Public Works Director to negotiate and execute a City Professional Services Agreement with Watry Design (Watry) in the amount of \$7,950 for construction support services and expenditures of up to \$1,000 for extra services of Watry that may result from necessary changes in the scope of work; and
- D. Authorize the Public Works Director to negotiate and execute a City Professional Services Agreement with Fugro West (Fugro) in the amount of \$7,500 for material testing services during construction.

EXECUTIVE SUMMARY:

As the last phase in the replacement of all parking revenue equipment, this Project involves improving the entrances to Parking Lots 4 and 5 to prevent damage to new equipment, improving the Americans with Disabilities Act (ADA) compliance and landscape, and installing fiber optic links.

DISCUSSION:

PROJECT DESCRIPTION

The Project at City Parking Lots 4 (1120 Chapala Street) and 5 (1220 Chapala Street) is the last phase of the City's system-wide replacement of all parking revenue control equipment. The work will include the following:

- Improve the lot entrances to prevent damage to the revenue control equipment by large vehicles and delivery trucks
- Relocate and bring all of the existing ADA accessible parking spaces into compliance with current codes
- Improve accessible paths of travel, removing trip hazards
- Construct a new ADA compliant booth and correct a drainage problem at Lot 4.
- Enhance landscaping along both parking lots' public street frontages and kiosk areas
- Complete the installation of fiber optic links and prepare for the installation of updated revenue control equipment

CONTRACT BIDS

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

	BIDDER	BID AMOUNT
1.	Lash Construction Santa Barbara, CA	\$192,645
2.	C.S. Legacy Construction Chino, CA	\$218,907
3.	Granite Construction Santa Barbara, CA	\$229,330
4.	Berry General Engineering Ventura, CA	\$243,445
5.	Newton Construction San Luis Obispo, CA	\$250,350
6.	Hanly General Santa Ynez, CA	\$263,321
7.	Tal Cal Engineering, Inc. West Hills, CA	\$269,800

The low bid of \$192,645, submitted by Lash, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$19,265, 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 Watry in the amount of \$7,950 plus extra services for construction support services regarding the design, and to produce record drawings upon Project completion.

Staff also recommends that Council authorize the Public Works Director to execute a contract with Fugro in the amount of \$7,500 for materials testing. Fugro is on the City's Prequalified Engineering Services list and is experienced in this type of work.

PUBLIC OUTREACH

City staff mailed letters, distributed flyers, and held public outreach meetings to inform merchants, as well as the Downtown Organization, of the upcoming Project and its potential impacts.

To mitigate merchant inconveniences during construction, the City will offer free parking in each parking lot when under construction, and the contractor will be required to complete all work in one lot before starting on the next.

FUNDING

This Project is funded from the Downtown Parking Enterprise and Streets Capital Program funds. There are sufficient appropriated funds 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
Lash Construction	\$192,645	\$19,265	\$211,910
Watry Design	\$7,950	\$1,000	\$8,950
Fugro West	\$7,500	\$0	\$7,500
TOTAL RECOMMENDED AUTHORIZATION			\$228,360

The following summarizes all Project design costs, construction contract funding, and other Project costs:

ESTIMATED TOTAL PROJECT COST

Design and Analysis (by consultants)	\$86,847
Design (by City staff)	\$21,180
Subtotal	\$108,027
Lash Construction Contract	\$192,645
Construction Change Order Allowance	\$19,265
Pre-purchased Construction Materials by City (kiosk, revenue control equipment)	\$271,324
Subtotal	\$483,234
Construction Management/Inspection (by City Staff)	\$49,000
Watry Design Services During Construction with C/O allowance	\$8,950
Fugro West Services During Construction	\$7,500
Subtotal	\$65,450
TOTAL PROJECT COST	\$656,711

SUSTAINABILITY IMPACT:

The new revenue control equipment allows programming of entry cards for monthly permit holders who use a keycard to access the facility. This eliminates the need for permit holders to pull paper tickets. The entry equipment also “sleeps” when customers are not present, and is only activated when a customer enters the lot, resulting in less electrical demand.

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/EM/mj
 Browning Allen, Transportation Manager/JWG

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator’s Office