



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers
Chair and Boardmembers

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

SUBJECT: Contract For Construction For The Ortega Street Bridge
Replacement Project

RECOMMENDATION: That Council:

- A. Accept Federal Highway Administration (FHWA) Grant funding in the total amount of \$3,324,921;
- B. Increase appropriations and estimated revenues by \$3,324,921 in the Fiscal Year 2011 Streets Capital Fund for the Ortega Street Bridge Replacement Project (Project) funded by the FHWA Grant;
- C. Approve the allocation of \$147,000 from available appropriations in the Streets Capital Fund from existing projects to partially pay for the City's matching funds required for the Project;
- D. Award a contract with Granite Construction Company (Granite) in their low bid amount of \$2,909,893 for construction of the Project, Bid No. 3426;
- E. Authorize the Public Works Director to execute the contract and approve expenditures up to \$290,989 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;
- F. Authorize the Public Works Director to execute a contract with MNS Engineers, Inc. (MNS) in the amount of \$504,380 for construction management support services, and approve expenditures of up to \$50,438 for extra services of MNS that may result from necessary changes in the scope of work;
- G. Authorize the Public Works Director to execute a contract with Bengal Engineering (Bengal) in the amount of \$56,495 for design support services during construction, and approve expenditures of up to \$5,649 for extra services of Bengal that may result from necessary changes in the scope of work;

- H. Authorize the Public Works Director to execute a contract with Ayars and Associates (Ayars) in the amount of \$33,920 for community outreach services during construction, and approve expenditures of up to \$3,392 for extra services of Ayars that may result from necessary changes in the scope of work;
- I. 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 the Funding of Capital Improvements for the Mission Creek Flood Control Enhancements; and
- J. That the Redevelopment Agency Board authorize the expenditure of \$20,000 from the Agency's Mission Creek Flood Control Enhancements project account for demolition costs associated with the Agency's properties at 633 and 635 Bath Street.

EXECUTIVE SUMMARY:

Four bids were received for the Project, with the lowest bidder being Granite. To complete the construction phase of the Project, staff recommends that Council authorize the Public Works Director to accept the low bid and enter into a contract with Granite. Staff also recommends that Council authorize the Public Works Director to enter into contracts with MNS, Bengal, and Ayars for services during construction.

DISCUSSION:

PROJECT DESCRIPTION

The work consists of replacing the existing and structurally deficient bridge over Lower Mission Creek on Ortega Street between Bath Street and Castillo Street. The existing bridge structure, constructed in 1915, was deemed structurally deficient by Caltrans' structural inspection standards. Replacement of the Ortega Street Bridge was identified in the 2000 Lower Mission Creek Environmental Impact Report as a component to improve hydraulic conveyance of Lower Mission Creek. The bridge span will be lengthened from 33 feet to 52 feet to accommodate an increased hydraulic capacity.

The work also includes construction of new channel retaining walls, sidewalks, curbs and gutters, storm drainage system replacement, water main replacement, new fencing, street tree and ground cover planting, and restoration of creek beds and banks with native plantings and rock pools to enhance the wildlife habitat.

The City has applied for, and been authorized to use, Federal Highway Bridge Program (HBP) funds to pay for 88.53% of eligible project construction costs, with the City contributing the remaining 11.47%, plus any ineligible costs (e.g. removal of two residential buildings and a portion of water main replacement). The HBP is a federally funded program of the Federal Highway Administration, administered through Caltrans.

RDA PROJECT DESCRIPTION

To accommodate the new bridge, five permanent property acquisitions have been made at 303, 306, and 309 West Haley Street, and 633 and 635 Bath Street. The structures at 633 and 635 Bath Street have been acquired by the City's Redevelopment Agency (RDA), and will be removed for a proposed future pocket park after the Project is completed.

TEMPORARY TRAFFIC CONTROL AND PARKING PLANS

Construction is scheduled to begin in April 2011, and will be completed by spring 2012. Since the bridge runs across the full width of Ortega Street, construction work will require that the street be closed to thru-traffic between Castillo Street and Bath Street for approximately 10 months. Detours for pedestrians, bicycles, and vehicles will be in place on Cota, Bath, De La Guerra, and Castillo Streets during construction.

CONTRACT BIDS

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

	BIDDER	BID AMOUNT
1.	Granite Construction Company Watsonville, CA	\$2,909,893
2.	C.A. Rasmussen, Inc. Valencia, CA	\$2,972,782
3.	Lash Construction, Inc. Santa Barbara, CA	\$3,478,511*
4.	Union Engineering Company, Inc. Santa Barbara, CA	\$3,596,599

*corrected bid total

The low bid of \$2,909,893, submitted by Granite, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$290,989, or 10%, is typical for this type of work and size of project.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff solicited Requests for Qualifications (RFQ) in October 2010 from consulting firms to provide construction management support services, including constructability review, contract administration, inspection, environmental monitoring, and testing services. Four firms submitted qualifications, and a panel concluded that MNS was the most qualified to perform the work.

