



Agenda Item No. _____

File Code No. 700.08

CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: June 8, 2010

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Housing and Redevelopment Division, Community Development
Department
Administration Division, Police Department
Engineering Division, Public Works Department

SUBJECT: Adoption Of Resolution To Authorize Use Of Redevelopment Agency
Tax Increment Funds For Police Station Renovation Project And
Approval Of Contract For Professional Services

RECOMMENDATION:

- A. That the City Council hold a public hearing and adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445.1 for Redevelopment Agency Funding of Capital Improvements for the Police Station Renovation Project Located Outside and Not Contiguous to the Central City Redevelopment Project Area, and Authorizing Certain Other Actions; and
- B. That the Redevelopment Agency Board authorize the expenditure of \$151,246 for seismic and structural analysis of the Police Station by Coffman Engineers, building assessment services by Paul Poirier and Associates Architects, and related project management services by Public Works Department staff.

DISCUSSION:

On May 18, 2010, the City Council heard a staff presentation regarding the history of the Police Station building, the recent renovation project background and financing options, and the need for a seismic and structural analysis, building assessment and project management services. Action by the Council and Redevelopment Agency was postponed in order for staff to comply with the public hearing publication requirements as well as to prepare and distribute a summary report concerning the use of tax increment funding for the project. The appropriate publication has now been provided and the report prepared and made available as requirement by the California Community Redevelopment Law (Health and Safety Code Section 33679).

Over the past two years, staff has been working on an evolving project that began as the Police Station Men's Locker Room Upgrade Project. During the course of a preliminary structural review, questions arose regarding the need to perform an in-depth modeling of the structure to determine deficiencies, seismic retrofit requirements, and their associated costs. Staff conducted a Request for Proposal and found that Coffman most closely met the City's requirements to perform the analysis. Poirier was chosen to provide a building assessment to summarize the condition of key elements of the building.

Constructed in 1959, the Police Station operates using the original Heating, Ventilation, and Air Condition (HVAC), electrical, and plumbing equipment that was installed in the 1950's. Improvements have been limited due to the 24-hours-per-day operation. In 2006 however, the main lobby was remodeled to improve security.

In 2007, Council directed staff to improve the men's locker room and approved a preliminary design contract for \$148,158 with Paul Poirier and Associates Architects. A close examination of the facility spurred by the design contract revealed that the HVAC and electrical systems were inefficient and beyond their useful life expectancy.

In July 2008, Council directed staff to expand the project scope to address the locker and exercise room upgrades and also install an emergency generator and new HVAC system. Staff returned to Council in December 2008 with a refined project scope and a total project cost estimate of \$8 million. Council approved the scope and increased cost.

In early 2009, it was recognized that temporary relocation of the Police Department operations would be necessary. This offered an opportunity to consider assessment of the entire structure. In June 2009, the preliminary seismic evaluation report identified structural deficiencies and noted that the building did not meet the California Building Code's Seismic Performance Standards for Police Facilities. Additional concern has been raised about the whole of the building meeting minimum "Life Safety" seismic performance standards. Based on those concerns, staff is requesting approval to further investigate the condition of the structure and costs associated for the renovation.

Joint Council And Redevelopment Agency Agenda Report
Adoption Of Resolution To Authorize Use Of Redevelopment Agency Tax Increment
Funds For Police Station Renovation Project And Approval Of Contract For Professional
Services

June 8, 2010

Page 3

FUNDING:

The following summarizes the estimated cost of seismic analysis and building
assessment:

ESTIMATED TOTAL COST

Seismic Analysis (by Contract by Coffman)	\$99,446
Coffman Extra Services	\$10,000
Building Assessment (by Contract with Poirier)	\$19,800
Poirier Extra Services	\$2,000
Project Management (by City Staff)	\$20,000
TOTAL COST	\$151,246

With approximately \$7.4 million in the Agency's Police Station Renovation project
account, there are sufficient appropriated funds to cover the costs related to the seismic
and structural analysis of the Police Station by Coffman Engineers, the building
assessment services by Paul Poirier and Associates Architects, and the related project
management services by Public Works Department staff

HEALTH AND SAFETY CODE SECTION 33445.1 FINDINGS:

Health and Safety Code Section 33445.1 provides that a redevelopment agency, with
the consent of the legislative body, may pay for the installation and construction of
public improvements on property located outside and not contiguous to a
redevelopment project area, but within the community, if the legislative body (City
Council), after taking comments from the public, makes certain findings of fact. The
proposed findings of fact are set forth in detail in the resolution recommended for
adoption by the City Council.

PREPARED BY: Brian Bosse, Housing and Redevelopment Manager\ma

SUBMITTED BY: Paul Casey, Community Development Director/Assistant City
Administrator
Cam Sanchez, Police Chief
Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office