



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: County Executive
Office (OES)/General
Services/
Department No.: 063 / 990
For Agenda Of: 12/01/2009
Placement: Set Hearing
Estimated Tme: 30 minutes on 12/8/09
Continued Item: No
Vote Required: Majority to Set Hearing

TO: Board of Supervisors
FROM: Department Bob Nisbet, Director, General Services, 560-1011
Director(s) Michael D. Harris, Emergency Operations Chief, 560-1081
Contact Info: Paddy Langlands, Assistant Director, General Services, 568-3096
**SUBJECT: Set a Department Hearing for December 8, 2009 Regarding the Emergency
Operations Center (EOC) Building Project #8666
Second Supervisorial District**

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

On December 1, 2009, set a departmental hearing for December 8, 2009, to receive staff recommendations regarding the EOC Building Project #8666 as follows:

- A. By majority vote, award a Fixed Price Construction Contract to the apparent low bidder, Melchiori Construction Company (a local vendor) in the amount of \$3,586,013, subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law;
- B. Authorize the Chair to execute the construction contract upon return of the Contractor's executed contract documents, and the review and approval of the County Counsel, Auditor-Controller and Risk Manager or their authorized representatives;
- C. By majority vote, authorize the Director of General Services to approve change orders of an amount not to exceed \$25,000 plus 5% of the awarded contract amount less \$250,000, or \$191,800.65;

- D. Upon approval of Recommendation A, approve and authorize Chair to execute Amendment No. 1 to the Professional Services Agreement for The Austin Company for Construction Administration Services in the amount of \$179,487 inclusive of reimbursable expenses, for a total contract fee of \$550,618;
- E. Approve the Final Mitigated Negative Declaration and adopt the County's mitigation monitoring program pursuant to the California Environmental Quality Act (CEQA) guidelines for the Emergency Operations Center;
- F. Upon approval of Recommendation A, approve a Surety Deposit Agreement with the Goleta Water District for project related improvements; and
- G. By a 4/5ths vote, upon approval of Recommendation A, direct the Emergency Operations Chief to ensure compliance with the County's "Acceptance of Gifts by County" policy (attached), accept a cash donation of approximately \$2,000,000 (two million) from the Orfaea Fund's "Aware & Prepare Initiative" and the Initiative's partnering philanthropic entities (local 501 (c)(3)) to be deposited in Fund 30 , Department 063 , Account 8666 (Capital Projects, Project# 8666 (EOC)), solely for EOC construction and critical EOC system needs as agreed to between the County and the donor.

Summary Text:

On August 18, 2009, the General Services Department and the Office of Emergency Services (OES) provided the Board of Supervisors with recommendations regarding the need for a permanent EOC. At that hearing, in their recognition of the need for a permanent facility that meets operational requirements to serve the local communities, local philanthropic leaders stepped forth to offer financial assistance to the County to assist with construction and technical (communication systems) needs.

Based on the creation of approximately 55 jobs locally (93 jobs nationally) and introduction of approximately \$8,000,000 locally (\$14,000,000 nationally) into the economy, as determined by Long Range Planning, the optimal bidding environment and the supportive funding from the Aware & Prepare Initiative and its partners, the Board authorized staff to advertise for construction bids. Staff was also directed to follow-up on an offer from the 19th District Agricultural Association at the Earl Warren Showgrounds. The CEO of the 19th Agricultural District had, during the earlier public comment, offered a location for consideration for an interim EOC rather than constructing a permanent facility as recommended by staff.

As directed by the Board at its August 18, 2009 hearing regarding the EOC, the County's Emergency Operations Chief and the Director of General Services met with the CEO of the 19th Agricultural District at the Earl Warren Showgrounds. As a result of that site visit, it was discovered by Staff that the facility was less than half the size needed, was not built to essential services (more robust) requirements, and that the cost to expand and bring up to code would cost more than new construction. To none-the-less give the option thorough consideration, the Agricultural District's CEO was sent a letter on three separate occasions requesting information regarding the District's proposal without a response. Information that has not been provided was for rent costs, site security, long-term versus short term leasing, restrictions by the District on what the County can do to modify the building, etc. Given Staff's estimate that remodeling the proposed Earl Warren facility would cost more than new construction, the

lack of response from the District, and the reiteration of the Aware & Prepare Initiative that they are only investing in a permanent EOC and would otherwise not provide the Initiative's proposed funding, staff does not recommend using the Earl Warren site as another interim EOC.

Background:

The primary purpose of the Emergency Operations Center (EOC) is to serve as a single focal point for the management of information, policy making and resource support and allocation during all phases of a local emergency. The County, which is the lead agency for the Operational Area, as well as recent Grand Jury investigations, has recognized the need to replace the current EOC trailers. The current EOC is an interim facility shared with the Employees University program. Discussions have taken place regarding the need to build a permanent structure that will fully meet the needs of the County.

Staff and our EOC consultant, The Austin Company (which was selected through a Request for Qualifications process), have conducted numerous site visits to existing EOC's in the Southern California region; have determined the purpose and program for the EOC; have determined the potential disasters it would respond to and potentially be threatened with; have studied various areas of the county (on County property) to best locate the facility, including an evaluation of EOC staffing and their proximity to EOC emergency staff offices and residences; and have assessed needed infrastructure to ensure sustained operation of the EOC during potential disasters. Based on these extensive studies and analyses, staff continues to recommend that the EOC be constructed in the Santa Barbara area on County property next to the Fire Department headquarters on Cathedral Oaks.

