



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 21, 2016

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Professional Services Agreement For Conceptual Design Of Santa Barbara Fire Station 7

RECOMMENDATION:

That Council authorize the Public Works Director to execute a Professional Services Agreement with RRM Design Group in the amount of \$47,400, with \$9,480 available for extra services, for the conceptual design of Santa Barbara Fire Station 7 located at 2411 Stanwood Drive.

DISCUSSION:

Background

Completed in 1951 and occupied continually since then, Fire Station 7 is a one-story, wood-framed, structure located adjacent to a fire hazard zone. The station's size and building's footprint have not been altered or modified since its initial construction.

The City plans to build a replacement fire station either at the current location on Stanwood Drive, or at the City's Sheffield Reservoir property at 500 Mountain Drive.

This agreement provides a Conceptual Design for a two-story concrete block building that would accommodate three City Fire personnel and five U.S. Forest Service personnel. The new building will contain living quarters for City personnel, kitchen, and restrooms, separate offices for each organization, and apparatus bays for three fire engines. The design will be site adaptable and includes plans for a building to be constructed at either of the two proposed building locations.

Project Description

The scope of work for the conceptual design portion of the project will include:

Program Validation and Refinement

- Establishing a design committee.
- Evaluate operational, programmatic, and technological requirements.
- Provide program space needs documentation to be rolled into design.

Preliminary Conceptual Design

- Provide two draft floor plan options for review.
- Provide one site plan layout for each site option for review.
- Provide two exterior building design style studies for review.
- Site code analysis.
- Regular review meetings with design committee.

Final Conceptual Design Package

- Elevation drawings for City Planning Commission review.
- Architectural site plan for both proposed sites.
- Architectural floor plan.
- Architectural rendering.
- Project budget/construction cost estimate.
- Present to City Planning Commission and Architectural Board Review.

Conceptual Design Architect Selection

City Staff has undergone a thorough process of selecting an architecture firm to complete the conceptual design for this project. A competitive Request for Proposal was issued on March 9, 2016, and the City received four separate submissions from qualified architects. City staff from the Public Works Department and Fire Department, thoroughly reviewed the proposals and unanimously selected RRM Design Group (RRM) as the best firm for the project. RRM had significant experience with projects of similar scope and scale and provided a cost estimate that was well within the expected budget.

Funding

Staff recommends that Council authorize the Public Works Director to execute a Professional Services Agreement with RRM in the amount of \$47,400, with \$9,480 available for extra services, for the conceptual design of Santa Barbara Fire Station 7. There are sufficient appropriated funds in the Capital Outlay Fund to cover the costs of the design services.

BUDGET/FINANCIAL INFORMATION:

The following summarizes Conceptual Design estimated project costs. Funds for project construction are not budgeted and would need to be identified to complete the project.

ESTIMATED DESIGN COST

Conceptual Design	
Conceptual Design (by Contract)	\$47,400
Extra Services (by Contract)	9,480
City Staff Support	4,740
Total Conceptual Design Cost	\$61,620

PREPARED BY: Jim Dewey, Facilities & Energy Manager/MW/sf

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office