



Agenda Item No. _____

File Code No. 550.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 25, 2011

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract With Leach Mounce Architects For Design Services For The Temporary Relocation Of The 9-1-1 Call Center

RECOMMENDATION:

That Council authorize the Public Works Director to execute a City Professional Services contract with Leach Mounce Architects in the amount of \$190,808 for design services for Tenant Improvements to the Granada Garage Office Building for the Temporary Relocation of the 9-1-1 Call Center, and authorize the Public Works Director to approve expenditures of up to \$19,000 for extra services of Leach Mounce Architects that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

On June 28, 2011, Council received and accepted a report that outlined the recommendations of the Ad Hoc Council Subcommittee on the Police Station Building, concerning the fate of the current Police Station. One of those recommendations included exploring options for moving the 9-1-1 Call Center ("9-1-1") to a better interim location while plans moved forward for the replacement of the Police Station Building. This recommendation comes in light of concerns about the current Police Station's seismic performance, based on a recently completed structural evaluation, and the fact that 9-1-1 will need to be relocated at some point for construction of a new Police Station.

After review of City owned facilities, the Granada Garage Office Building ("Granada") was determined to be the best temporary location for 9-1-1. The Granada is one of the City's newest buildings, offering a back-up generator, sufficient parking, access to fiber optic communication, close proximity to the current Police Station, and newer building systems which can more easily be modified to meet the stringent demands of a 9-1-1 call center. In addition, the building's seismic performance is significantly more robust than the current 9-1-1 location. However, it must be noted that the move to the Granada is only temporary since the building does not meet the most stringent seismic

requirements set by the State for housing a 9-1-1 call center. It is anticipated that 9-1-1 would remain in this temporary location until at least 2017, pending approval of funding for the Police Station Replacement in 2012 and an estimated five years to complete design and construction.

PROJECT DESCRIPTION

The work consists of making tenant improvements to the Granada's second floor that would accommodate both Environmental Services, which is currently located in that area, and 9-1-1. Additionally, this would entail building an entirely new communication system to support 9-1-1 operations. This aspect is among the most complicated, as 9-1-1 relies on numerous forms of communication to manage emergency responses.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Leach Mounce Architects ("LMA") in the amount of \$209,808 for design services. LMA was selected from a competitive request for proposal process for the conceptual design of the new police station. Their work on the temporary relocation of 9-1-1 is a natural extension of their work on the main Police Station, and LMA is experienced in this type of work.

FUNDING

Funding for the temporary relocation of 9-1-1 will be provided via the cooperation agreement between the City and the Redevelopment Agency, approved on June 21, 2011, for the Police Station Replacement Project ("Project"). There is approximately \$6 million remaining in the Project account, following the award of the Conceptual Design of the Police Station Replacement Project.

In addition, staff will be utilizing a state grant for replacement of 9-1-1 equipment to help offset the cost of this Project. A small fee is collected by the State on every phone bill to help maintain the State's 9-1-1 system. What these funds can be used for is very specific, but staff anticipates using approximately \$450,000 of these funds to purchase new equipment.

On June 8, 2010, Council adopted Resolution No. 10-035, making the findings required under Health and Safety Code Section 33445.1 to allow the use of redevelopment tax increment funds for the Police Station Replacement Project. The relocation of 9-1-1 is one element of this larger Project.

The following summarizes all estimated total project costs:

ESTIMATED TOTAL PROJECT COST

| | |
|--|--------------------|
| Design (by Contract) | \$209,808 |
| Project Administration (by City staff) | \$85,000 |
| Subtotal | \$294,808 |
| Estimated Construction Contract w/Change Order Allowance | \$1,250,000* |
| Estimated Construction Management/Inspection/ and Design Support Services (by Contract and City Staff) | \$180,000 |
| Estimated Other Construction Costs (permitting, testing, etc.) | \$25,000 |
| Subtotal | \$1,455,000 |
| TOTAL PROJECT COST | \$1,749,808 |

*Approximately \$450,000 will be covered by a State 9-1-1 Grant.

There are sufficient budgeted funds in the Redevelopment Agency Fund to cover these costs.

SUSTAINABILITY IMPACT:

The tenant improvements to the Granada will be consistent with green building standards and the City's policies for energy conservation, recycled materials, and waste prevention.

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office