



CITY OF SANTA BARBARA

FINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: October 23, 2007
TO: Finance Committee
FROM: Engineering Division, Public Works Department
SUBJECT: Contract For Design Services For The Police Department Locker Room Upgrade And Emergency Power And Electrical Assessment

RECOMMENDATION: That the Finance Committee recommend that Council:

- A. Authorize the Public Works Director to execute a contract with Paul Poirier and Michael David Architects in the amount of \$148,158 for the analysis of power and electrical systems, and design of the men's locker and exercise rooms;
- B. Authorize the Public Works Director to approve expenditures of up to \$14,816 for extra services of Paul Poirier and Michael David Architects that may result from necessary changes in the scope of work; and
- C. Appropriate \$27,382 from the General Fund unappropriated reserves to the Fiscal Year 2008 Capital Outlay Fund.

DISCUSSION:

BACKGROUND

The City's Police Department (PD) staff use converted basement utility rooms for the men's locker rooms and exercise facilities at its headquarters at 215 East Figueroa Street. The staff exercises within a room that has little or no ventilation, and limited overhead clearance due to piping and non-functioning ventilation ducting. The officer's shower and locker rooms are located in the same sub-basement area.

The two locker rooms and shower areas also have little or no ventilation and are the only areas available for PD staff to store uniforms, field equipment, and personal items while on duty. The locker rooms also are not fully compliant with the Americans with Disabilities Act (ADA).

REVIEWED BY: _____ Finance _____ Attorney

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Due to the age of the building's heating and ventilation (HVAC) system, and as a result of multiple modifications, the HVAC in these areas is inefficient and, in some instances, non-existent.

PROJECT DESCRIPTION

The work consists of the following two phases, with a decision point after Phase I:

Phase I - \$53,905 will provide for a comprehensive analysis of existing HVAC, as well as emergency electrical support. The Phase I analysis is necessary to insure that any modifications to the HVAC components will not result in damage to the existing system. The analysis will also identify design changes to save energy.

Decision Point - The results of the analysis may change the scope of the project. If the scope is significantly changed, staff will return to Council.

Phase II - \$94,253 includes plans and specifications for the upgrade of the two locker rooms and the exercise area.

Phase I and Phase II work totals \$148,158. Included in this proposal is \$14,816 for unanticipated design costs. The total cost of work to be completed by contractor is \$162,974. In addition, the estimated cost of City engineering expenses is \$13,408, for a total of \$176,382 for design expenses.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff will be recommending that Council authorize the Public Works Director to execute a contract with Paul Poirier and Michael David Architects in the amount of \$162,974 for an emergency electrical and mechanical systems analysis. The firm of Paul Poirier and Michael David Architects is experienced in this type of work and has performed well in the past with these types of projects.

FUNDING

The recommended analysis and design work is currently unfunded. Staff is proposing that funds remaining from the completed Police Department Communications Center Radio Upgrades Project in the amount of \$149,000 be used for the proposed project. An additional \$27,382 from the General Fund Reserves would need to be appropriated, for a total of \$176,382 to pay for the analysis, cost estimates, and design costs. Funding for the estimated \$1.2 million construction cost has yet to be identified and would likely have to come primarily from unappropriated General Fund reserves.

ESTIMATED TOTAL PROJECT COST

Mechanical and electrical room analysis and designs	\$148,158
Contingency costs	\$14,816
City Engineering costs	\$13,408
Construction cost estimate w/change order allowance	\$1,189,581
Construction Management/Inspection	\$107,062
Relocation during construction	\$100,000
City permits	\$10,000
TOTAL	\$1,583,025

SUSTAINABILITY IMPACT:

This work will review existing older electrical and mechanical equipment. Much of the current older equipment was designed with lower energy efficiencies and higher resource consumption. Any recommendation from this study would result in the installation of newer, more efficient electrical and mechanical systems.

PREPARED BY: John Schoof, Principal Civil Engineer/LEJ/rg

SUBMITTED BY: Anthony J. Nisich, Public Works Director

APPROVED BY: City Administrator's Office