Staff recommends that Council authorize the Public Works Director to execute a contract with MNS in the amount of \$504,380, including \$50,438 for extra services for construction management support services. MNS is on the City's Prequalified Engineering Services list and is experienced in this type of work.

Staff also recommends that Council authorize the Public Works Director to execute a contract with Bengal, the Project's bridge design sub-consultant firm, in the amount of \$56,495, including \$5,649 for extra services, for design support services during construction.

Staff solicited Requests for Proposals (RFP) in October 2010 for consulting firms to provide community outreach services for the Project. Ayars submitted an acceptable proposal for the outreach services. Staff recommends that Council authorize the Public Works Director to execute a contract with Ayars in the amount of \$33,920, including \$3,392 for extra services, for community outreach services during construction. Ayars provided community outreach services for the Haley at De La Vina Street Bridge Replacement Project and has proven to be a responsive and capable firm.

COMMUNITY OUTREACH

Notifications by mail, including fact sheets in both English and Spanish, have been sent out to residents providing basic Project related information, including the dedicated Project phone number and website address (www.SantaBarbaraCA.gov/ortegabridge). Pre-construction public meetings were held on January 20, 2011, and February 23, 2011, to inform residents of the construction timeline and review project details. Planned outreach methods during construction include Project road signs, City Television updates, local media press releases, and a ribbon cutting ceremony for the completed bridge.

FUNDING

This Project is funded with a combination of grant funds, Streets Capital, Measure D, RDA Bonds – 2003, and Water Capital funds. The construction phase of this project totals \$3,855,156. Of this total, the portion eligible for the HBP Grant funding is \$3,755,700, of which the Grant pays 88.53%, or \$3,324,921. The balance of \$530,235 payable by the City includes the City's share (11.47%) and ineligible costs.

Staff recommends a portion of City's share of the construction phase be funded from available appropriations totaling \$147,000 in the Streets Capital Program Fund from two projects that will not be expended this fiscal year or next fiscal year. Staff recommends allocating \$100,000 from the Streetlight Maintenance Project, leaving that project with a balance of approximately \$120,000; and allocating \$47,000 from the Safe Routes to School Project, leaving that project with a balance of approximately \$350,000.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Granite	\$2,909,893	\$290,989	\$3,200,882
MNS	\$504,380	\$50,438	\$554,818
Bengal	\$56,495	\$5,649	\$62,144
Ayars	\$33,920	\$3,392	\$37,312
TOTAL RECOMMENDED AUTHORIZATION			\$3,855,156

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

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$647,880
Other Design Costs – Environmental Studies, Right of Way Consultant Services, Public Outreach	\$109,216
City Staff Costs	\$194,044
Subtotal	\$951,140
Construction Contract (Grant Eligible)	\$2,909,893
Construction Change Order Allowance (Grant Eligible)	\$290,989
Construction Mgmt/Inspection by Contract (Grant Eligible)	\$554,818
Design Support Services during Construction	\$62,144
Public Outreach Services	\$37,312
Subtotal	\$3,855,156
Property Acquisitions & Easements	\$2,150,000
Construction Management/Inspection (by City Staff)	\$167,935
Subtotal	\$2,317,935
TOTAL PROJECT COST	\$7,124,231

SUSTAINABILITY IMPACT:

Concrete, asphalt and steel removed during demolition will be recycled. The creek restoration work will remove all non-native plant species and enhance riparian habitat for the Steelhead Trout in the Project area.

HEALTH AND SAFETY CODE SECTION 33445:

Health and Safety Code Section 33445 provides that a redevelopment agency may pay for the installation and construction of public improvements on public property if the legislative body consents to the use of funds and makes certain findings. The Mission Creek Flood Control Enhancements Project meets all of the required findings in Section 33445, because the proposed enhancements, through creation of a neighborhood park set back from the creek bank, will provide a creek buffer and outdoor recreational area in a densely populated neighborhood. These attributes are a benefit to the Central City Redevelopment Project Area as the use of a portion of the properties for creek channel improvements will reduce the potential for flood damage, and creation of a neighborhood park will enhance the recreational opportunities in the Central City Project Area. No other reasonable means of financing the improvements are available. In addition, the park improvements to the neighborhood will eliminate blighting conditions by encouraging recreational activity in and around the area. An increase in these activities improves the vitality of the project area by encouraging economic activity by locals and visitors, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight.

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APPROVED BY: City Administrator's Office