



Agenda Item No. _____

File Code No. 320.01

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 23, 2011

TO: Mayor and Councilmembers

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

SUBJECT: Contract For Conceptual Design For The Police Station Replacement
Project

RECOMMENDATION:

That Council authorize the Public Works Director to execute a standard City Professional Services Agreement, in a form of agreement acceptable to the City Attorney, with Leach Mounce Architects in the amount of \$323,796 for conceptual design services for the Police Station Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$32,380 for extra services which may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

On March 1, 2011, Council heard a report on the need to rebuild the existing Police Department Headquarters due to numerous structural deficiencies and outdated building systems. Most importantly, the Council report included an analysis that identified structural deficiencies of the existing police building that could make it inoperable after a major earthquake. At that time, Council appointed a three-member City Council Ad Hoc Subcommittee comprised of Councilmembers Rowse, Self, and White, to consider the use of the current site on Figueroa Street to rebuild the Police Department Headquarters, and to discuss funding options.

On June 28, 2011, Council approved the Ad Hoc Subcommittee recommendations which included confirmation that rebuilding the Police Department Headquarters was the number one capital infrastructure need for the City of Santa Barbara, and that the next step would be to enter into a contract with a qualified architectural firm and professional team to develop additional planning, design, and cost estimating necessary

for Council to consider placing a voter approved financing mechanism for a new Police building on the special City election ballot for November 2012.

PROJECT DESCRIPTION

The intent of this initial conceptual design phase is to thoroughly investigate the concepts of rebuilding a new modern police station on the existing site, preliminarily vetting all environmental impacts, and producing a detailed construction cost estimate. The information generated can then be used to inform policy makers and the public as possible financing options are considered. This contract would not include final project design services.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Leach Mounce Architects (LMA) in the amount of \$356,176 for professional architectural and engineering services for conceptual design. LMA's proposal includes teaming up with a local architectural firm, Lenvik and Minor Architects, who are familiar with local design guidelines. LMA was one of six firms that submitted proposals in response to the Request for Proposals issued by the City. All proposals were reviewed and evaluated by a seven-person panel composed of a local architect, representatives from the Public Works and Community Development Departments, the City Administrator's Office, and the Police Department. LMA's proposal was selected because it best met the needs of the project and demonstrated a strong track record of similar successful projects. LMA is a local firm located in Ventura who specializes in the design and remodel of law enforcement facilities.

COMMUNITY OUTREACH

The Police Station Ad Hoc committee recognize that it is important to educate the public about the deficiencies of the police building and the need to replace it. The following is a list of community support and outreach ideas that were generated and are planned by staff for implementation during this conceptual design phase:

- Prepare a City TV/Channel 18 informational presentation on the building's deficiencies and needs;
- Present the need for a new facility at a joint meeting of the Police and Fire and Planning Commissions;
- Conduct a number of focused public tours of the facility to key community leaders and interested parties; and
- Develop a community support organization to further the discussion and education of the need for a new facility.

FUNDING

The following table summarizes the estimated total project costs:

ESTIMATED TOTAL PROJECT COST

Conceptual Design	
Conceptual Design (by Contract)	\$356,176
Project Administration and CEQA Environmental Determination (by City staff)	\$275,000
Subtotal	\$631,176
Final Design and Construction	
Subtotal	\$48,000,000
TOTAL PROJECT COST	\$48,631,176

Estimated costs have been italicized.

There is approximately \$7 million in Redevelopment Agency funds set aside currently in the project fund account for use in addressing improvements to the Police Station. In June 2011, the Redevelopment Agency programmed \$13 million toward the project, for a total of \$20 million. Recent State budget legislation requiring payments to the State may reduce the overall budget. A lawsuit challenging the constitutionality of this legislation is pending.

There are sufficient funds in the Agency's Project fund account (approximately \$7 million) to cover the initial conceptual design costs. The total project cost is currently estimated to be just under \$50 million. The full cost of this project is anticipated to require an additional \$30 million in funding that has not yet been identified but is anticipated to require a ballot measure to approve a dedicated financing revenue source. Following completion of conceptual design, staff anticipates returning to Council in July 2012 with a more detailed cost estimate and a recommendation to resolve the remaining funding shortfall.

SUSTAINABILITY IMPACT

Consistent with Council policy, this project would be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification for new construction.

HEALTH AND SAFETY CODE SECTION 33445.1

The Project is located outside the Central City Redevelopment Project Area (CCRP). California Redevelopment Law permits redevelopment agencies to spend redevelopment funds for redevelopment purposes outside of the Project Area if certain findings are made by the legislative body. On June 8, 2010, the Council of the City of

Santa Barbara approved and adopted Resolution No. 10-035, making the findings required by Health and Safety Code Section 33445.1 for Redevelopment Agency funding of capital improvements for the Police Station Rehabilitation Project located outside and not contiguous to the CCRP Area.

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APPROVED BY: City Administrator's Office