



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 22, 2014

TO: Mayor and Councilmembers

FROM: Facilities Division, Waterfront Department
Engineering Division, Public Works Department

SUBJECT: Contract For Construction Of The Marina One Replacement Project
Phases 5–8

RECOMMENDATION: That Council:

- A. Award a contract with Bellingham Marine Industries, Inc., in their low bid amount of \$6,851,250 for construction of the Marina One Replacement Project Phases 5–8, Bid No. 3723; and authorize the Public Works Director to execute the contract and approve expenditures up to \$342,563 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 Waterfront Director to execute a contract with URS in the amount of \$64,150 for construction support services, and approve expenditures of up to \$6,400 for extra services of URS that may result from necessary changes in the scope of work.

DISCUSSION:

PROJECT DESCRIPTION

Marina One, containing 592 slips, is the largest of the four marinas in the Santa Barbara Harbor. The majority of Marina One, the A–P fingers, was constructed in the mid–1970s. An engineering analysis of Marina One, conducted in 2005, concluded that the concrete docking system on the A–P fingers was nearing the end of its useful life. The assessment recommended replacing the A–P fingers in phases over a 10–12 year period. Due to available funding, staff has been able to reduce the number of construction phases to eight, to be completed over a 9–year period.

Phase 1 construction for the replacement of the main Marina One headwalk, gangway, utilities, and significant shoreside electrical work was completed in August 2010. Phase 2–4 construction was completed in March 2013, which included the replacement of the docking system and their associated utilities for the L–P fingers. The Phase 1–4 work was funded through a California State Parks Department–Division of Boating and Waterways (DBW) loan in the amount of \$7,201,000 to the City of which approximately \$6,434,000 was used.

The scope of the Marina One Replacement Project Phases 5–8 (Project) is to replace the remaining docks A–K, which will complete the Marina One improvements.

PROJECT BACKGROUND

The Waterfront Department applied for and was awarded an additional \$7,300,000 DBW loan for the design and construction of the Project. Design was recently completed, and the Project went out to bid in May 2014.

Through a Request for Proposals process, URS, a marine engineering firm, was selected to provide the design for Phases 1–4, as well as construction support services. For the sake of consistency in design, URS was selected to design Phases 5–8. URS recently submitted a proposal for construction support services for Phases 5–8.

CONTRACT BIDS

Three contractors attended the mandatory pre-bid conference, but only one contractor, Bellingham Marine Industries (BMI), from Dixon, California, submitted a bid. The low bid of \$6,851,250, submitted by BMI, is an acceptable bid that is responsive to and meets the requirements of the bid specifications. BMI's bid of \$6,851,250 exceeds the engineer's estimate of \$6,417,000, but is considered reasonable, and adequate funds are available to proceed.

BMI was a subcontractor for Phase 1, (supplying the docks), and was the general contractor for Phases 2–4. They have extensive experience constructing marinas throughout the world, and specifically in Santa Barbara.

The change order funding recommendation of \$342,563, or 5 percent, is less than the regular 10 percent change order funding, but should be adequate, based on change orders during Phases 1–4.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the Waterfront Director to execute a contract with URS in the amount of \$70,550 for support of the design during construction. URS is on the City's Prequalified Engineering Services list and is experienced in this type of work.

COMMUNITY OUTREACH

The Waterfront Department worked extensively with the boating community on the previous phases of the Project. Special public meetings were held throughout construction of Phases 1–4 in order to keep the boating community up to date on major milestones and interruptions to service. In addition, signage and slip notices were issued with more detailed information during construction. This outreach will continue through Phases 5–8.

BUDGET/FINANCIAL INFORMATION

This Project is funded primarily by a \$7,300,000 loan from the DBW. The total cost of engineering design, construction, inspection, and construction support services is expected to exceed available DBW loan funds by approximately \$354,000. There are sufficient funds in the Waterfront's Capital Fund (Harbor Preservation Fund) to cover the cost of the first year of this Project, recognizing the construction work will occur over four years.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
BMI	\$6,851,250	\$342,563	\$7,193,813
URS	\$64,150	\$6,400	\$70,550
TOTAL RECOMMENDED AUTHORIZATION			\$7,264,363

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

ESTIMATED TOTAL PROJECT COST

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

Design (by Contract)	\$93,800
City Staff Costs	\$13,759
Subtotal	\$107,559
Construction Contract	\$6,851,250
Construction Change Order Allowance	\$342,563
Subtotal	\$7,193,813
Other Construction Costs (Permits, etc.)	\$22,000
Other Construction Costs (Float inspection)	\$60,000
Construction Management/Inspection (by Contract)	\$70,550
Construction Management/Inspection (by City Staff)	\$200,026
Subtotal	\$352,576
TOTAL PROJECT COST	\$7,653,948

SUSTAINABILITY IMPACT:

The demolition and construction materials generated by the Project will be recycled locally. The Project will also use recycled plastic instead of timber, where appropriate. The Waterfront Department will monitor practices and enforce construction-related requirements to ensure that water quality is not adversely impacted by this Project.

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 EM/mj

SUBMITTED BY: Rebecca J. Bjork, Public Works Director
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APPROVED BY: City Administrator's Office