



Agenda Item No. _____

File Code No.

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

DRAFT

AGENDA DATE: September 17, 2013

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Contract For Design And Permitting Of Surge Tank Removal Project

RECOMMENDATION:

That Council authorize the Public Works Director to execute a professional services contract with Penfield & Smith in the amount of \$40,340 for design and permitting services for the Surge Tank Removal Project, and approve expenditures up to \$6,051(15%) for extra services of Penfield & Smith that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

Gibraltar Reservoir water was conveyed through Mission Tunnel to the Sheffield Filtration Plant for treatment as part of the City's early water system. In 1919, the City obtained easements for construction and maintenance of water mains from the south portal (located on City-owned property at the end of Tunnel Road) and extending across properties in the vicinity of Mission Canyon Road and down to Sheffield Reservoir (located at Mission Ridge Road and Drive). The City also purchased a 2,500 square-foot parcel of land (APN 023-330-045) for construction of a surge tank to buffer any pressure surges caused by water flowing through the pipelines. The City constructed the surge tank and associated water mains in the late 1920's.

In 1968, the City obtained an easement for a non-public road to provide vehicular access to the surge tank from Mission Canyon Road. The easement agreement carried an obligation for the City to maintain the road, which has periodically suffered from erosion and landslides in the vicinity of the Surge Tank site. In 1988, when the Sheffield Treatment Plant ceased operations, there was no longer a need for the surge tank and connecting water mains. However, a portion of the access road continues to be used by adjacent property owners to access their properties.

On December 16, 2011, the City executed Agreement No. 387,199 with Penfield & Smith to provide preliminary design support services for the Surge Tank Project. These services were focused on the stability of the surge tank, access road, and underlying fill. A Geologic and Soils Engineering Exploration Report, dated May 11, 2012 (Report), was prepared by a P&S subcontractor.

PROJECT DESCRIPTION

Proceed to develop the design documents necessary to bid and carry out the recommendations in the Report, which includes removing the surge tank and approximately 450 feet of the easterly end of the vehicle access road, including removal of the underlying fill material. Leave native material in place, install erosion control measures, and plant approved hillside vegetation.

FUTURE PROJECT ACTIVITY

Once design documents are complete, the project described above will be bid and constructed. After construction is complete, it is anticipated that Staff will return to City Council and request approval to initiate steps to vacate all excess portions of the 1919 waterline easement, quitclaim the City interest in a 1968 road easement without warranty to existing property owners and users, and dispose of the 2,500 square feet City-owned surge tank parcel. Based on meetings with adjacent property owners and input from the neighborhood, Staff recommends that a deed restriction on future development be placed on the surge tank parcel. The restriction will be compatible with a Santa Barbara Land Trust conservation easement on an adjacent 134 acre parcel.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Penfield & Smith was selected as part of a Request for Proposal (RFP) process that included a total of three qualified local civil engineering companies. Penfield & Smith is experienced in this type of work and has submitted an acceptable proposal in the amount of \$40,340 for the permitting and design of the proposed construction work.

Staff is requesting authorization of \$6,051 for extra services, or 15% of the contract amount, due to the unique challenges inherent to this project and the permit process.

Penfield & Smith's scope of services includes obtaining appropriate County and City permits, including the preparation of applications, exhibits, engineering plans and specifications, attending public hearings, and providing support through the bid process.

Penfield & Smith is recommended to do this work because of their ability to provide a wide range of services as outlined in their proposal. They are on the City's Prequalified Engineering Services list and have completed many projects for the City and they have provided design support services on this project, including a Geologic and Soils Engineering Exploration Report. It is anticipated that they will be requested to provide a

proposal for construction management and inspection services for this project in the future, after the design is complete and permits are issued.

COMMUNITY OUTREACH

Several meetings between the City and the three neighbors immediately adjacent to the project have already taken place. Subsequently, the owners of eighteen parcels in the neighborhood were notified by letter of the proposed project, and their comments were requested. A summary of comments and Staff responses is attached. It is anticipated that future outreach will be dictated by the County Grading Permit and possibly a County Land Use Permit, as well as a City Building Permit which is required for demolishing the surge tank on City property.

FUNDING

There are sufficient appropriated funds in the Water Fund to cover the cost of these services.

SUSTAINABILITY IMPACT

This project will remove paving and equipment that is no longer necessary for water system operation and restore site vegetation.

ATTACHMENT(S): 1. Surge Tank Vicinity Map
2. Surge Tank Site Map
3. Neighbor comments and Staff response

PREPARED BY: Pat Kelly, Assistant Public Works Director/City Engineer/RR/mh

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office