



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 13, 2016  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Consideration of Resolution No. 2016-040 – Professional Services Agreement for Design of Repairs to the Seascape Sur Public Beach Access Stairway**

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## BACKGROUND:

The Seascape Sur Public Beach Access Stairway (Seascape Stairway) was constructed in 1995. The stairway is constructed with a concrete pier supported structure and several flights of stairs. The piers and the landings over the piers are constructed out of concrete, whereas, the stair flights are constructed out of treated lumber. Five of the piers are situated on the bluff and three piers are on the beach. In 2008, the three beach piers were encased with an interlocking jacket system that strengthened the piers against surface wearing that occurs from the constant impact and abrasion of sand and cobble particularly during winter months and high tide conditions.

Due to the harsh marine environment surrounding the Seascape Stairway, all of the metal hangers and fasteners that support the treated lumber stairs have deteriorated to a point where they need to be replaced. Additionally, the treated wooden stair treads need to be replaced due to normal wear and tear that has occurred over the 20 years that the stairway has been in service. Although the Seascape Stairs are still safe for public use at this time, if this maintenance work is not eventually performed, the deterioration would eventually reach a point where the stairs would have to be closed so that emergency maintenance work could be performed.

This item is before the City Council to consider a Professional Services Agreement with Noble Consultants|G.E.C., Inc. (Noble) for design of repairs to the Seascape Stairway.

COUNCIL ACTION:

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## **DISCUSSION:**

As noted above, the Seascape Stairway was originally constructed in 1995 and maintenance to the beach landing concrete columns was performed in 2008. For both of those projects, Noble was the design consultant that prepared the plans and specifications that detail how the stairway was to be built or repaired. In addition, Noble was the design consultant for the reconstruction of the Del Mar Shores (DMS) Stairway. Since the design of the DMS Stairway and the Seascape Stairway are substantially similar, the lessons learned during the design of the DMS Stairway could be applied to the design of the repairs for the Seascape Stairway. Noble also designed the lower, wood-tread portion of the stairs at the Tide Park Beach Stairway.

During the preliminary design phase for the DMS Stairway in 2006, the City issued a Request for Proposals and received two proposals. After reviewing the proposals, Staff determined that Noble's qualifications were superior to the qualifications of the other consultant that submitted a proposal. Since Noble's qualifications have been compared to those of other, similar consultants in the past and based on their experience with three similarly designed beach access stairways in the City of Solana Beach, Staff recommends approval of a contract with Noble for design of the repairs to the Seascape Stairway without going through a formal Request for Proposals process. Section 3.08.130.D of the Purchasing Code of the Solana Beach Municipal Code allows for an exemption if it is determined that competitive bidding is not in the public's interest. In this case, it is in the public's best interest to execute a Professional Services Agreement with Noble Consultants|G.E.C., Inc. because Noble has the familiarity with Solana Beach's beach access points (public stairs) design and area expertise in the field.

Since this project is subject to the jurisdiction of the California Coastal Commission, Staff will be reaching out to the Coastal Commission once a design contract has been approved.

## **CEQA COMPLIANCE STATEMENT:**

This project is exempt pursuant to Section 15301 (c) of the State CEQA Guidelines.

## **FISCAL IMPACT:**

The Capital Improvement Program section of the Fiscal Year 2015/2016 Adopted Budget appropriated \$50,000 for design of repairs to the Seascape Stairway. The proposal submitted by Noble is for \$34,510. Since Staff anticipates that there may be some modifications necessary to the design after being reviewed by the Coastal Commission, Staff recommends that the contract be written for a not to exceed amount of \$40,000. Since this is still under the budgeted amount, no additional appropriation is required.

**WORKPLAN:**

This project is identified in the Unprioritized Community Character Priorities section of the Fiscal Year 2015/2016 Workplan.

**OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council adopt Resolution No. 2016-040 authorizing the City Manager to enter into a Professional Services Agreement with Noble Consultants|G.E.C., Inc. for the design of repairs to the Seascapes Sur Public Beach Access Stairway.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
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Gregory Wade, City Manager

Attachments:

1. Resolution No. 2016-040

**RESOLUTION 2016-040**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH NOBLE CONSULTANTS|G.E.C., INC. FOR DESIGN OF REPAIRS TO THE SEASCAPE SUR PUBLIC BEACH ACCESS STAIRWAY**

**WHEREAS**, the Seascape Sur Public Beach Access Stairway (Seascape Stairway) was constructed in 1995 and due to the harsh marine environment surrounding the Seascape Stairway, all of the metal hangers and fasteners that support the treated lumber stairs have deteriorated to a point where they need to be replaced; and

**WHEREAS**, Noble Consultants|G.E.C., Inc. qualifications have been compared to those of other, similar consultants in the past and based on their experience with three similarly designed beach access stairways in the City of Solana Beach, it was determined that their qualifications were superior to the other qualifications received; and

**WHEREAS**, Section 3.08.130.D of the Purchasing Code of the Solana Beach Municipal Code allows for an exemption if it is determined that competitive bidding is not in the public's interest because Noble has the familiarity with Solana Beach's beach access points (public stairs) design and area expertise in the field.

**NOW, THEREFORE**, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.

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2. That the City Council authorizes the City Manager to enter into a Professional Services Agreement with Noble Consultants|G.E.C., Inc. for the design of repairs to the Seascape Sur Public Beach Access Stairway.

**PASSED AND ADOPTED** this 13th day of April, 2016, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –  
NOES: Councilmembers –  
ABSTAIN: Councilmembers –  
ABSENT: Councilmembers –

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DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

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JOHANNA N. CANLAS, City Attorney

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ANGELA IVEY, City Clerk