



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: February 24, 2009

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: Increase Change Order Authority For Fire Station No. 1 Seismic
Renovation Project

RECOMMENDATION:

- A. That the Redevelopment Agency (RDA) Board authorize the expenditure of \$303,595 from the RDA's Fire Station No. 1 Emergency Operation Center (EOC) Account to fund the construction of an EOC as part of the Fire Station No. 1 Seismic Renovation Project (Project), for a total Project cost of \$6,974,209; and
- B. That Council approve additional change order expenditure authority for the Fire Station No. 1 Seismic Renovation Project, Contract No. 22,798, in the amount of \$260,000 to cover the cost of the EOC construction, bringing the total construction cost to \$4,737,559.

EXECUTIVE SUMMARY:

Staff is requesting approval to proceed with the construction of a new EOC as part of the current Project. Time is of the essence with this proposed option to ensure the EOC can be incorporated into the existing construction, avoiding costly changes and schedule impacts. Staff has negotiated a reasonable price with the Project Contractor, McGillivray Construction, Inc. (McGillivray), to incorporate the new EOC in the existing Project. The RDA Board has appropriated \$304,000 in RDA funds to complete the construction of the EOC.

BACKGROUND:

On April 22, 2008, Council approved the Project, which includes extensive renovations to the 49-year-old fire station. Total RDA funding at that time was \$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. Throughout this year-long renovation, Fire Station No. 1 has remained operational at all times.

On October 28, 2008, staff presented a report to the Finance Committee, and subsequently to the RDA Board, outlining the EOC Project, with a total estimated cost of \$350,000. At their respective meetings, the Finance Committee and RDA Board supported staff's recommendation and authorized \$35,000 for design services to incorporate the EOC, negotiate a cost with McGillivray, and return to Council for authorization to proceed with construction.

On December 16, 2008, as a result of State Budget issues, the RDA Board appropriated \$304,000 for construction of an EOC at Fire Station No. 1.

DISCUSSION:

Staff now requests permission to increase the change order authority for the construction of an EOC that can be incorporated into the current Project and would meet the needs of the City in a large disaster.

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. The current plan for the Project has many of the essential infrastructure elements and characteristics for an EOC; such as, an emergency generator, an electronic communication hub, sufficient operating square footage for EOC staff, and a centralized location. In addition, the facility meets the seismic occupancy requirements as an "Essential Facility".

The proposed EOC at Fire Station No. 1 will be 1,650 square-feet and configured to be utilized as a dual purpose classroom and EOC. The room has been designed to accommodate 42 occupants in a multitude of configurations, based on need. The design incorporates the use of flexible lighting options, visual display boards, telecommunications, and off-the-shelf audio and video equipment.

Staff has negotiated a reasonable proposal of \$236,549 with the current construction contractor, McGillivray, taking advantage of the current market and mobilization. Staff requests Council's approval to proceed with the construction amount of \$260,000, which includes an additional 10% to cover any unforeseen costs, for a total construction cost of \$4,737,559.

In addition to the proposed construction funding increase, staff has also identified radio and computer equipment and furniture that would fulfill the dual purpose of using the space as an EOC and for daily classroom use. Information Systems staff has specified a computer server and WiFi network components for the multi-purpose work space.

The proposed expenditures are summarized as follows:

Radio Equipment	\$ 3,500
EOC/Classroom tables/Chairs	\$20,500
Computer equipment	\$14,595
Construction Mgmt, Inspection, permits, etc.	<u>\$ 5,000</u>
TOTAL	\$43,595

The equipment and furnishings will be purchased from a separate vendor and will therefore not affect the construction contract with McGillivray.

FUNDING

On December 16, 2008, the RDA Board approved a revised allocation of funds that included appropriation of \$304,000 for construction of an EOC at Fire Station No. 1. Staff is now requesting permission to authorize \$303,595 in expenditures (\$260,000 for construction and \$43,595 for equipment and services to complete the EOC), bringing the total RDA funding for the Fire Station No. 1 Seismic Renovation Project to \$6,974,209.

Fire Station No. 1 Seismic Renovation Cost Summary

Original Project Cost	\$6,635,614
EOC Design Cost	\$35,000
<u>Proposed EOC Construction Cost</u>	<u>\$303,595</u>
Total Project Cost:	\$6,974,209

In an effort to potentially offset costs associated with equipment and furnishings for the EOC, a grant request for \$66,534 has been submitted to the local Homeland Security Grant Approval Authority. The disposition of the grant request should be determined within the next two months.

SUSTAINABILITY IMPACT:

The Project incorporates green building materials and construction techniques to accomplish a Leadership in Energy and Environmental Design Silver rating for new construction. Changes made to accommodate the EOC would be held to the same high environmental standards. Project highlights include solar power to augment electricity and hot water production, and new energy efficient windows and insulation.

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/AH/mj
David Gustafson, Assistant Community 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