



**CITY OF SANTA BARBARA
JOINT CITY COUNCIL/SUCCESSOR AGENCY
TO THE CITY OF SANTA BARBARA
REDEVELOPMENT AGENCY
AGENDA REPORT**

AGENDA DATE: January 28, 2014

TO: City Councilmembers
Successor Agency Members

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Construction Of The Temporary Relocation Of The 911
Call Center

RECOMMENDATION: That the City Council and Successor Agency:

- A. Authorize the City Administrator and Executive Director to execute a contract between the Successor Agency and the City of Santa Barbara Public Works Engineering Division in the amount of \$204,480 for project management and inspection services, and approve expenditures of up to \$20,000 for extra services that may result from necessary changes in the scope of work; and
- B. Authorize the City Administrator and Executive Director to execute a contract between the Successor Agency and the City of Santa Barbara Public Works Facilities Division in the amount of \$40,000 for moving services, electrical, radio, telephone, and building support services, and approve expenditures of up to \$4,000 for extra services that may result from necessary changes in the scope of work.

RECOMMENDATION: That the Successor Agency:

- A. Award and authorize the Executive Director to execute a contract with Sigma Services, Incorporated, in their low bid amount of \$927,117 for construction of the temporary relocation of the 9-1-1 Call Center and approve expenditures up to \$92,711 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment of Bid No. 3651;
- B. Authorize the Executive Director to execute a contract with NewTel Consulting, LLC, in the amount of \$585,671 for systems integration services, including planning and installation of communications and information technology systems,

and approve expenditures of up to \$87,850 for extra services that may result from necessary changes in the scope of work; and

- C. Authorize the Executive Director to execute a contract with Leach Mounce Architects in the amount of \$66,050 for design support during construction, and approve expenditures of up to \$6,600 for extra services that may result from necessary changes in the scope of work.

DISCUSSION:

PROJECT DESCRIPTION

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 until a long term plan to address the Police Station building could be implemented. The recommendations were the result of a structural evaluation that raised concerns about the buildings seismic performance during a major earthquake.

After 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 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 the Granada's 9-1-1 Call Center would remain in this temporary location until a long term plan to address the Police Station could be implemented.

On March 12, 2013, Council approved a contract for final design services for interior improvements to the Granada for the Temporary Relocation of the 9-1-1 Call Center, at a total cost of \$277,942 paid from the General Fund. These services also included the initial planning for the relocation of all 9-1-1 Call Center equipment that is necessary to completely move operations to the Granada.

The interior improvements and relocation and installation of the Call Center Data will be funded from Redevelopment Agency unexpended bond proceeds. The Successor Agency will contract for this work and the City, through a contract with the Successor Agency, will manage the project.

The work consists of making interior improvements to the Granada's second floor to accommodate both the Environmental Services Division, which is currently located in that area, and the 9-1-1 Call Center. The 9-1-1 Call Center relocation entails 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 is a delicate and complex project that must be completed without disruption to service. Due to the unique nature and skill set of this project, the work has been broken into two main elements based on industry specializations. The interior improvements to the Granada building will be done by a general building contractor accustomed to building improvements, including electrical, heating and air conditioning, fire suppression, structural modifications, framing and drywall. The relocation and installation of the Call Center Data and Communication equipment will be done by a Systems Integration contractor whose specialized team is familiar with the intricacies of 9-1-1 Call Center setup and operations. Staff feels breaking this work up into these two elements ensures that the best contractors are working in their field of expertise.

CONTRACT BIDS

A total of five bids were received for the interior improvements, ranging as follows:

	BIDDER	BID AMOUNT
1.	Sigma Services, Incorporated Ventura, CA	\$927,117
2.	Diani Building Corporation Santa Maria, CA	\$963,000
3.	Frank Schipper Construction Company Santa Barbara, CA	\$992,500
4.	GRD Construction Ventura, CA	\$1,010,101
5.	McGillivray Construction, Incorporated	\$1,092,000

The low bid of \$927,117, submitted by Sigma Services, Incorporated (Sigma), is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$92,711, or 10 percent, is typical for a project of this nature.

