



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** December 4, 2007

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Extra Services For The Santa Barbara Airport Consolidated Rental Car Facility For The Inclusion Of Photovoltaics

### RECOMMENDATION:

That Council authorize the Public Works Director to approve additional expenditures for extra services by Pierce Goodwin Alexander and Linville in the amount of \$79,300, for a total extra services amount of \$107,327, and a total contract amount of \$507,716 for the Santa Barbara Airport Consolidated Rental Car Project, Contract No. 22,435, for the purpose of developing design and construction drawings for the inclusion of photovoltaics in the project.

### DISCUSSION:

#### BACKGROUND

The airport rental car companies currently rent, store, and clean cars in a building and on land just south of the current airline terminal. When the Airline Terminal Improvement Project is completed, the rental car building will be demolished and the rental car counters and ready car parking will be located in and near the new terminal. Because there will not be adequate space for vehicle cleaning and fueling, a consolidated rental car facility will be relocated away from the Airline Terminal for quick turnaround activities such as fueling, car washing, and minor maintenance.

In preparation for the displacement of the space for these activities, Airport staff contracted with Leigh Fisher Associates to prepare a Rental Car Relocation Study. They identified a 3.4-acre site, located at 25 David Love Place, that provides a location in which to fuel, perform minor services (oil changes, fluid checks, tire repair, etc.), wash, and store vehicles (Vicinity Map attached).

---

REVIEWED BY: \_\_\_\_\_ Finance \_\_\_\_\_ Attorney

---

Agenda Item No. \_\_\_\_\_

**PROJECT DESCRIPTION**

On May 22, 2007, Council approved a contract with Pierce Goodwin Alexander and Linville (PGAL) to design and provide construction documents for the Santa Barbara Airport Consolidated Rental Car Facility. This contract included registering the project with the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEED) certification. The Project goal is for a LEED Silver rating. During the project review process, both the Architectural Board of Review and the Planning Commission requested that staff investigate the possibility of solar photovoltaics (PV), not only on the roof of the building, but also to be installed as canopies in the car storage lot. A solar analysis has been completed indicating that it is feasible to install solar PV on the roof and in the car storage lot. The photovoltaics on the roof of the building will account for approximately 45% of the facility's power use. The photovoltaics installed in the car storage lot are estimated to provide an additional 30% of the facility's power use. PGAL is requesting extra services to provide the design and construction drawings for solar PV both on the roof and in the car storage lot.

**FUNDING**

**ESTIMATED TOTAL PROJECT COST**

Schematic Design/Design Development Contract	\$ 220,248
Final Design Contact	\$428,416
Extra Services For Design of Photovoltaics	\$79,300
Environmental Contract	\$38,500
Construction Cost Estimate w/Change Order Allowance	\$6,600,000
Construction Cost Estimate for Photovoltaics	\$1,900,000
Construction Management/Inspection	\$250,000
<b>TOTAL</b>	<b>\$9,516,464</b>

There are sufficient funds in the Customer Facility Charge Fund to cover these costs.

**SUSTAINABILITY IMPACT**

This project will be designed and constructed utilizing "green building" principles with the objective to obtain LEED Silver Certification. This project was registered on February 14, 2007 with the U.S. Green Building Council under LEED Version 2.2 for new construction. An initial evaluation of the project has identified such opportunities as: 1) the inclusion of PV, or on-site solar collection to power and light the facility; 2) the use of water efficient fixtures and equipment to reduce both consumption and discharge; 3) the collection of surface storm water run-off into filtering bio-swales prior

to discharging into storm systems for water quality management; 4) the use of recycled and regional materials, along with the diversion of construction waste from disposal to a redirection of materials for recycling; and 5) an attention to indoor air quality through efficient mechanical systems and the use of natural daylight. The design process will also be under the direction of LEED accredited professionals.

**ATTACHMENT(S):** Vicinity Map – Terminal Area & QTA Site

**PREPARED BY:** Owen Thomas, Principal Civil Engineer/LR/sk

**SUBMITTED BY:** Paul Casey, Acting Public Works Director

**APPROVED BY:** City Administrator's Office

# Vicinity Map – Terminal Area & QTA Site



Figure 1



LEIGH FISHER ASSOCIATES  
Consultants to Airport Management

Rental Car Planning and Finance Workshop  
Santa Barbara Airport

