



AGENCY: City Council
MEETING DATE: September 9, 2019
DEPARTMENT: Public Works
PRESENTED BY: Scott Perkins
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AGENDA ITEM SUMMARY

TITLE:

Receive Report and Consider Adoption of City Council Resolution Approving Professional Services Agreement with Questa Engineering Corp. to Provide Construction Management Services for the Glass Beach Stairs Replacement Project, City Project No. PWP-00115, and Authorizing City Manager to Execute Contract (Amount Not to Exceed \$75,156; Account No. 407-5052-0731)

ISSUE:

A Request for Proposals (RFP) was released seeking construction management services for the Glass Beach Stairs Replacement Project. Proposals were due August 2, 2019, and Questa Engineering Corp. submitted the only proposal for the project. The proposal is for \$65,456, or up to \$75,156 with the alternate to perform additional environmental mitigation if triggers are met (i.e. presence of nesting birds, etc.). For reference, the City received a bid for construction of the stairs with a base bid of \$173,700 and up to \$196,900 if alternate piers are constructed.

ANALYSIS:

In the fall of 2016, the City removed the cable stairs leading to Glass Beach to address damage caused by high visitor use and winter storms. City Council directed staff to proceed with a new design for the stairs that would withstand high surf conditions and the heavy pounding that the stairs receive from logs in the surf. On January 9, 2017, City Council authorized a contract with I.L. Welty & Associates in an amount not to exceed \$32,807 to complete a geotechnical analysis and prepare engineered plans and specifications to replace the Glass Beach Stairs. I.L. Welty developed a project design and an Engineer's Estimate of \$190,000 for the replacement stairs. In the spring of 2017, the City secured a Coastal Development Permit (CDP 1-17) and Design Review Permit (DR 1-17) to replace the previously-removed cable stairs with a concrete stair design. These permits have been extended and expire in March 2020. So long as construction begins prior to March 2020, no further permitting or environmental review is required to install the stairs.

At the 2018 Mid-Year Budget review, City Council provided new direction to staff to seek out a less expensive alternative design solution. In August 2018, City staff cleared paths to the beach through the undergrowth in the area around Glass Beach in order for a geotechnical engineer to examine the site and provide guidance on possible access locations, and the engineer suggested that gabion baskets could be used to build the stairs. It was originally thought that gabion basket stairs could be constructed by a crew from a local conservation/fire camp run by the California Department of Corrections and Rehabilitation - CDCR (Parlin Fork or Chamberlin Creek). CDCR crews can save the City considerable cost. However, CDCR conservation/fire crews statewide have been difficult to hire for prolonged projects due to their State mandated efforts in forest fuel reduction and fire suppression activities. Additionally, the original cost projections for gabion basket stairs underestimated

the total length of the stairs with the revised alignment. The combination of losing the labor of CDCR crews and the increased materials and construction costs of the gabion baskets makes the costs for this alternative roughly the same as replacement concrete stairs. Finally, a sizable cliff collapse occurred a few hundred feet south of the proposed stairway location in a geologic formation similar to that found at the Glass Beach. Stairways placed on the surface or shallowly built into the soil (e.g. gabions or wooden structures) are at risk of being carried away by future cliff collapses.

City staff presented the various alternatives to the Public Works and Facilities Committee on May 8, 2019. The Committee directed staff to release a Notice Inviting Bids to build concrete stairs where the cable stairs used to be, as well as a Request for Proposals (RFP) for construction management in order to firmly establish the costs of the project. With established costs, Council could then decide whether or not to proceed with the project and install the stairs.

The City of Fort Bragg requested proposals from qualified construction management consultants interested in contracting with the City to perform construction management services for the project. The original solicitation was sent to 39 consultants and two regional builders' exchanges. The services of a Construction Manager include construction and contract administration compliance, geotechnical services, review of a bluff loading plan, sampling, testing, staking, submittal review, and compliance with environmental documents and regulatory permits.

The alternate includes staking a 200-foot buffer/exclusion zone, as established by a qualified biologist, around any active double-crested cormorant nests, and a 100-foot buffer/exclusion zone from black oystercatcher nests. Additionally, the alternate would include surveys of marine mammals within mapped marine mammal exclusion zones. These alternates would only be triggered if the applicable nesting birds are present and/or if work is required within marine exclusion zones.

RECOMMENDED ACTION:

If the City Council has elected to reallocate funds from the Parkland Monitoring/Reporting Fund and the Operating Reserve to award the construction bid for the project, staff recommends adopting the resolution approving the professional services agreement with Questa Engineering Corp. for construction management services in an amount not to exceed \$75,156.

ALTERNATIVE ACTION(S):

Council could decline to adopt the resolution approving the professional services agreement with Questa Engineering Corp. if the bid for construction services is not awarded and funds are not reallocated to cover the costs of the project.

FISCAL IMPACT:

Funding for this agreement and for the project is dependent on the Council adopting a resolution to reallocate funding from the Parkland Monitoring/Reporting Fund and the Operating Reserves, discussed under another agenda item.

GREENHOUSE GAS EMISSIONS IMPACT:

There will be a short-lived increase of greenhouse gas emissions during the construction phase due to the equipment necessary for the performance of the work. Increases in greenhouse gases will only occur during actual construction. All Air Quality Management District best management practices for minimizing greenhouse gas emissions during construction, (reducing idling vehicles, etc.) will be incorporated into the daily activities of this project.

CONSISTENCY:

1. Budget: The project is consistent with the Capital Improvement Program, which lists the project as a 2019-20 activity but did not identify the funding source.
2. Coastal General Plan – Conservation, Open Space, Energy and Parks Element (Program OS-16.1.1): “Provide shoreline access in the Coastal Zone along the vertical and lateral access routes as described in Table OS-2 and Map OS-3.
3. Coastal General Plan – Conservation, Open Space, Energy and Parks Element (Policy OS-16.8): “Public Accessways and trails to the shoreline and public parklands shall be a permitted use in all land use and zoning designations.”

IMPLEMENTATION/TIMEFRAMES:

RFP Deadline: August 2, 2019

Begin Construction Management Services: September 30, 2019

Start Construction: October 15, 2019

Complete Construction: December 27, 2019

ATTACHMENTS:

1. Resolution
2. Contract
3. RFP Response List

NOTIFICATION:

1. Karen Green, Akeff Construction Services, Inc.
2. Carl Nelson, Questa Engineering