



# CITY OF SANTA BARBARA

## JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

**AGENDA DATE:** October 28, 2008

**TO:** Mayor and Councilmembers  
Chairperson and Boardmembers

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

**SUBJECT:** Contract For Design Services For The Proposed Emergency  
Operations Center At Fire Station No. 1

### RECOMMENDATION:

- A. That the Redevelopment Agency (RDA) Board appropriate and authorize the expenditure of \$35,000 from the RDA's Project Contingency Account to fund the design of an Emergency Operations Center as part of the Fire Station No. 1 Seismic Renovation Project;
- B. That Council authorize the Public Works Director, subject to approval by the City Attorney, to negotiate and execute a contract with Kruger Bensen Ziemer Architects, Incorporated (KBZ), in an amount not to exceed \$26,000, for design of an Emergency Operations Center at Santa Barbara Fire Station No. 1;
- C. That Council authorize the Public Works Director to approve expenditures of up to \$4,000 for extra services of KBZ that may result from necessary changes in the scope of work; and
- D. That Council 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 for Redevelopment Agency Funding of an Emergency Operations Center at Fire Station No. 1.

### EXECUTIVE SUMMARY:

Staff is requesting approval to negotiate a contract for design services to explore incorporating a new Emergency Operations Center (EOC) into the current Fire Station No. 1 Seismic Renovation Project (Project). Time is of the essence with this proposed option to insure the EOC can be incorporated into the existing construction, avoiding costly changes and schedule impacts. Staff proposes to complete final design and return to Council with a negotiated price to complete the construction of the EOC utilizing the current Fire Station No. 1 contractor. The RDA's Project Contingency

Account has been identified for funding the design and construction of the proposed EOC.

### **BACKGROUND:**

On April 22, 2008, Council approved the Fire Station No. 1 Seismic Renovation Project (Project), which includes extensive renovations to the 49 year old fire station. Total RDA funding to date is \$6,635,614. The scope of the renovation includes a complete seismic upgrade, extensive remodel of the second floor crew's quarters, a partial remodel of the first floor office area, and replacement of all gas, water, sewer, and electrical services.

Based on the current scope of the Project, construction is slated to be complete by late July 2009. Throughout this year-long renovation, Fire Station No. 1 will remain operational at all times.

### **DISCUSSION:**

The City currently has an EOC at the Police Department headquarters; however, the size (880 square feet) of the facility is insufficient for coordination of a large disaster. Staff requests permission to contract for the design of an EOC for incorporation into the current Project that would meet the needs of the City in a large disaster.

The current plan for the Fire Station No. 1 has many of the essential infrastructure elements for an EOC, such as: an emergency generator, "Essential Facility" seismic occupancy category, centralized location, electronic communication hub, and the potential for a 1,750 square-foot facility. The space includes a classroom and offices, and could be designed in such a way that the area could be utilized for dual purposes. This idea was explored during the recent redesign of Fire Station No. 1; however, due to budgetary concerns, the EOC option was omitted from the project scope. When the Project was bid, the successful bid was \$2.5 million under budget estimates. Staff therefore requests permission to design an EOC that would accommodate the emergency needs of the City while adhering to the constraints of the current Project.

Staff proposes to complete final design and enter into negotiations with the current contractor, McGillivray Construction, Inc., taking advantage of the current market and mobilization. Staff would then return to Council no later than February 2009 with the negotiated construction cost and a recommendation for Council's consideration.

This recommendation follows a review of other options or potential sites for the EOC, including the Davis Center and Faulkner Gallery, as discussed at the August 21, 2008 EOC update to Council. The review revealed the need for extensive upgrades to these facilities prior to their use as primary EOCs. One upgrade requirement included the installation of emergency back-up power with an estimated cost of \$200,000 to \$250,000. Additionally, the County of Santa Barbara invited the City to participate in the

cost of constructing a new County EOC. However, the City's share of the cost for involvement in the EOC is estimated at \$2.3 million and the facility would be located between Goleta and Santa Barbara.

