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CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 21, 2023

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract for the Construction of the Santa Barbara Airport South Terminal Apron Redevelopment Project [Resolution; Agreement]

RECOMMENDATION: That Council:

- A. Award a contract with Marcon Engineering, Inc. in their low bid amount of \$4,527,449 for construction of the South Terminal Apron Redevelopment Project, Bid No. 4089A, and authorize the Public Works Director to execute the contract and approve expenditures up to \$452,745 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 the First Contract Amendment to City Professional Services Agreement No. 26,747 with Kimley Horn, Inc., in the amount of \$338,540 for construction support services, and approve expenditures of up to \$33,854 for extra services that may result from necessary changes in the scope of work;
- C. Authorize the Public Works Director to execute a contract with Applied Earthworks, Inc., in the amount of \$62,782 for construction monitoring services, and approve expenditures of up to \$6,278 for extra services that may result from necessary changes in the scope of work; and
- D. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 22-059, Adopting the Budget for Fiscal Year 2023, to Appropriate Funds for the South Terminal Apron Redevelopment Project.

EXECUTIVE SUMMARY:

The South Terminal Apron Redevelopment Project (Project) is the first step towards redeveloping the area south of the airline passenger terminal per the City of Santa Barbara's (City) 2017 Airport Master Plan. The Project will remove Hangar 5 from airport property, reconfigure the rental car ready-return parking lot, and add three overnight aircraft parking spaces.

Staff recommends approval of the construction contract with Marcon Engineering, Inc., (Marcon) a First Contract Amendment with Kimley Horn, Inc. (Kimley Horn) for construction support services, and a Professional Services Agreement with Applied Earthworks, Inc. (Applied Earthworks) with construction monitoring services.

DISCUSSION:

Background

The Santa Barbara Airport’s John T. Rickard Airline Terminal (Terminal) is located at 500 James Fowler Road. The area immediately south of the Terminal, commonly known as Southfield, currently consists of aircraft-rated pavement, Hangar 5, and two City-owned facilities, as well as the rental car ready-return parking lot. As part of the 2017 Airport Master Plan, the Southfield area was identified as an area for redevelopment. The proposed long-range redevelopment per the 2017 Airport Master Plan was to include a terminal addition, additional surface parking lot(s), and possibly a parking structure.

Project Description

The Project will take the first steps towards redeveloping the Southfield area as approved in the 2017 Airport Master Plan. The Project’s scope will include reconfiguring the rental car ready-return lot, an addition of roughly 60 rental car ready-return spaces, relocation of the Security Identification Display Area, and provide three new remain-over-night commercial aircraft parking spaces. Associated improvements include reconfigured entry and exit driveways to the rental car ready-return lot, additional overhead lighting, landscaping, and stormwater improvements. Stormwater improvements will include replacing over 30,000 square feet of existing pavement with permeable pavement.

The Project scope also includes removing Hangar 5 from Airport property. Instead of demolishing Hangar 5, the Airport publicly advertised the sale of Hangar 5 and received one proposal. The one proposal came from a local developer. The Airport has signed an agreement with the local developer, and the local developer will remove Hangar 5 from Airport property with the intent to reuse Hangar 5 at another location within the Santa Barbara and Goleta community.

Contract Bids

A total of two bids were received for this Project on December 15, 2022:

Bidder	Bid Amount
Marcon Engineering, Inc. Escondido, CA	\$4,625,448
MD Construction Co., Inc. Santa Maria, CA	\$4,972,471

The low bid of \$4,625,448 submitted by Marcon is an acceptable bid that is responsive to and meets the requirements of the bid specifications. The low bidder was determined based on the Base Bid amount, exclusive of Bid Alternate #1. Bid Alternate #1 removes the demolition of Hangar 5 from Marcon's contract scope. Hangar 5 will be relocated off Airport property by a local developer under a separate agreement. Staff recommends that Bid Alternate #1 be awarded, and therefore the revised contract amount is \$4,527,449.

The change order funding recommendation of \$452,745, or ten percent, is typical for a Public Works project of this scale.

Construction Phase Support Services

Staff recommends that Council authorize the Public Works Director to execute a contract amendment with Kimley Horn in the amount of \$338,540 for post-design construction services, inspection, and testing services and authorize the Public Works Director to issue amendments for up to \$33,854 for potential extra services, for a total amount of \$372,394. Kimley Horn was selected through a competitive Request for Qualifications process in 2020 to provide design and construction support services for the Project.

