



CITY OF SANTA BARBARA

SUCCESSOR AGENCY TO THE CITY OF SANTA BARBARA REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: July 1, 2014

TO: Successor Agency Members

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Construction Change Order Authority For The Temporary Relocation Of The 9-1-1 Call Center

RECOMMENDATION:

That the Successor Agency authorize an increase in the Executive Director's Change Order Authority to approve expenditures for extra work for the Temporary Relocation of the 9-1-1 Call Center Project, Contract No. 24,699 in the amount of \$200,000, for a total Change Order expenditure authority of \$292,711.

DISCUSSION:

BACKGROUND

On June 28, 2011, Council received and accepted a report from the Ad Hoc Council Subcommittee on the Police Station Building, which included a recommendation to explore options for moving the 9-1-1 Call Center to a better interim location until a long-term plan to address the Police Station building could be implemented. The recommendations were the result of a structural evaluation that raised concerns about the building's seismic performance during a major earthquake.

After review of City owned facilities, the Granada Garage Office Building (Granada) was determined to be the best temporary location for the 9-1-1 Call Center. The Granada is one of the City's newest buildings, offering a back-up generator, sufficient parking, access to fiber optic communication, close proximity to the current Police Station, and newer building systems, which can more easily be modified to meet the stringent demands of a 9-1-1 Call Center. In addition, the Granada's seismic performance is significantly more robust than the current 9-1-1 Call Center location. The move to the Granada is only temporary since the building does not meet the most stringent seismic requirements set by the State for housing a 9-1-1 Call Center. Staff anticipates the

9-1-1 Call Center will remain in this temporary location until a long-term plan to address the Police Station can be implemented.

The Temporary Relocation Of The 9-1-1 Call Center Project (Project) work consists of making tenant improvements to the Granada's second floor to accommodate both the Environmental Services Division, which is currently located in that area, and the 9-1-1 Call Center. The 9-1-1 Call Center relocation entails building an entirely new communication system to support the 9-1-1 Call Center's operations. This aspect of the Project is among the most complicated, as the 9-1-1 Call Center relies on numerous forms of communication to manage emergency responses.

On March 12, 2013, Council approved \$277,942 for design services for the Project, paid for out of the General Fund. These services also included the initial planning for the relocation of all 9-1-1 Call Center equipment that is necessary to completely move operations to the Granada building. Then, on December 17, 2013, the Successor Agency approved funding of \$2,280,000 for construction of the Project from remaining 2001 and 2003 Redevelopment Agency Bond proceeds.

The Successor Agency awarded a contract to Sigma Services, Incorporated (Sigma), for the construction of the Project, and approved extra expenditures up to \$92,711 to cover any cost increases that may result from contract change orders on January 28, 2014. Additionally, on that date the Successor Agency awarded contracts to Newtel Consulting, LLC (Newtel), for systems integration services, including the planning and installation of communications and information technology systems, and Leach Mounce Architects (Leach Mounce) for design support during construction. Council and the Successor Agency awarded contracts to the City of Santa Barbara's Public Works Engineering Division for project management and inspection services, and to the City of Santa Barbara's Public Works Facilities Division for moving services, electrical, radio, telephone, and building support services.

CURRENT STATUS AND NEED FOR CHANGE ORDER

The 9-1-1 Call Center relocation is a complex project that must be completed without disruption to service. Due to the unique nature and skill set required, the work has been broken into two main elements, based on industry specializations. The tenant improvements to the Granada building are being done by Sigma as they are accustomed to building improvements including electrical, heating and air conditioning, fire suppression, structural modifications, framing and drywall. The relocation and installation of the 9-1-1 Call Center data and communication equipment will be done by Newtel whose specialized team is familiar with the intricacies of a 9-1-1 Call Center setup and operation. The contracts with Sigma and Newtel are managed by the Public Works Engineering Division.

The Uninterruptable Power Supply (UPS) system supporting the new 9-1-1 Call Center is to be installed as part of Sigma's scope of work. The UPS system supports each

dispatcher's phone, radio, and Computer Aided Dispatch system, as well as law enforcement criminal databases accessed by other cities, the County of Santa Barbara, State of California, and the Federal Bureau of Investigation. The UPS system works by providing instantaneous power during an outage allowing time for the Granada's generator to be turned on. On April 16, 2014, the existing UPS system in the Police Station failed and caused damage and outages to the 9-1-1 Call Center systems for several hours. In coordination with the City Police Information Technology Department and Leach Mounce's electrical engineer, Newtel developed an improved UPS system which incorporates the lessons learned from the recent failures. Additional change order authority is required to pay for the extra costs necessary for Sigma to install the improved UPS system.

Further, Newtel has determined that the existing electronics grounding system in the Granada is not sufficient to ground the new electronics equipment to be installed, and that additional grounding improvements are required. The 9-1-1 Call Center area is a hub for telephone, internet, radio, data, and other electronics equipment. Each equipment system is connected by heavy electrical wire to the earth to dissipate any electrical discharges, and to ensure there is no interference between equipment. The solution to these grounding challenges was developed during construction as Newtel worked in conjunction with telephone and radio equipment providers as well as Sigma to assess the Granada's existing grounding capacity. Newtel has proposed various upgrades to the Granada building grounding system so that equipment can operate reliably. Additional Change Order Authority is required to pay for the extra costs necessary for Sigma to install the improved grounding system.

Staff is recommending that the Successor Agency authorize an increase in the Executive Director's Change Order Authority in the amount of \$200,000 to pay for the above-mentioned improvements to the UPS system and electronics grounding system.

BUDGET/FINANCIAL INFORMATION:

FUNDING

The following summarizes the additional expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Base Contract	Change Order	Total
Initial Contract Amount	\$927,117	\$92,711	\$1,019,828
Proposed Increase	\$0	\$200,000	\$200,000
Totals	\$927,117	\$292,711	\$1,219,828

The following summarizes all Project design costs, construction contract funding, and other Project costs.

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

Fund Source	Description	Previous	Proposed
General Fund - Already Expended	Design (by Contract)	\$134,942	\$134,942
	Other Design Costs (Permits, Misc.)	\$18,000	\$18,000
	Project Management (by City Staff)	\$125,000	\$125,000
	Subtotal	\$277,942	\$277,942
Successor Agency Funds	Construction Contract w/ Change Order Allowance	\$1,019,828	\$1,219,828
	System Integrator Contract w/ Extra Services Allowance	\$673,521	\$673,521
	Facilities Support Contract w/Extra Services Allowance (by City Facilities Staff)	\$44,000	\$44,000
	Environmental Services Office Furniture	\$20,000	\$20,000
	Relocation and Miscellaneous Expenses	\$15,000	\$15,000
	Subtotal	\$1,772,349	\$1,972,349
Successor Agency Funds	Construction Management/Inspection Contract w/ Extra Services Allowance (by City Engineering Staff)	\$224,480	\$224,480
	Design Support Services in Construction w/ Extra Services Allowance (by Contract)	\$72,650	\$72,650
	Subtotal	\$297,130	\$297,130
	TOTAL PROJECT COST	\$2,347,421	\$2,547,421

The Successor Agency funds that are already authorized are sufficient to fund the additional Change Order Authority requested and to complete the Project.

The above mentioned proposed total Project cost of \$2,547,421 is within the original estimate of \$2,554,507, which was communicated to Council in the March 12, 2013 Council Agenda Report.

PREPARED BY: Pat Kelly, Assistant Public Works Director/City Engineer/ EM/mj

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office