


# Memorandum



**Date:** December 9, 2008

**To:** Honorable Salud Carbajal, Chairman, and Members, Board of Supervisors

**From:** Bob Nisbet, General Services Director 

**Subject:** Supplemental Information: Discretionary Facility Projects Tentatively Approved for FY 2008-09; Item D-10

On November 18, 2008, the Board set a hearing for December 9, 2008 to receive a status update on certain capital improvement projects currently in the design phase. Projects under consideration are the Public Defender Remodel, the Sheriff's Technical Services Building, the Betteravia Expansion and the Emergency Operation Center. The following is additional information for the Board's consideration regarding two of the projects:

### Emergency Operation Center:

Over the past 6 months, two alternative locations for the EOC have been investigated as potential ways to deliver the project less expensively. The first is to remodel a floor of the Veteran's Administration (VA) building on the Calle Real Campus. The second is to relocate certain functions in the basement of the Santa Barbara Administration Building and remodel that space. Attached is an assessment of the VA building that summarizes what improvements would be necessary in order to create an EOC in that space that is equivalent to the one currently being designed on the Cathedral Oaks property. The conclusion of this study is that if the building was structurally retrofitted to meet the code requirements of an "essential services building", then the cost would be similar to the current estimate for a new building. Further, the consultant recommends against converting the VA to an EOC based on factors other than cost.

Although an equivalent assessment of the basement of the Administration Building has not been performed, exploring this option further is not recommended for the following reasons:

- 1) This building is not an "essential services building" and would need to be retrofitted—and as a five-story building, would be prohibitively expensive.
- 2) The space is not large enough unless the IT equipment room and Reprographics function were relocated. Relocating Reprographics would be somewhat expensive and no alternative space is immediately identified; relocating the IT equipment room would be cost prohibitive and enormously disruptive.
- 3) Locating a Joint Information Center (JIC) and holding press conferences in the basement of the Administration Building would be problematic for a variety of reasons.

A color-coded floor plan of the basement is attached for the Board's information.

**Sheriff's Technical Services Building:**

The original Board Letter contains four options and numerous other "hybrid" options can certainly be proposed and discussed at the meeting.

One sub-option [call it Option 4(a)] was not mentioned in the report but is worth calling to your attention prior to the meeting. When the Sheriff presented their Technical Service Building project on July 1, 2008, they introduced a revised scope to the project that included adding 50 jail beds to the basement of the County jail. It is estimated that this remodel can be done for around \$500,000.

Option 4(a) would be to freeze all projects except for the EOC (same as option 4), but shift only \$3.9 million from the Technical Services Building to the EOC, thereby leaving \$500,000 for addition of the 50 beds, and \$3.9 million available to be placed in the Strategic Reserve.

**Attachments:**

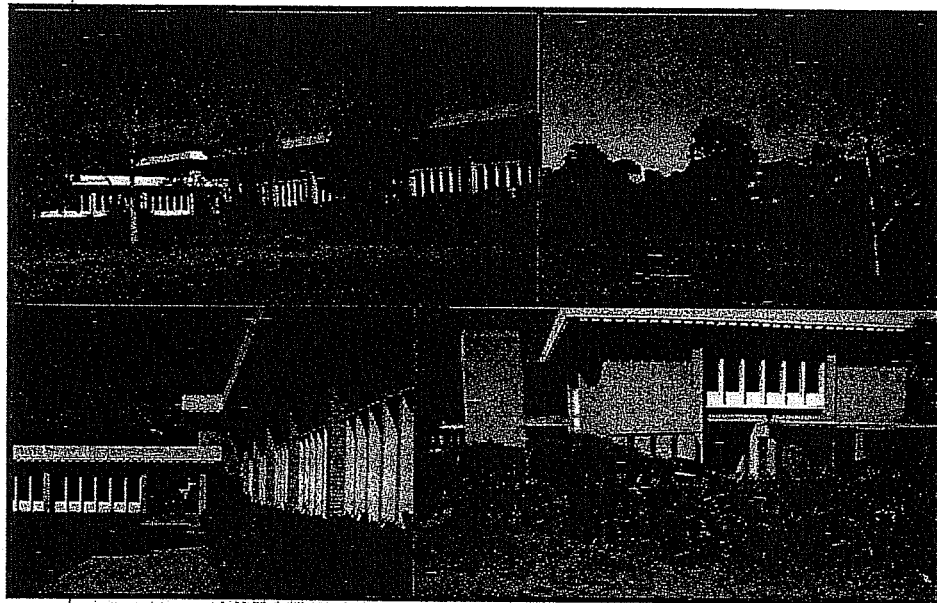
- 1) Executive Summary of an evaluation of the VA building for use as an EOC
- 2) Color-code floor plan of basement of Administration Building