Using the architectural and engineering services of The Austin Company, General Services completed design and construction documents for a 9,992 SF facility, has pre-qualified over two dozen general contractors, and has obtained construction bids from these pre-qualified contractors.

The 9,922 square foot facility is designed to essential services standards¹, as well as environmentally sustainable design features. The size and configuration are based on professional experience from both the EOC design experts at The Austin Company and emergency managers in OES. Site visits by staff to major cities throughout southern California demonstrated that other counties typically identified their EOCs as undersized and in need of expansion. While the proposed EOC's size has been reduced to 9,922 square feet to meet the Counties existing funds, staff and its EOC consultant believe this size of a facility is sufficiently large to execute its mission of emergency and disaster leadership, and to do it significantly better than the existing, interim facility. Furthermore, with an addition of approximately 1,160 square feet to the facility, designed separately as an additive construction alternate that would be awarded simultaneously, and funded by the Aware & Prepare Initiative, the facility will be sufficiently sized to meet the County's needs for decades to come.

¹ Section 16007 of the California Health and Safety Code defines Essential Services Facilities as "any building, including those designed and constructed for public agencies, used, or designed to be used, or any building, a portion of which is used, or designed to be used, as a fire station, police station, emergency operations center, California Highway Patrol, Sheriff's office, or emergency communications dispatch center." Such facilities require greater structural strength sufficient to allow the facility to remain occupied and operational after an earthquake event.

The core EOC features include a 2,000 SF Incident Management Room, one large and one smaller break-out room, a management conference room, Joint Information Center (JIC), and support space for Geographic Information Systems (GIS) and Channel 20/Amateur Radio Emergency Service (ARES). Raised flooring will allow flexibility in equipping the room and integrating future technology. The IT room, uninterruptible power supply (UPS) room, electrical room, and emergency generator are all sited along the northern side of the facility for ease in servicing. Six offices and a reception workstation will serve day to day operations for the OES; a large break room and restrooms including showers will comfortably support extended EOC activations. The site will be secured via a fenced enclosure with card activated security gates, and a card reader system at exterior and select interior doors.

During the programming and design phases, General Services in conjunction with the design team interfaced with several departments and agencies. This included an onsite review with County Fire officials, who were very receptive of measures intended to enhance fire resistance inherent in the design.

Their comments and recommendations, including reducing the amount and type of new landscaping, an additive alternate for smoke filtration, and strategies for implementing and maintaining defensible space surrounding the site in the long term were incorporated into the plans.

Operable windows in offices and along the clerestory windows in the main corridor will allow occupants to take advantage of cross ventilation as weather conditions permit. Additional sustainable features include low flow fixtures, instantaneous hot water, waterless urinals, high efficiency lighting and air handling units, a standing seam roof to accommodate future solar panels, minimized permeable surfaces, and native/drought tolerant landscaping. The project is LEED registered through the US Green Building Council, and we have established the goal of qualifying for LEED certification if not silver. The administrative costs for LEED certification, however, are not presently funded and estimated at \$24,500.

The bid documents included several additive alternates to take advantage of bids coming in lower than anticipated. The Aware & Prepare Initiative has asked that their funds be used specifically for paying for some of the base construction costs and expansion of the incident room to take advantage of the optimal building environment (an addition of approx. 1,160 square feet) and other critical systems that would otherwise not be financially feasible by the County funding alone. Other areas of funding are meant to provide for a smoke filtration system to protect occupants from outside smoke, an enhanced computer room that will provide back up systems within the EOC and to the County, a communications tower and other equipment to provide the EOC an enhanced communication system, and connecting the EOC into the County's fiber optic network. Staff is recommending the award of a contract that includes all additive alternates.

Pursuant to the California Environmental Quality Act (CEQA), County Planning and Development publicized a Revised Draft Mitigated Negative Declaration in October 2009 with respect to the environmental impacts of the project. After receiving public comments, a Final Mitigated Negative Declaration was compiled and certified by the Planning and Development Department on November 18, 2009. The Final Mitigated Negative Declaration can be accessed through the following link: <http://www.sbcountyplanning.org/projects/EmerOpsCenter/index.cfm>. The recommended mitigation measures will be implemented on the project.

As a condition of building the new Emergency Operations Center, Goleta Water District is requiring an extension of a fire line and other improvements associated with ensuring there is adequate service to the new facility. The Surety Deposit Agreement accompanies a deposit in the amount of \$24,000 and will ensure that funds are available to complete the improvements in the unlikely event the County does not complete the work to the Goleta Water District's standards. The deposit will be returned in 3 stages as the project progresses, with the final third returned one year after the date of acceptance. Interest on the funds deposited will also be returned to the County.

Performance Measure:

A construction plan with timeframes will be prepared for the departmental hearing as part of the proposed vendor's contract.

Fiscal and Facilities Impacts:

Budgeted: Yes

Funding for this project is contained within the County's Capital Projects Designation.

Fiscal Analysis:

The fiscal analysis will be provided after tentative agreement is reached with the philanthropic partners to identify areas of shared cost. The December 8, 2009 project report will provide information to the Board that discusses construction costs and will identify items such as communication systems, an enhanced computer room, an expanded incident management room, and other features that would not have been financially obtainable without a strong fiscal partner. Final financial amounts will be developed for the recommended hearing on December 8, 2009, based on construction bids.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

After the December 8, 2009 department hearing, consistent with County policy, the Clerk of the Board will send a minute order to the Emergency Operations Chief stating the acceptance or rejection of the cash donation from the Aware & Prepare Initiative and its partnering 501(c)(3) entities.

Attachments:

County Policy "Acceptance of Gifts by County"

Authored by:

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