



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** July 28, 2009

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Contract For Construction Of The Marina One Replacement Project – Phase 1

**RECOMMENDATION:** That Council:

- A. Award and authorize the Public Works Director to execute a contract with AIS Construction Company (AIS) in their low bid amount of \$1,781,840, for construction of the Marina One Replacement Project (Project) – Phase 1, Bid No. 3536, and approve expenditures up to \$178,200 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 authorize the Public Works Director to accept the final contract amount, with approved changes, and file all Notices of Completion with the County Clerk-Recorder's Office; and
- B. Authorize the Public Works Director to execute a contract with URS Corporation (URS), in the amount of \$40,000, for construction support services, and approve expenditures of up to \$4,000 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 four marinas in the Santa Barbara Harbor (Attachment). The majority of Marina One, A - P Fingers, was constructed in the mid-1970s. A 2005 engineering analysis of Marina One concluded that the concrete docking system on A - P Fingers was nearing the end of its useful life. The assessment recommended replacing A - P Fingers in 10 phases over a 10 -15 year period.

Through a Request for Proposals (RFP) process, URS was selected to provide the design for Phase 1 of the Project, and Council authorized funds for this work in December 2006. Phase 1 includes the replacement of the main headwalk, gangway, and upgrading/replacing the utilities serving Marina One. During the design of Phase 1,

URS identified the need to construct significant shoreside utility improvements and Council authorized additional design funds in September 2007. Design was completed in August 2008. The Department of Boating and Waterways (DBAW), however, only approved a \$720,000 loan, which was insufficient to build Phase 1, thus delaying construction. On May 19, 2009, DBAW approved an additional loan of \$4.8 million for Phases 1 – 4, allowing the construction of Phase 1 to move forward this year. The authority to sign the loan documents by the City Administrator, Waterfront Director, or Finance Director and City Attorney was approved by Council Resolution on March 27, 2007.

The Harbor Commission has reviewed the Project and concurs with staff's recommendations.

#### CONTRACT BIDS

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

	<b>BIDDER</b>	<b>BID AMOUNT</b>
1.	AIS Construction Company Carpinteria, CA	\$1,781,840
2.	Bellingham Marine Dixon, CA	\$1,834,052
3.	Hanley General Engineering Corporation Santa Ynez, CA	\$1,880,830
4.	Schock Contracting Corporation Santa Barbara, CA	\$1,883,205
5.	Cushman Contracting Corporation Goleta, CA	\$2,520,800

The low bid of \$1,781,840, submitted by AIS, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$178,200, or 10%, is typical for projects of this size and complexity.

**CONSTRUCTION PHASE CONTRACT SERVICES**

Staff recommends that Council authorize the Public Works Director to execute a contract with URS in the amount of \$44,000 for design support services during construction. URS was selected as the design firm for the Project by an RFP process and is experienced in this type of work.

**FUNDING**

This Project is funded by a loan from the State Department of Boating and Waterways (DBAW). On May 19, 2009, the DBAW approved a loan of \$4.8 million for 30 years at 4.5% in addition to a loan of \$720,000 that was approved in 2008 for construction of Phases 1 – 4. Funds from this loan will be used to construct Phase 1 along with future phases of the Project. There is an existing \$2.5 million appropriation in the Waterfront Capital Fund for the DBAW Phase 1 grant.

The following summarizes the expenditures recommended in this report:

**CONSTRUCTION CONTRACT FUNDING SUMMARY**

	<b>Basic Contract</b>	<b>Change Funds</b>	<b>Total</b>
AIS	\$1,781,840	\$178,200	\$1,960,040
URS	\$40,000	\$4,000	\$44,000
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$2,004,040</b>

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

**ESTIMATED TOTAL PROJECT COST**

Design (by Contract)	\$195,800
Design Costs - City staff (including environmental review, etc.)	\$46,277
Other Design Costs (testing, etc.)	\$10,000
<b>Subtotal</b>	<b>\$252,077</b>
Construction Contract	\$1,781,840
Construction Change Order Allowance	\$178,200
Design Support Services (by Contract)	\$44,000
<b>Subtotal</b>	<b>\$2,004,040</b>

Construction Management/Inspection (by City Staff)	\$110,000
Other Construction Costs (testing, etc.)	\$21,000
<b>Subtotal</b>	<b>\$131,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$2,387,117</b>

