



# CITY OF SANTA BARBARA

## JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

**AGENDA DATE:** June 29, 2010

**TO:** Mayor and Councilmembers  
Chair and Boardmembers

**FROM:** Housing and Redevelopment Division, Community Development  
Department  
Engineering Division, Public Works Department

**SUBJECT:** Construction Contract For Brinkerhoff Avenue Lighting Project

### RECOMMENDATION:

- A. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to the Lower West Downtown Street Lighting Project and Authorizing Certain Other Actions; and
- B. That the Redevelopment Agency Board authorize the expenditure of \$47,599 for construction by Taft Electric Company (Taft), and design support services by Smith Engineering (Smith), for the Lower West Downtown Street Lighting Project – Brinkerhoff Phase (Project), Bid No. 3609, a component of the Lower West Downtown Street Lighting Project.

### DISCUSSION:

Numerous Lower West Downtown residents, including many Brinkerhoff Avenue residents, have expressed concerns regarding a lack of adequate street lighting in their neighborhood. The Public Works Engineering Division and Redevelopment Agency staff has engaged the Lower West Downtown residents to address this issue. In 2009, a \$50,000 Community Development Block Grant allowed staff to begin the design and engineering of the proposed street lighting improvements for the Lower West Downtown, including Brinkerhoff Avenue.

In Fiscal Year 2010, the Redevelopment Agency Board appropriated \$200,000 for the initial Brinkerhoff Phase of the Project. This Phase consists of installing four decorative street lighting fixtures similar to those used on Carrillo Street, as well as installing

underground conduit, electrical circuits, and related components. The Project utilizes underground directional boring, which eliminates open trenches to minimize the Project's footprint, and reduces its impact on local residents. If approved, construction will begin in August 2010 and take approximately 30 days to complete.

Remaining funds will return to the Redevelopment Agency Capital Fund to fund future Redevelopment Agency capital projects, including additional phases of the Lower West Downtown Lighting project.

## CONTRACT BIDS

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

	<b>BIDDER</b>	<b>BID AMOUNT</b>
1.	Taft Electric Company Ventura	\$40,999
2.	Bob Trautz Land Development Co. Santa Barbara	\$44,750
3.	Lee Wilson Electric Co., Inc. Arroyo Grande	\$44,810
4.	PTM General Engineering Riverside	\$46,846
5.	Tidwell Excavating Saticoy	\$88,950
6.	Schock Contracting Santa Barbara	\$99,000

The low bid of \$40,999, submitted by Taft, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$4,100, or 10%, is typical for this type of work and size of project.

## CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the General Services Manager to issue a Purchase Order with Smith in the amount of \$2,500 for design support services during construction. Smith is experienced in this type of work.

## PUBLIC OUTREACH

The Public Works Department, through the Engineering and Transportation Divisions, worked closely with the residents of Brinkerhoff Avenue during the design of the Brinkerhoff Phase of the Project. Through on-site meetings with citizen advocates, staff ensured that all residents had information readily available to them regarding the design

and installation of the street lights. A public meeting was recently held in the neighborhood on May 19, 2010, regarding ongoing and upcoming work associated with the Haley/De La Vina Bridge construction. The meeting was well attended by Brinkerhoff residents, who were informed of the current phase's project scope and schedule.

**FUNDING**

This Project is funded by the Redevelopment Agency. The Project was approved as part of the Fiscal Year 2010 Redevelopment Agency Capital Program. There are sufficient funds in the Redevelopment Agency's Brinkerhoff Street Lighting Project Account to fund the costs associated with this Project. The following summarizes the expenditures recommended in this report:

**CONSTRUCTION CONTRACT FUNDING SUMMARY**

	<b>Basic Contract</b>	<b>Change Funds</b>	<b>Total</b>
Taft Electric Co.	\$40,999	\$4,100	\$45,099
Smith Engineering	\$2,500	\$0	\$2,500
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$47,599</b>

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

**ESTIMATED TOTAL PROJECT COST**

Design (by Contract)	\$8,020
Other Design Costs (by City staff)	\$6,081
<b>Subtotal</b>	<b>\$14,101</b>
Construction Contract	\$40,999
Construction Change Order Allowance	\$4,100
City-Furnished Street Lights	\$12,137
<b>Subtotal</b>	<b>\$57,236</b>
Construction Management/Inspection (by City Staff)	\$9,020
Design Support Services during Construction (by Contract)	\$2,500
<b>Subtotal</b>	<b>\$11,520</b>
<b>TOTAL PROJECT COST</b>	<b>\$82,857</b>

**HEALTH AND SAFETY CODE SECTION 33445:**

California Community Redevelopment Law, Section 33445, does allow, with the consent of the legislative body, the funding of projects on property that is publicly owned if the project meets certain findings. This Project meets all the required findings in Health and Safety Code Section 33445, because the proposed improvements are on publicly owned land and are of benefit to the Central City Redevelopment Project Area (Project Area) by generating additional pedestrian activity by residents and tourists, and adding to the safety and attractive environment of the Project Area. No other reasonable means of financing the improvements are available. The improvements to the site will eliminate blight conditions inside the Project Area by encouraging pedestrian activity in and around the site. An increase in these activities improves the vitality of the Project Area by encouraging economic activity by local residents and visitors, leading to additional public and private improvements, and thereby eliminating the conditions that lead to blight.

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**SUBMITTED BY:** Paul Casey, Assistant City Administrator/Community  
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Christine F. Andersen, Public Works Director

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