

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: August 19, 2010
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: Facilities Management Report

Marina One Replacement Project Phases 2 - 4 Bids

Three bids were received on July 30 for Phases 2 – 4 of the Marina One Replacement Project. Although the next three phases will be built in separate yet consecutive years, the decision was made to combine Phases 2 - 4 into a single bid package in an effort to ensure consistency of docking materials and construction. The bid package contained preliminary plans with a specification requiring a “Contractor Supplied Final Design.” Construction projects of this nature tend to require very detailed shop drawings. However by only providing preliminary plans with the bid package, it eliminates duplication of effort and saves on engineering costs. Since the project involves construction of phases 3 and 4 several years out, a line item for potential escalation or de-escalation of labor and material costs was included to address potential variability in those costs. An alternate bid item to extend “P” finger was also included but not considered in the basis of bid for award.

Bellingham Marine Incorporated (BMI) submitted a low bid of \$4,215,146 (attached), slightly lower than the engineer’s estimate of \$4,400,000. The engineer’s estimate was based on the actual cost to construct the Phase 1 waterside improvements only. Staff will ask Council to award a contract for a total of \$5,144,966 on September 14, 2010. This includes the alternate bid item to extend “P” finger for \$164,825, a 10% change order authority of \$402,995, and construction management services provided by Public Works and URS Corporation for \$362,000.

The Waterfront received a \$5,500,000 loan from the California Department of Boating and Waterways (DBAW) in 2009 for Phases 1 - 4. Phase 1 was recently completed for \$1,996,000 leaving a loan fund balance of \$3,505,000. There are adequate funds to construct Phases 2 – 3 pending approval from DBAW for a reduced scope of work. Although Council will award a contract to BMI for all three phases, the bid package was structured such that there is no obligation to issue a Notice To Proceed for Phase 4; however the contractor must honor the bid price for two years.

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Staff intends to apply to DBAW for additional loan funds in the amount of \$1,639,966 for the construction of Phase 4. Since Phase 4 is not scheduled for construction until 2013, there is ample time to apply for additional loan funds and negotiate with DBAW as appropriate.

Attachment: Marina One Phases 2 – 4 Bidding Sheet

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