Staff recommends that Council authorize the Public Works Director to execute a Professional Services Agreement with Applied Earthworks in the amount of \$62,782 for archaeological and Native American monitoring services and authorize the Public Works Director to issue amendments for up to \$6,278 for potential extra services, for a total amount of \$69,060.

BUDGET/FINANCIAL INFORMATION:

Council previously approved appropriations in the Airport Capital Fund in the amount of \$2,500,000 for the Project. Bids received were much higher than anticipated. Therefore, staff requests that Council approve additional expenditure appropriations in the Airport Capital Fund in Fiscal Year 2023 in the amount of \$2,482,545, funded with \$700,000 in reprogramming from existing expenditure appropriations and a transfer of \$1,782,545 from available reserves above Council policy in the Airport Operating Fund. However, a portion of the Project costs will be reimbursed over the next few years through a Customer Facility Charge (CFC) program implemented on every rental car transaction effective on March 15, 2023. The expected portion of the Project to be reimbursed through the CFC program is 50%, and anticipated CFC revenues will be over \$1,000,000 annually.

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 (Kimley Horn)	\$208,691
Design Subtotal	\$208,691
Construction Contract	\$4,527,449
Construction Change Order Allowance	\$452,745
Subtotal	\$4,980,194
Construction Management/Inspection (Kimley Horn)	\$338,540
Construction Monitoring (Applied Earthworks)	\$62,782
Subtotal	\$401,322
Construction Subtotal	\$5,381,516
TOTAL PROJECT COST	\$5,590,207

SUSTAINABILITY IMPACT:

The Project includes the relocation and reuse of Hangar 5 through a cooperative agreement with a local developer. The relocation of Hangar 5 is consistent with Santa Barbara General Plan (SBGP) Policy Environmental Resources ER2: Continue to expand City recycling programs for resource reduction, reuse, and recycling of solid waste, as Hangar 5 will be reused in an alternate location. In addition, the Project incorporates stormwater improvements such as permeable pavement, which is consistent with SBGP Policy Environmental Resources ER20 Storm Water Management.

A copy of the contracts may be requested from the Public Works Department for public review by contacting PWInfo@SantaBarbaraCA.gov.

ENVIRONMENTAL REVIEW:

This Project was included in the 2017 Airport Master Plan Environmental Impact Report. Therefore, the Project is compliant with the California Environmental Quality Act. Also, the Airport received a Coastal Development Permit from the Santa Barbara Planning Commission in December 2021. The National Environmental Policy Act does not apply to this Project, as it is not federally funded.

ATTACHMENT: Project Location Map

PREPARED BY: Brian D'Amour, P.E., City Engineer/BK/lc

SUBMITTED BY: Clifford M. Maurer, P.E, Public Works Director

APPROVED BY: City Administrator's Office

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AIRPORT TERMINAL

PROJECT SITE

PROJECT LOCATION MAP — 500 JAMES FOWLER ROAD

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RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING RESOLUTION NO. 22-059, ADOPTING THE BUDGET FOR FISCAL YEAR 2023, TO APPROPRIATE FUNDS FOR THE SOUTH TERMINAL APRON REDEVELOPMENT PROJECT

WHEREAS, in accordance with the City Charter, the City Administrator filed with the Council a proposed budget for the fiscal year beginning July 1, 2022;

WHEREAS, the City Council is required to adopt a budget before the beginning of the fiscal year on July 1, 2022;

WHEREAS, the City Charter provides that at any public meeting after the adoption of the budget, the City Council may amend or supplement the budget by motion adopted by the affirmative votes of at least a majority of the total members of the City Council; and

WHEREAS, as authorized by Resolution No. 22-059, this Resolution approves the amendment to the budget as provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT in accordance with the provisions of Section 1205 of the City Charter, the budget for the fiscal year 2023, as adopted by Resolution No. 22-059, is hereby amended as follows:

1. The Council approves the allocation of available expenditure appropriations from the Electric Vehicle Parking Shuttle Project in the Airport Capital Fund in Fiscal Year 2023 in the amount of \$500,000 and from the Electric Quick Charging Station Project in the Airport Capital Fund in Fiscal Year 2023 in the amount of \$200,000 for the South Terminal Apron Redevelopment Project;
2. The Council approves an increase in expenditure appropriations in the Airport Operating Fund in Fiscal Year 2023 in the amount of \$1,782,545, funded from available reserves in the Airport Operating Fund, authorize a transfer of such funds to the Airport Capital Fund; and approve an increase in revenue and expenditure appropriations in the Airport Capital Fund in Fiscal Year 2023 in the amount of \$1,782,545, funded from the transfer, for the South Terminal Apron Redevelopment Project.