



# CITY OF SANTA BARBARA

## JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

**AGENDA DATE:** July 1, 2008

**TO:** Mayor and Councilmembers  
Chair and Board Members

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

**SUBJECT:** Police Department Locker Room Upgrade Project And Funding  
Options

**RECOMMENDATION:** That Council and the Redevelopment Agency Board:

- A. Evaluate project options to upgrade the Police Department Locker Room and consider the Finance Committee's recommendation to complete the design of Option C, with Redevelopment Agency Capital Project Contingency funds as the identified source of funding for the project with an estimated cost of \$5,236,099;
- B. Allocate \$343,660 from the Redevelopment Agency Capital Project Contingency Account to fund additional design services; and
- C. Authorize the General Services Manager to increase Design Services Contract No. 22,608 with Paul Poirier and Michael David Architects by \$303,660 to cover the cost of additional scope changes.

### EXECUTIVE SUMMARY:

The consultant has completed Phase I, the Heating, Ventilation, Air Conditioning (HVAC) and electrical system analysis of the design services contract to upgrade the dilapidated locker/exercise rooms at the Police Department. The analysis indicates that there are three possible incremental project options.

The Finance Committee is recommending that staff proceed with designing Option C. Option C includes upgrades to the locker/exercise rooms and electrical improvements, including a backup generator and a new HVAC system for the entire building, at an estimated cost of \$5,236,099.

The Finance Committee recommends that Redevelopment Agency (RDA) monies be used to fund the project, and that staff return to Council in November 2008 when the design and project cost estimates have been completed to discuss the impacts to the RDA Capital Program.

The Architect has given the City a proposal for \$303,660 to cover the additional scope changes in Option C, which includes the design of a new HVAC system and electrical upgrades for the entire building, installation of an emergency generator, a detailed energy cost analysis, and upgrades to the women's locker room.

## **DISCUSSION:**

### Background

The Police Department uses converted basement utility rooms for the men's locker and exercise rooms at its headquarters. The exercise room has little to no ventilation and limited overhead clearance due to piping and non-functioning ventilation ducting. The shower and locker rooms are dilapidated and do not function efficiently.

The locker rooms and shower area are the only areas available for Police Department staff to store uniforms, field equipment, and personal items while on duty. Also, the locker rooms are not compliant with the Americans with Disabilities Act (ADA).

On October 30, 2007, Council authorized the Public Works Director to execute a contract with Paul Poirier and Michael David Architects for \$148,158, plus \$14,816 for extra services, to analyze the electrical and mechanical system and design the men's locker and exercise rooms. This work involves two phases (analysis and design), with a decision point after Phase I.

- Phase I (*completed*) - A comprehensive analysis of existing HVAC and emergency electrical systems. The Phase I analysis was necessary to ensure improvements would not compromise the HVAC system in the rest of the building.
- Phase II - Includes the preparation of plans and specifications to upgrade the two locker rooms and the exercise area.

### Results of the Analysis

The analysis revealed that over the years, as upgrades have occurred at the Police Department building, HVAC units have been added, compromising the original main HVAC system. Today, there are ten separate HVAC systems servicing the main building. This configuration is inefficient.

The analysis identified that the main chiller and boiler units are oversized, old and in poor condition. While the locker rooms could be remodeled utilizing the existing chiller/boiler system, the system would “limp along” providing slightly better air circulation than current conditions. If a separate unit is added to serve the locker room, the current chiller would freeze up, shutting down the HVAC system to a majority of the Police Department building.

The analysis indicated that the main switchboard, transformer and distribution panels are obsolete. Replacement parts are no longer made for these units and due to their age and impedance, the transformer is very energy inefficient, yielding significant power losses through the units.

Additionally, the proposed lockers need to be equipped with power outlets to charge radios, flashlights, cell phones, and tasers. During a power loss, there is no power or lighting in these rooms. The Police Department has requested an emergency generator in case of a power failure. Currently, the two small existing generators are dedicated to other portions of the building.

#### Project Options

There are three possible incremental project options. The Finance Committee selected Option C, upgrade the locker and exercise rooms, and install an emergency generator and new HVAC system for the entire building. Below is the description and project cost for each option provided to the Finance Committee.

Option A – Upgrade the Locker and Exercise Rooms. This option would provide new locker/exercise rooms with new lockers, ADA compliant restrooms and showers, and necessary utility work to provide clearance. This project would also provide minor electrical equipment upgrades. The total project cost for this option is \$1,583,025.

Option B – Upgrade the locker and exercise rooms and install an emergency generator. Besides items under Option A, this project would replace major electrical equipment and include a back-up diesel generator to replace the two gasoline powered generators. The cost for Option B is \$1,822,741.

Option C – Upgrade the locker and exercise rooms, install an emergency generator, and new HVAC and electrical systems. This option includes items under Options A and B, the demolition of the ten existing HVAC systems, the installation of a high-efficiency HVAC system to provide uniform heating and ventilation for all the occupants, and a new electrical system throughout the building. It is estimated that replacing the current HVAC system could save as much as \$30,000 per year in energy costs. The cost for Option C is \$5,236,099, is shown in the following chart:

**OPTION C - ESTIMATED COST**

<b>Design</b>	
Original Design Contract for Mechanical and Electrical Room Analysis and Design of Option A (Consultant and City Staff)	\$176,382
Additional Consultant Design and Extra Services to Achieve Option C per the Finance Committee Recommendation	\$303,660
Additional City Staff Cost to Manage the Project Design	\$40,000
Total Design Cost	\$520,042
<b>Construction</b>	
Construction Cost Estimate with Change Order Allowance	\$4,186,057
Construction Management/Inspection	\$450,000
Relocation During Construction	\$150,000
City Permits	\$10,000
Estimated Total Construction Cost	\$4,656,057
<b>TOTAL</b>	<b>\$5,236,099</b>

**BUDGET/FINANCIAL INFORMATION:**

The analysis and design outlined in Option A (upgrade the locker room and exercise room), at a cost of \$176,382, was funded from the General Fund by Council on October 30, 2007. Costs included Engineering staff time and a 10% contingency for extra services work.

The Finance Committee is recommending that Council initiate the design outlined in Option C (upgrades, including new HVAC system for the entire building) and return to Council and Agency Board in November 2008 with a completed design and final cost estimate to discuss funding impacts. The Finance Committee also recommended that concurrent to the design, a full energy cost savings analysis be performed, and potential costly construction redundancy be identified. In addition, it was recommended that the design include an assessment of the women's locker room for potential upgrades, including power to recharge their equipment.

The architect has provided an extra services proposal at a cost of \$303,660 to complete these design services. The proposal is consistent with projects of this magnitude and complexity and will be managed on a time and materials basis. Also, it is anticipated that an additional \$40,000 will be needed for City staff design services.

Funding for the remaining project costs has not been identified. Option C would create a shortfall of \$5,059,717.

The Finance Committee indicated that this entire project could be funded with RDA funds. Before the final decision is made, the Finance Committee recommends the following; (i) the Finance Committee, Council and Agency Board receive the full cost estimates derived from the expanded Design and Study and possible grant funding available for energy conservation, and (ii) that the Finance Committee hold a discussion concerning the overall impact that funding will have on the existing RDA Capital Program and potential new RDA capital projects. When the Design and Study information is available in November 2008, any impacts on local redevelopment funds from State budget actions for Fiscal Year 2009 will also be known.

**PREPARED BY:** John Schoof, Acting Wastewater System Manager/JS/nrs  
Dave Gustafson, Assistant Community Development Director

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

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