**SUSTAINABILITY IMPACT:**

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

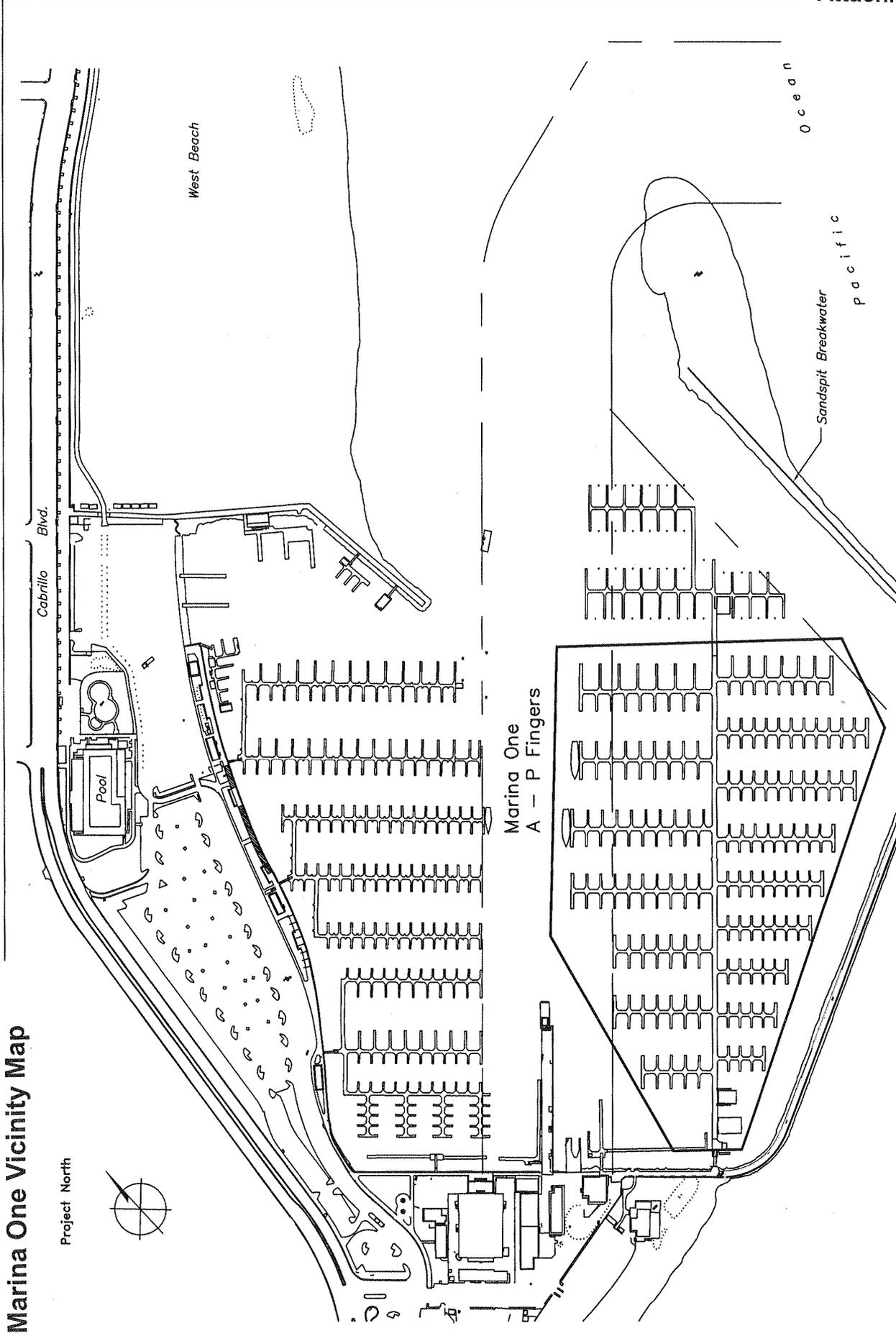
**ATTACHMENT:** Marina One Vicinity Map

**PREPARED BY:** Joshua Haggmark, Principal Civil Engineer/LS/mj  
Karl Treiberg, Waterfront Facilities Manager

**SUBMITTED BY:** John Bridley, Waterfront Director  
Christine F. Andersen, Public Works Director

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

**Marina One Vicinity Map**



REVISIONS		Marina One Replacement Project Phase 1 A - P Fingers	
DATE	BY	APPROVED BY	DRAWN BY
		3/7/01	T. Remeika
		City of Santa Barbara	
		Waterfront Department	
		PROJECT NO. 1040-006	