Staff recommends that the Successor Agency authorize the Executive Director to execute a contract with Sigma in the amount of \$927,117 for the interior improvements and approve expenditures of up to \$92,711 for extra services that may result from necessary change orders.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that the Successor Agency authorize the Executive Director to execute a contract with NewTel Consulting, LLC (NewTel), in the amount of \$585,671 for systems integration services, including planning and installation of communications and information technology systems, and approve expenditures of up to \$87,850 for extra services that may result from necessary changes in the scope of work. City staff rated Newtel as the highest qualified firm based on interviews and the proposals received in response to the City's Request for Proposal (RFP).

Staff recommends that the Successor Agency authorize the Executive Director to execute a contract with Leach Mounce Architects (LMA) in the amount of \$66,050 for design support services during construction, and approve expenditures of up to \$6,600 for extra services that may result from necessary changes in the scope of work. LMA was initially selected through an RFP process and successfully designed the subject project.

PROJECT MANAGEMENT

Staff recommends that the City Council and Successor Agency authorize the City Administrator and Executive Director to enter into a contract in the amount of \$204,480 for City Engineering Division project management and inspection services, and approve expenditures of up to \$20,000 for extra services that may result from necessary changes in the scope of work. Engineering Division staff is qualified and has the resources to manage and inspect the construction of the subject project.

Staff recommends that the City Council and Successor Agency authorize the City Administrator and Executive Director to enter into a contract in the amount of \$40,000 for City Facilities Division relocation services and coordination efforts and approve expenditures of up to \$4,000 for extra services that may result from necessary changes in the scope of work. Facilities staff is both qualified and has the resources to relocate Environmental Services to their temporary office space, provide electrical, radio, telephone, and building support services and coordination efforts to return Environmental Services to their new space at the completion of the project.

Staff recommends that the Successor Agency also authorize the General Services Manager to issue a purchase order for up to \$20,000 to the lowest responsive bidder for office furniture required in the new space for Environmental Services.

FUNDING

On December 17, 2013, the Successor Agency approved funding of \$2,280,000 for construction of this project from the 2001 and 2003 Redevelopment Agency Bond Funds. The Oversight Board to the Successor Agency authorized funding for the project on the 13-14B (January 1, 2014 through June 30, 2014) Recognized Obligation Payment Schedule which was approved by the California Department of Finance on November 13, 2013.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Sigma	\$927,117	\$92,711	\$1,019,828
NewTel	\$585,671	\$87,851	\$673,522
LMA	\$66,050	\$6,600	\$72,650
Engineering	\$204,480	\$20,000	\$224,480
Facilities	\$40,000	\$4,000	\$44,000
TOTAL RECOMMENDED AUTHORIZATION			\$2,034,480

The following summarizes all Project design costs, construction contract funding, and other Project costs:

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

Design (by Contract)	\$134,942
Other Design Costs (Permits, Misc.)	\$18,000
Project Management (by City Staff)	\$125,000
Subtotal	\$277,942
Construction Contract w/ Change Order Allowance	\$1,019,828
System Integrator Contract w/ Extra Services Allowance	\$673,522
Facilities Support Contract w/Extra Services Allowance (by City Facilities Staff)	\$44,000
Office Furniture	\$20,000
Relocation and Miscellaneous Expenses	\$15,000
Subtotal	\$1,772,350
Construction Management/Inspection Contract w/ Extra Services Allowance (by City Engineering Staff)	\$224,480
Design Support Services during Construction w/ Extra Services Allowance (by Contract)	\$72,650
Subtotal	\$297,130
TOTAL PROJECT COST	\$2,347,422

SUSTAINABILITY IMPACT:

The interior 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, Acting Water Resources Manager/EM/mj

SUBMITTED BY: Rebecca Bjork, Acting Public Works Director

APPROVED BY: City Administrator's Office