



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: December 14, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

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

SUBJECT: Contract For Construction Of The Structural Upgrades To Parking
Structures 2, 9, And 10

RECOMMENDATIONS:

- A. That Council reject the bid protest submitted by Truesdell Corporation;
- B. That Council award a contract with Cushman Contracting (Cushman), waiving minor irregularities, in their low bid amount of \$1,374,000 for construction of the Project, Bid No. 3571;
- C. That Council authorize the Public Works Director to execute a contract and approve expenditures up to \$206,100 to pay for any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured;
- D. That Council authorize the Public Works Director to execute a contract with BTC LABS - Vertical V (BTC LABS) in the amount of \$122,533 for materials testing and special inspection services, and approve expenditures of up to \$12,254 for extra services of BTC LABS that may result from necessary changes in the scope of work; and
- E. That Council authorize the Public Works Director to execute a contract with Watry Design, Inc. (Watry), in the amount of \$118,152 for design support services during construction and preparation of record drawings, and approve expenditures of up to \$11,816 for extra services of Watry that may result from necessary changes in the scope of work.

EXECUTIVE SUMMARY:

Safe, convenient, and efficient parking is essential to the economic viability of downtown Santa Barbara. The proposed Project consists of reinforcing and supporting specific concrete beams, columns, and girders in the structures at Lot 2, located at 914 Chapala Street, Lot 9, located at 921 Anacapa Street, and Lot 10, located at 621 Anacapa Street. This work brings the parking facilities up to structural standard, which provides an increased level of safety for the citizens and employees who use them. Minor construction work to address the Americans with Disabilities Act (ADA) accessibility concerns for Lots 2 and 10 will also be included in the Project.

DISCUSSION:

PROJECT DESCRIPTION

In May 2004, the City contracted with Watry to perform a Condition Assessment Analysis for Parking Structures 2 and 10, which were constructed in the early 1980s. The assessment report, dated November 2004, identified potential safety concerns, maintenance issues, and aesthetic items, and provided cost estimates for these repairs. In November 2004, Watry was hired to do a Condition Assessment Analysis for Parking Structures 7 and 9, which were constructed in the late 1960s and seismically retrofitted in the mid 1990s. This report, dated February 2005, provided a prioritized list of potential safety concerns, maintenance issues, and aesthetic items, as well as a cost estimate for the repairs to all the lots. The report noted potential deficiencies in Lot 9 and none in Lot 7.

The studies performed by Watry determined that the columns and beams in Lots 2 and 10 were in need of strengthening and support. The studies also identified needed repairs to vital beams on the roof level and the second level of Lot 9. In January 2006, Council approved a contract for Watry to prepare plans and specifications for the concrete repairs at Lots 2, 9, and 10. Watry completed the plans and specifications for the repair work, and the building permits were to be issued in March 2007. However, the final cost estimate for the Project exceeded the original budget due to the requirement to design to a higher building standard, and the Project was placed on hold. There have been building code changes since the original plans were prepared, and the plans had been updated to meet building code requirements. On March 9, 2010, Council authorized the Public Works Director to execute a contract with Watry for design services to update the plans to current California Structural Building Code Standards, and to have the Project ready to bid, should the RDA Board allocate construction funds. On June 20, 2010, the RDA Board allocated \$2.25 million toward the Project's construction.

CONTRACT BIDS

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

	BIDDER	BID AMOUNT	BID ALTERNATE	TOTAL
1.	Cushman Contracting Santa Barbara, CA	\$754,000	\$620,000	\$1,374,000
2.	G2K Construction, Inc. Agoura Hills, CA	\$950,000	\$540,000	\$1,499,000
3.	Truesdell Corp. Tempe, AZ	\$1,078,078	\$921,921	\$1,999,999
4.	Ardalan Construction Thousand Oaks, CA	\$1,870,000	\$1,339,000	\$3,269,000

The low bid of \$754,000, submitted by Cushman, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

Since the bids were so favorable, the City is requesting that an additive alternate for Lot 2 also be awarded at this time. Cushman's bid for Lot 2 was \$620,000. The work for Lot 2 would be performed in February 2012, which is the least disruptive season for both businesses and the use of the lots.

