CITY OF SANTA BARBARA
COUNCIL AGENDA REPORT

AGENDA DATE: August 14, 2018
TO: Mayor and Councilmembers
FROM: Engineering Division, Public Works Department
SUBJECT: Contracts For Design And Preliminary Environmental Review For The Santa Barbara Police Station Project

RECOMMENDATION: That Council:

A. Authorize the Public Works Director to execute a City Professional Services Agreement with Cearnal Collective LLP, for architectural and design services of the Santa Barbara Police Station Project in the amount of $177,000, and authorize expenditures of up to $17,700 for extra services that may result from necessary additional work not identified in the scope of the work; and

B. Authorize the Public Works Director to execute a City Professional Services Agreement with Dudek, a California corporation, for preliminary environmental review support during site selection evaluation in the amount of $39,038, and authorize the Public Works Director to approve expenditures of up to $3,904 for extra services of Dudek that may result from necessary changes in the scope of work.

DISCUSSION:

Background

On June 5, 2018, Council was updated on the status of the Santa Barbara Police Station Project (Project) and was informed that a Professional Services Agreement (PSA) for initial programming activities (Phase 1) had been entered into with Cearnal Collective LLP, and with McClaren, Wilson and Lawrie (collectively referred to herein as “Cearnal”) as a sub consultant. Staff indicated it would return to Council in late summer 2018 with a request to authorize the execution of a larger PSA (Phase 2) with Cearnal for architectural and design services necessary to complete the site selection process, as well as a separate PSA for preliminary California Environmental Quality Act (CEQA) review during the site selection process.

A portion of the work completed work under Phase 1 cost more than the amount originally authorized by the Phase 1 agreement and will be incorporated separately into the Phase 2 agreement. The original authorization limit of Phase 1 was $34,999 which was exceed by $15,000 for a total Phase 1 cost of $49,999. The recommended agreement with
Cearnal for Phase 2 will supersede and replace the Phase 1 agreement with the understanding that $34,999 has already been paid for the Phase 1 work, and the balance will be paid and incorporated into Phase 2. Exhibit A of the Cearnal PSA shows the balance from Phase 1, then outlines the Phase 2 scope of work, the timeline associated with the work, and the value of the work, all to be billed on a time and materials basis. Staff will return to Council for approval of new agreements for subsequent phases.

Project Description

There are multiple phases in the design process of such a large scale project, and each requires its own budget, deliverables, and schedule. The Phase 2 PSA with Cearnal authorizes the architectural and design services outlined in Exhibit A to the PSA. The scope, schedule, and costs for future phases of work will be better known at the completion of the site selection process. The various phases of work are outlined in the table below:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Completion Date</th>
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<tbody>
<tr>
<td>Planning / Design</td>
<td></td>
</tr>
<tr>
<td>Phase 1 – Programming</td>
<td>Summer 2018</td>
</tr>
<tr>
<td>Phase 2 – Site Selection</td>
<td>Early 2019</td>
</tr>
<tr>
<td>Phase 3 – Final Design</td>
<td>TBD</td>
</tr>
<tr>
<td>Construction</td>
<td>TBD</td>
</tr>
<tr>
<td>Occupancy</td>
<td>TBD</td>
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Once the programming is completed, the site selection criteria upon which to evaluate the potential locations will be available. Various properties, including the existing Police Station location, will be considered. Based on the developed criteria, there will likely be locations that will not be viable for this Project and will, therefore, not be studied further. The sites that do meet the criteria will be studied in depth to determine which site best meets the needs and requirements for the new Police Station. Site selection will also include preliminary CEQA review, which will be performed by Dudek, as described below.

Initial public outreach and community engagement will also occur during the site selection process. Public Works staff will lead this process with the assistance of a consultant retained under separate contract. At the end of the site selection process, staff will return to the Ad Hoc Site Review Committee and the Fire and Police Commission to report findings and a preliminary cost analysis for construction. Staff plans to return to Council early in 2019 with a recommendation for site selection. Once Council provides direction on final site selection, staff will return to Council with a contract for Phase 3 that will include a scope of work, a schedule, a budget, and list of deliverables for final design.
Site Selection Phase Consultant Services

Staff recommends that Council authorize the Public Works Director to execute a contract with Cearnal Collective LLP in the amount of $15,000 for the remainder of Phase 1 programming and data synthesis, $162,000 for site selection, and $17,700 for potential extra services, for a total amount of $194,700. Cearnal Collective LLP is experienced in this type of work, having designed multiple landmark buildings throughout Santa Barbara. McClaren, Wilson and Lawrie, a sub consultant to Cearnal, has designed and developed over 300 police stations nationally and are experts in public safety facilities. Staff is confident that this team represents the most qualified and experienced team to design this important landmark facility.

Preliminary CEQA Support Services

Potential sites are subject to preliminary CEQA review. A Request for Proposal (RFP) was sent to three firms (LSA, AMEC Foster Wheeler, and Dudek) on July 6 for CEQA support during the preliminary environmental review for site selection. Of the three firms, Dudek was the only responsive firm. The Dudek proposal was responsive to the RFP and staff is confident that Dudek will provide excellent CEQA services, due to past history on City projects. Staff recommends that Council authorize the Public Works Director to execute a contract with Dudek in the amount of $39,038 for preliminary CEQA review, and $3,904 for potential extra services, for a total amount of $42,942.

Community Outreach

Phase 2 will include up to three community workshops to introduce the possible sites and initial programming to the public. The community engagement will be led by Public Works staff, in consultation with Community Development staff, and the assistance of a communications consultant by separate contract. Additional community outreach will occur after Phase 2.

Funding

The following summarizes all estimated consultant costs to complete Phase 2 of the Project:

<table>
<thead>
<tr>
<th>ESTIMATED PHASE 2 CONSULTANT COSTS</th>
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</thead>
<tbody>
<tr>
<td>Remaining Programming and Data Synthesis for Phase 1</td>
<td>$15,000</td>
</tr>
<tr>
<td>Contract with Cearnal for Site Selection</td>
<td>162,000</td>
</tr>
<tr>
<td>Extra Services</td>
<td>17,700</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$194,700</strong></td>
</tr>
</tbody>
</table>
Construction of a new Police Station and all costs leading up to it, including the preliminary costs associated with the two agreements for which staff is seeking Council approval, will be funded from the Measure C Sales Tax revenues. Sufficient funds for this work have been appropriated to the Project in the Fiscal Year 2019 Adopted Budget, so no appropriation authority is needed.

**SUSTAINABILITY IMPACT:**

City Resolution 07-018 requires that new City building construction be designed and constructed to achieve a Leadership in Energy and Environmental Design (LEED) Silver classification or, where LEED is not applicable for the Project, another green building program certification level that is contingent on the building type. Resolution 07-018 also requires new building construction and major renovations for City owned and operated buildings be designed to exceed State Title 24 Energy Requirements by 20 percent. In addition, the City’s General Plan calls for the inclusion of solar energy to help meet the energy demand for the structure. Lastly, Council Resolution 17-043 commits the City to 50 percent renewable electricity in municipal facilities by 2020 and 100 percent renewable electricity by 2030; therefore, pursuing a zero net energy building design would be in line with these goals.

Copies of both agreements are available for public review at the City Clerk’s Office.

**PREPARED BY:** Brian D’Amour, City Engineer/BH/SI/sk

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

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