



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 25, 2009

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Change Order Authority For The Santa Barbara Airport Temporary Facilities And Site Preparation Contract

RECOMMENDATION:

That Council approve additional change order expenditure authority for the Santa Barbara Airport Temporary Facilities and Site Preparation Contract No. 23,004, in the amount of \$202,069, for a total change order expenditure authority of \$552,069.

DISCUSSION:

PROJECT DESCRIPTION

The Airline Terminal Improvement Program involves construction work under several contracts. The first contract made ready the air-side of the terminal by constructing a new aircraft parking apron, and realigning and widening Taxiway B adjacent to the new terminal and parking apron. Construction of this work began in September 2008 and was completed in April 2009.

The contract for construction of the Santa Barbara Airport Temporary Facilities and Site Preparation Project, awarded by Council on March 24, 2009, is the second construction contract for the terminal. This contract prepares the site for construction of the new terminal building, including temporary site improvements, improvements to the soil underlying the new terminal building foundation, while allowing the existing terminal to continue to function normally.

The contract for construction of the Santa Barbara Airport Airline Terminal Improvement Project (Terminal Project), also awarded March 24, 2009, was the third construction contract for the terminal, and allows for construction of the new terminal building and all other site improvements.

Upon receipt of bids for the Terminal Project, it was immediately realized that the bids were significantly lower than the engineer's estimate. This allowed the Airport to budget for some of the deleted items in the final bid package, including the installation of four passenger loading bridges.

This request for increased change order authorization expenditure is for two items that were not in the budget for this Temporary Facilities Project contract. The first item will provide for passenger loading bridge ground improvements for all four bridges. The ground improvements are the same as what is being installed onsite now as part of the project. Completing these additional soil improvements will save the Airport approximately \$50,000 for the cost of mobilization of the soil improvement operation. The additional cost for this item of work is \$158,599.

The second item of work involves the installation of light standards in the new rental car parking lot. This item of work was included in the Terminal Project; however, during the course of this project, it became apparent that the existing light standards that were removed could be installed in the rental car storage lot as part of this contract. This is necessary to provide lighting and is a cost savings to the Terminal Project contract, as the lights specified in that contract will be deleted from that contract. The total cost of this item of work is \$43,470.

INCREASED CHANGE ORDER AUTHORITY

Lash Construction, Inc., has completed 25% of the work on this project and one change order has been executed for \$123,387. Staff recommends the proposed increase in change order authority to cover the cost of the additional ground improvements and rental car lighting, and leaving the remaining change order balance (\$226,613) intact for future unforeseen conditions at the site. This recommendation takes advantage of both the savings realized by not remobilizing the soil improvement contractor, and by utilizing light standards that were removed as part of the realignment of airport parking lots.

The following chart summarizes the proposed contract order expenditures:

CHANGE ORDER FUNDING SUMMARY

Original Authorized Change Order Allowance (10%)	\$350,000
Proposed Additional Allowance (6%)	\$202,069
Total Proposed Change Order Allowance (16%)	\$552,069

The following chart summarizes the contract authorizations:

CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Lash Construction	\$3,475,850	\$350,000	\$3,825,850
Additional Authorization	-0-	\$202,069	\$202,069
Total Recommended Authorization	\$3,475,850	\$552,069	\$4,027,919

FUNDING

Funding for this project is available in the Airport Bond fund.

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SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office