The change order funding recommendation of \$206,100, or 15%, is typical for projects involving renovation of existing facilities where there are some unknown conditions.

BID PROTEST

There was a bid protest submitted from Truesdell Corporation. Truesdell protested the lowest bidder's bid amount and alleged that there was a mathematical error. City staff verified that there were no errors and recommends that the bid protest be rejected.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with BTC LABS in the amount of \$134,787 for materials testing and special inspection services. BTC LABS was selected from a list of three proposals for this work.

Staff recommends that Council authorize the Public Works Director to execute a contract with Watry Design, Inc., in the amount of \$118,152 for design support services during construction. Watry Design, Inc., successfully completed the plans for this project and is familiar with the design details.

PUBLIC OUTREACH

Staff has developed an extensive public outreach plan for the affected merchants/residents in the Project area. A presentation was given to the Downtown Parking Committee on July 9, 2010, and to the Downtown Organization on September 14, 2010, to advise them of the Project and tentative construction timeline, and to solicit feedback on any concerns.

Before the Project went out to bid, a Pre-Construction Notification was mailed to all residents and businesses between Santa Barbara and Chapala Streets and from Gutierrez to Figueroa Streets, advising them of a public meeting. The Downtown Organization also posted a Pre-Construction Notification on their Listserve. The public meeting was held before the bid opening so significant concerns could be addressed in the bid documents. The informational meeting was held on October 26, 2010; however, no one from the public attended.

Due to public safety concerns, the lots are required to be closed during the construction period. The construction work is scheduled consecutively so that only one parking structure will be closed at a time. Staff has determined that there is sufficient capacity in the surrounding parking lots to offset the loss of parking while each lot is closed during construction. Temporary informational and directional signage will be installed to direct customers to alternative parking. Once construction is completed, permanent way-finding signs will be installed in each lot to assist visitors in finding their way around the downtown area. The permanent signage will be developed with assistance from the Downtown Organization.

Before the start of each construction project, another construction notification will be sent out to the local residents, businesses, and Project stakeholders. Once the construction contract has been awarded and the tentative construction timeline is known, another public meeting will be hosted where more detailed information will be shared. The contractor will also be responsible for the final notice (door hanger) 72 hours prior to the start of construction. At least two weeks before the start of construction, parking staff will also post notifications at the entrances and exits to the lots advising of the pending closures and alternative parking lots. Construction of Lots 10 and 9 is expected to begin in February 2011 (work will occur sequentially), with Lot 2 following in February 2012.

FUNDING

The RDA has made \$2.25 million available towards construction of the Project for the Fiscal Year 2011 RDA budget process. There are sufficient RDA funds in the Project's account to cover the cost of this Project.

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

ESTIMATED TOTAL PROJECT COST

	Amount	
Design by Contract	\$197,900	
Project Management by City Staff	\$30,000	
Design Total (Previously Funded)		\$227,990
Construction Contract	\$1,374,000	
Construction Change Order Allowance	\$206,100	
Materials Testing and Special Inspection Services (by Contract)	\$134,787	
Design Support Services During Construction (by Contract)	\$129,968	
Subtotal	\$1,844,855	
Construction Management/Inspection (by City Staff)	\$200,000	
Subtotal	\$200,000	
Construction Total		\$2,044,855
TOTAL PROJECT COST		\$2,272,845

**Cents have been rounded to the nearest dollar in this table.*

Design costs have already been funded by the RDA and Downtown Parking Fund through separate Council and Agency Board actions. The RDA has budgeted \$2,250,000 for the construction, sufficient funding to cover the construction cost of \$2,044,855.

HEALTH AND SAFETY CODE COMPLIANCE

On March 2, 2010, Council adopted Resolution No. 10-008 making the findings required under Health and Safety Code Section 33445 for the expenditure of tax increment for publicly owned projects.

SUSTAINABILITY IMPACT:

The Project will require recycling and/or reuse of demolition and construction materials to the maximum extent feasible, and containers will be provided onsite for that purpose, in order to minimize construction-generated waste conveyed to the landfill.

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SUBMITTED BY: Paul Casey, Assistant City Administrator/Community Development
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APPROVED BY: City Administrator's Office