



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2018

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contracts For Construction Of Light Industrial Buildings At 6100 Hollister Avenue

RECOMMENDATION: That Council:

- A. Award a contract with Tomar Construction, in their low bid amount of \$5,416,597 for construction of Light Industrial Buildings at 6100 Hollister Avenue, Bid No. 3880; and authorize the Public Works Director to execute the contract and approve expenditures up to \$541,660 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;
- B. Authorize the Public Works Director to execute a contract with Kupiec Architects in the amount of \$325,000 for construction management services, and approve expenditures of up to \$32,500 for extra services of Kupiec Architects that may result from necessary changes in the scope of work;
- C. Authorize the Public Works Director to execute a contract with Earth Systems Pacific in the amount of \$111,510 for construction testing and inspection services, and approve expenditures of up to \$8,085 for extra services of Earth Systems Pacific that may result from necessary changes in the scope of work; and
- D. Authorize the Public Works Director to execute a contract with Applied EarthWorks in the amount of \$39,195.22 for archaeological monitoring services, and approve expenditures of up to \$3,899.78 for extra services of Applied EarthWorks that may result from necessary changes in the scope of work.

DISCUSSION:

Background

Airport Department staff has been working to develop portions of its Specific Plan Area (Airport property north of Hollister Avenue) for many years. Several private developers have tried to develop the largest parcel (Parcel 22, located at 6100 Hollister Avenue), but were unable to put together a feasible project. In August 2014, Council approved a

Purchase and Sale Agreement with Direct Relief (DR) for the sale of an eight-acre portion of Parcel 22. DR is constructing their project now and expects to be completed with their 125,000 square-foot warehouse and office project in April 2018. The funds received from the purchase of the property are being used to fund the construction of this project.

Project Description

The Development Plan for this project was approved by the City of Santa Barbara Planning Commission on October 6, 2016. It was appealed by the City of Goleta on October 14, 2016. The Santa Barbara City Council denied the appeal and upheld the approval on April 11, 2017. The City of Goleta then filed a Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief challenging Council's approval. This lawsuit is still awaiting a court date.

The bids allowed for the construction of 12,628 square feet of the approved total of 47,173 square feet. The work awarded by this contract consists of the construction of three buildings; Building 1, which is comprised of 3,790 square feet of retail space, Building 2, which is comprised of 4,419 square feet, and Building 3, which is a mirror image of Building 2, which is also comprised of 4,419 square feet.

Contract Bids

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

| | BIDDER | BID AMOUNT WITH ALTERNATE 1 |
|----|------------------------------------|------------------------------------|
| 1. | Tomar Construction Santa Paula | \$5,416,597.00 |
| 2. | Lash Construction Santa Barbara | \$7,644,000.00 |

The low bid of \$5,416,597.00, submitted by Tomar Construction, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$541,660, or ten percent, is typical for this type of work and size of project.

Construction Phase Contract Services

Staff recommends that Council authorize the Public Works Director to execute a contract with Kupiec Architecture PC in the amount of \$325,000 for construction management services. Staff recommends that Council authorize the Public Works Director to execute a contract with Earth Systems Pacific in the amount of \$111,510 for construction testing and inspection services. Staff recommends that Council authorize the Public Works Director to execute a contract with Applied Earthworks in the amount of \$39,195.22 for archaeological monitoring services. Applied Earthworks is on the City of Santa Barbara's Archaeological Consultants List and is experienced in this type of work.

Funding

This project is funded by the Airport Development Fund. There are sufficient appropriated funds in the Airport Development Fund to cover the cost of this project.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

| | Basic Contract | Change Funds | Total |
|--|-----------------------|---------------------|-----------------------|
| Tomar Construction | \$5,416,597.00 | \$541,660.00 | \$5,958,257.00 |
| Kupiec Architects | \$325,000.00 | \$32,500.00 | \$357,500.00 |
| Earth Systems Pacific | \$111,510.00 | \$8,085.00 | \$119,595.00 |
| Applied Earthworks | \$39,125.22 | \$3,899.78 | \$43,025.00 |
| TOTAL RECOMMENDED AUTHORIZATION | | | \$6,478,377.00 |

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) | \$862,075 |
| <i>Design Subtotal</i> | \$862,075 |
| Construction Contract | \$5,416,597 |
| Construction Change Order Allowance | 541,660 |
| Other Construction Costs (testing, etc.) | 119,595 |
| Construction Management/Inspection (by Contract) | 357,500 |
| Archaeological Monitoring Services | 43,095 |
| <i>Construction Subtotal</i> | \$6,478,447 |
| TOTAL PROJECT COST | \$7,340,522 |

PREPARED BY: Owen Thomas, Supervising Engineer/LR/sk

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office