# EVALUATION OF EXISTING FACILITY FOR USE AS AN EMERGENCY OPERATIONS CENTER

W.O. 06-10096D

SANTA BARBARA, CALIFORNIA



prepared for:  
**COUNTY OF  
SANTA BARBARA**  
NOVEMBER 26, 2008



## SECTION 1 – Executive Summary

### BACKGROUND

As requested by the County, the Public Health Center for Veterans Administration Satellite Outpatient Clinic was evaluated for potential use as an Emergency Operations Center. The evaluation criteria by which the existing building was judged is therefore relatively high: The existing building has been evaluated as to its performance capability versus that of the schematic design of the new E.O.C. prepared by Austin earlier this year.

Austin inspected the subject building on October 28 and has since studied the existing building construction documents and performed limited preliminary structural calculations.

### SUMMARY OF FINDINGS

The existing building falls far short in the following categories:

- Structural vulnerabilities
- Potential for site flooding
- Remaining useful life of the electrical system
- Remaining useful life of the mechanical system
- Roofing and glazing
- Arrangement of the usable space for the E.O.C. function

Austin estimates the cost of renovation to be in the range of \$4 to \$5 million. The anticipated cost is considerable for the following reasons:

- Cost includes extensive seismic improvements, as required by California statute for an essential facility. The seismic retrofit cost is approximately \$1 million of the total.
- Cost includes new infrastructure systems as well as the cost of the demolition of the existing systems.
- Interior improvement work is spread over a larger floor area due to the inefficiency of lay-out and over two floors (i.e., two sets of toilet rooms) and must also incur the cost of demolition.

### SUMMARY OF SEISMIC CONCLUSIONS

Structural seismic improvements are anticipated to cost between \$400,000 and \$600,000 (preliminary estimate) in order to comply with Immediate Occupancy Performance requirements. Work includes enhancements to the building foundation system and the construction of new shear walls within the building. Rectification of critical non-structural seismic issues associated with partitions, cladding, mechanical and electrical systems as described within Austin's report will likely increase this figure to \$1 million.

As noted in this report, Austin does not recommend converting this building to an EOC, even if it is seismically upgraded – cost and functionality being the primary issues. Moving the EOC into this building without a seismic upgrade would not be a prudent move either, even with new interior finishes. This would not be a “better than existing” scenario. Moving the EOC to this building without the appropriate upgrades would be a lateral move at best (after spending a lot of money) and would, in reality, place the EOC in a building with greater risk.

Therefore, it is not prudent to convert the existing building into an Emergency Operations Center. It is possible, however, to retrofit the existing building to meet the Life Safety performance criteria for a less critical function for the building – one not requiring immediate occupancy after a seismic event.

All seven deficiencies noted with regard to Immediate Occupancy Performance remain when the building is evaluated for Life Safety Performance – just to lesser degrees. The building has significant issues regardless of who the tenants might be.

#### **CONCLUSION**

The evaluation approach is intended to be a two-phase activity. If this initial evaluation were to be generally positive or neutral, then a more extensive evaluation might be conducted.

**As a result of these findings, Austin does not recommend re-use of this facility as an E.O.C. No further building evaluation is warranted.**

# Administration Building,

## Basement