## **FUNDING**

Staff requests approval to utilize the RDA Project Contingency Account to fund the design and construction of the work. The current balance in that account is approximately \$1,895,000. Staff requests permission to appropriate and authorize the expenditure of \$35,000 for design, bringing the total RDA funding for the Project to \$6,670,614, and reducing the RDA Contingency Account to approximately \$1,860,000. At this time, the total cost of the proposed EOC is estimated to be \$350,000. Should the EOC come in on budget, it would bring the total RDA funding to \$6,985,614 and reduce the RDA Project Contingency Account to \$1,545,000.

In the FY 2009 RDA budget process, the RDA Board approved the funding necessary for operating costs and debt service. The remaining projected revenues, which included existing fund balance, were estimated at \$4.6 million. The RDA Board decided to postpone allocating those funds to specific uses, such as additional capital projects or community grants, until the impact to redevelopment agencies of the State's budget crisis was determined.

The State budget for FY 2009 has now been adopted and it contains a take of approximately \$1.4 million from the RDA resulting in an available surplus for the RDA's FY 2009 budget of approximately \$3.2 million.

Within the next few weeks, RDA Staff intends to bring to the Finance Committee and the RDA Board consideration of capital funding priorities from the available \$3.2 million. It should be noted that there are strong demands on the existing \$3.2 million surplus, including the construction funding for the Police Locker Room project, the Mission Creek Flood Control Channel in the railroad depot area and funding to complete existing projects such as renovation of the Carrillo Recreation Center, the Community Arts Workshop, Plaza de la Guerra, West Beach, and other smaller projects.

**ESTIMATED TOTAL PROJECT COST SUMMARY**

<b>Design</b>	
Design (by Contract)	\$26,000
Design Extra Services Allowance	\$4,000
Other Design Costs (City Staff, special supplies)	\$5,000
<b>Subtotal</b>	<b>\$35,000</b>
<b>Construction</b>	
Construction Contract	\$230,000
Construction Change Order Allowance	\$23,000
Construction Support and LEED Admin. Serv. (by Contract)	7,000
<b>Subtotal</b>	<b>\$260,000</b>
Construction Management/Inspection (by City staff)	\$5,000
Other Construction Costs (permits, special supplies)	\$3,000
Furnishings/Equipment/Storage cabinetry	\$47,000
<b>Subtotal</b>	<b>\$55,000</b>
<b>Estimated Total Project Cost</b>	<b>\$350,000</b>

**SUSTAINABILITY IMPACT:**

The Project incorporates green building materials and construction techniques to accomplish a Leadership in Energy and Environmental Design (LEED) Silver rating for new construction. Any changes made to accommodate the EOC would be held to the same high environmental goals. Project highlights include solar power to supplement electricity and hot water production, along with new energy efficient windows and insulation.

**HEALTH AND SAFETY CODE SECTION 33445 FINDINGS:**

RDA funds can be used under State law for publicly owned capital improvements if the following findings are made and adopted by Resolution of the local legislative body (City Council):

- There are no other reasonable means of financing the improvements.
- That the improvements will benefit the Project Area.
- That the improvements will assist in the elimination of blighting influences and are consistent with the Project Area's adopted Implementation Plan.

Fire Station No. 1 is within the Central City Redevelopment Project Area and is publicly owned. There are no other reasonable sources of funds to accomplish the construction of an EOC to serve the Project Area. The EOC will benefit the Project Area. The EOC will provide the residences and businesses of the Project area with critical public safety services in emergencies, without which the Project area would not be a viable residential or commercial area, and would therefore be blighted. This use of funds for eliminating blight is consistent with the current adopted Implementation Plan of the Central City Redevelopment Project Area.

**PREPARED BY:** Joshua Haggmark, Acting Principal Civil Engineer/AH/mj  
David Gustafson, Asst. Comm. Development Director/Housing &  
Redevelopment Manager

**SUBMITTED BY:** Christine F. Andersen, Public Works Director  
Paul Casey, Community Development Director  
Ron Prince, Fire Chief

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