



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 5, 2008

TO: Mayor and Councilmembers

FROM: Administration Division, Fire Department
Water Resources Division, Public Works Department

SUBJECT: Update Fire Station No. 1 Seismic Renovation Project

RECOMMENDATION:

That Council receive an update on the Fire Station No. 1 Seismic Renovation Project and direct staff to proceed with bidding.

DISCUSSION:

The current building, located at 121 West Carrillo Street, was originally constructed in 1959 and, over the years, has only had some crew-interior space modifications. This downtown building has been in continuous use (24/7) for the past 47 years and is still operating on the original building infrastructure, while responding to over one-third of all fire and medical emergencies in the City. A concept and feasibility study performed in 2006 by KBZ Architects identified the building as structurally and functionally inadequate and undersized for the current needs of the Department. The building contains dilapidated building systems and does not meet building code or Americans With Disabilities Act (ADA) requirements.

Perhaps the most alarming issue that was identified in the Feasibility Analysis was the lack of structural integrity of the fire station. The Structural Engineer's Report dated December 13, 2005, clearly describes the fire station as having "structural irregularities that must be corrected." Of the five specific seismic inadequacies described in the report, the most compelling is the comment stating: "Severe Torsional Irregularity – second floor rigid diaphragm does not tie directly to a vertical shear resisting element of the north side. This results in high torsional forces on the structure, causing the building to twist severely during an earthquake and causing the building to tear itself apart due to the twisting effects." Employees that have worked

REVIEWED BY: _____ Finance _____ Attorney

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in the building over the past few decades have actually witnessed the metal pole supports in the apparatus bays vibrate violently during periodic seismic events affecting Santa Barbara.

On July 24, 2007, City Council and the Redevelopment Agency (RDA) Board received a status report, authorized by the Public Works Director, to execute a contract for final design, and approved a funding strategy that included an additional appropriation of \$1,260,000 from RDA's Project Contingency Account. At that meeting, staff emphasized that the actual funding shortfall would not be known until a more refined estimate could be performed and the City received bids from contractors.

Project plans and specifications have been prepared and are currently in the final stage of plan check. A final estimate of costs was performed recently and indicates a significant increase in construction costs due to additional requirements for ADA, the discovery of further deteriorated conditions, minor scope additions, and general construction escalations.

Estimated total project costs are summarized below:

Concept Design/Feasibility Analysis	\$ 105,905
Preliminary Design Cost	\$ 346,500
Final Design	\$ 297,280
Staff/Testing/Permits	\$ 98,400
Construction Cost Estimate	\$ 6,349,071
+/- 8%Contingency	\$ 500,000
Construction Management (10 Months)	\$ 250,000
Furnishings and Equipment	\$ 219,000
Temporary Trailers	\$ 50,000
TOTAL:	\$ 8,216,156

Major escalation factors are depicted in the listing below:

Site Work	\$ 631,620
Generator	\$ 500,000
Solar and Windows	\$ 300,000
ADA (Elevator, Tower and Stairs)	\$ 350,000
Concrete Escalation	\$ 99,000
Finishes (Downstairs, sky lights)	\$ 279,738
TOTAL:	\$2,160,358

Funding

The Fire Station No. 1 Remodel Project was included in the RDA's 2003 Tax Allocation Bond issuance at a funding level of \$3.3 million. An additional appropriation of \$1 million from the same fund was included in the RDA's Fiscal Year 2007 budget approval, for a total allocation, at that time, of \$4.3 million. On July 24, 2007, City Council approved a funding strategy that appropriated an additional \$1,260,000 from the RDA's Capital Project Contingency Account, bringing the total appropriated funds for the project to \$5,560,000. The total project cost is estimated at \$8,216,156, resulting in a potential shortfall of approximately \$2,657,000. However, it should be noted that the actual shortfall won't be known until bids have been received. The current bidding climate appears favorable compared to past experience.

Once bids have been received, and depending on the magnitude of the funding shortfall, Council/Agency Board may elect to award the project using additional appropriations from interest earnings on the RDA's 2001 and 2003 bond accounts. The current balance on interest earnings in the 2001 and 2003 bond accounts total \$1.3 million and \$2.5 million, respectively. The combined interest earnings of the accounts would adequately cover the estimated funding shortfall amount of \$2,657,000 discussed above.

Other RDA-sponsored capital projects that will likely require additional funding from the RDA in the near future include the Carrillo Recreation Center Renovation (shortfall estimated at up to \$2.7 million); Community Arts Workshop construction (shortfall estimated at ±\$650,000); the West Beach Pedestrian Improvement project (amount to be determined [TBD]); and Plaza Vera Cruz Park Improvements (shortfall estimated at ±\$300,000). RDA-sponsored capital projects that will likely require additional appropriations at various funding levels in the long term include: the Mixed Use Transit Village at Carrillo/Chapala (amount TBD); Infrastructure Improvements at Plaza De la Guerra (amount TBD); the Mission Creek Flood Control project (amount TBD); the development of the RDA Cacique Street property (amount TBD); West Downtown Neighborhood Improvement Project (amount TBD); as well as future projects as approved by the Agency Board in coming fiscal years.

In addition to the RDA Capital Project Contingency Account, two other Redevelopment Agency primary funding sources exist: the annual tax increment revenue and interest earnings on the Redevelopment Agency's 2001 and 2003 Tax Allocation Bonds. RDA staff is working with the Finance Department to determine the total amount of funding available from tax increment revenues for Fiscal Year 2009 once all revenues and expenditures have been developed. These estimates will be made available prior to the February 5 meeting of the Finance Committee and the City Council. The balances in 2001 and 2003 bond issues are indicated below.

Available RDA Funding:

FUND	AMOUNT
Capital Contingency Account	\$4,558,176
2001 Bond Interest Earnings	\$1,300,000
2003 Bond Interest Earnings	\$2,500,000
TOTAL:	\$8,358,176

At this juncture staff is recommending that the City solicit bids from qualified contractors to determine actual project shortfall.

Sustainability:

This project incorporates green building materials and construction techniques to accomplish a LEED Silver rating for new construction. Project alternatives also include solar power to supplement electricity and hot water production.

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APPROVED BY: City Administrator's Office