



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 12, 2013

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Contract For Design Services For The Temporary Relocation Of The 9-1-1 Call Center

**RECOMMENDATION:** That Council:

- A. Approve a transfer of \$277,942 from the General Fund to the Capital Outlay Fund for design costs related to the Temporary Relocation of the 9-1-1 Call Center Project to be funded from an increase in estimated property tax revenues received in connection with the dissolution of the City's Redevelopment Agency;
- B. Increase appropriations and estimated revenues for the 9-1-1 Call Center Project by \$277,942 in the Capital Outlay Fund, funded from a transfer from the General Fund; and
- C. Authorize the Public Works Director to execute a City Professional Services contract with Leach Mounce Architects in the amount of \$122,675 for design services for Tenant Improvements to the Granada Garage Office Building for the Temporary Relocation of the 9-1-1 Call Center Project, and authorize the Public Works Director to approve expenditures of up to \$12,267 for extra services 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 to a better interim location until a long-term plan to address the Police Station building could be implemented. The recommendations resulted from a structural evaluation that raised concerns about the building's seismic performance during a major earthquake.

After a review of City owned facilities, the Granada Garage Office Building (Granada) was determined to be the best temporary location for the 9-1-1 Call Center. The Granada is one of the City's newest buildings, offering a backup generator, sufficient parking, and 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 Call Center 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 the 9-1-1 Call Center will remain in this temporary location until a long-term plan to address the Police Station can be implemented.

On October 25, 2011, Council approved a contract with Leach Mounce Architects (LMA) to complete a feasibility study and then a design for the relocation of the 9-1-1 Call Center to the Granada. However, on December 30, 2011, the project was placed on hold as a result of the California Supreme Court ruling regarding Redevelopment Agencies. When the work was stopped, LMA had just wrapped up the feasibility study and was preparing to start the design.

## PROJECT DESCRIPTION

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

The 9-1-1 Call Center relocation design is a delicate and complex project that must be completed without disruption to service. Aside from the experienced team of outside consultants overseen by LMA, there will also be a diverse and experienced group of internal staff required to make this project a success. They will include Police Officers, 9-1-1 Dispatchers, Police IT, Electronic Maintenance, Downtown Parking, Environmental Services, and Engineering staff.

Based on the schedule for design, staff is planning to return to Council for approval of construction by January 2014.

## DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with LMA for the not-to-exceed amount of \$134,942 for design services. LMA was selected in 2011 with a competitive request for proposal process, for the

conceptual design of a new City police station. LMA has extensive design experience working on Police Stations, which has included the relocation of numerous 9-1-1 Call Centers.

## FUNDING

At this time, staff is looking for approval of funding for the design phase only, which is \$277,942. The total project cost is estimated to be \$2,554,565, which includes a 15 percent contingency to address unforeseen cost impacts on construction.

This is a high priority project for the City, and as a former Redevelopment Agency (RDA) project, staff supports using one time funds from the RDA dissolution process to support this project. Staff recommends funding the \$277,942 for the design phase out of the total \$2.2 million in one-time property tax funds that the City will receive, representing the City's share of reserves held by the former RDA that will be paid by the County by April 2013, and then distributed to the various taxing entities within the City.

At the time construction funds are required, the City, working with the Successor Agency to the RDA (Successor Agency), will pursue the possibility of using funds from remaining RDA Bond proceeds that may become available after the Successor Agency reaches 'Safe Harbor Status' as part of the RDA dissolution process. State law says that bond proceeds can be expended for the purposes for which the bonds were issued. This will require approval by the local Oversight Board and the State Department of Finance. If, for some reason, the use of bond proceeds is not approved by the Oversight Board and State for this project, staff would recommend using the remainder of the one-time funds on hand (approximately \$1.9 million after design costs), plus additional General Fund reserves, to cover the total construction costs estimated to be \$2,276,565.

The following summarizes all estimated total project costs:

### ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$134,942
Project Administration and Support (by City staff)	\$125,000
Miscellaneous Project Related Costs (Permits, etc.)	\$18,000
<b><i>Design Subtotal</i></b>	<b>\$277,942</b>
Estimated Construction Contract w/Change Order Allowance	\$1,687,622
Estimated Construction Management/Inspection/ and Design Support Services (by Contract and City Staff)	\$220,000
Estimated Other Construction related Costs (moving and temp. relocation expenses, etc.)	\$72,000

15 percent Construction Contingency	\$296,943
<b><i>Construction Subtotal</i></b>	<b>\$2,276,565</b>
<b>TOTAL PROJECT COST</b>	<b>\$2,554,507</b>

**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