



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: General Services  
Department No.: 063  
For Agenda Of: 3/06/2007  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: 4/5

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**TO:** Board of Supervisors  
**FROM:** General Services Bob Nisbet, Director (805-560-1011)  
Contact Info: Paddy Langlands, Assistant Director (805-568-3096)  
**SUBJECT:** Hazard Mitigation Grant Program (FEMA-1505)  
1<sup>st</sup> and 5<sup>th</sup> Supervisorial Districts

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**County Counsel Concurrence**

As to form: N/A

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:**

As to form: No

Recommended Actions: That the Board of Supervisors:

1. Approve Budget Revision (BR #2006534) in the amount of \$87,975.00 for the County Match requirements of FEMA 1505 Grant funding, to be allocated as follows:
  - a. Project 063/1930/8552: Santa Maria Juvenile Hall at \$3,750.00
  - b. Project 063/1930/8553: Santa Maria Cook & Miller Campus at \$27,100.00, and
  - c. Project 063/1930/8554: Santa Barbara Courthouse at \$25,000.00
2. Approve Budget Revision (BR #2006534) in the amount of \$32.125.00 for seismic testing at the Figueroa Court as part of the facility transfer under SB1732, project 063/1930/8565.

**Summary Text:** The Board approved and executed three engineering contracts on February 14, 2006 (file reference number 06-00139) between the County and Ehlen Spiess & Haight consulting engineers; a local vendor. In addition, a budget revision was approved to fund the required local match to the FEMA Hazardous Mitigation Grant. Since that time, the project team has been steadily working on the engineering studies to improve seismic safety to the identified projects list above. Part of the engineering analysis was to determine the seismic rating of the buildings before selecting a retrofitting scheme. The attached budget revision reflects the substituted use of these funds for the Certificates of Participation as the source of the Federal Seismic Grant Match, and to budget these projects at the proper grant funded level.

The Figueroa Court Seismic project will evaluate the existing structural construction conditions of the Santa Barbara Figueroa Court Facility. Under SB1732, California Counties are to transfer the court facilities to the State Judicial Council by 2008. As part of the early State evaluation of court facilities

across California, an engineering study was commissioned to determine the seismic rating of these court facilities.

**Background: Santa Maria Juvenile Hall (8552)**

Upon completion of the initial study for this building, it was determined that this building no longer required seismic retrofitting. Once the structural Tier II studies for the Santa Maria Juvenile had been reviewed by State OES and FEMA, it was agreed that the project would be closed. A request was made to FEMA that the remaining allocation for the Santa Maria Juvenile Hall be re-allocated to the Santa Maria Cook & Miller Court Campus in the amount of \$203,562.

**Cook & Miller Court Campus (8553)**

State OES and FEMA approved our request and authorized the Cook & Miller Court Campus project to add the remaining portions of Building C. Building C houses court, court clerks, Sheriff and District Attorney staff. After the initial review of Building C, it was determined that this structure requires a significant amount of seismic retrofitting. In essences, over the years as interior walls have been removed to provide more space for services, structural walls that are essential to helping the building resist the forces of seismic activity have been eliminated. The additional funds from the closed Santa Maria Juvenile Hall will help to complete the seismic assessment work at this building.

Further work at this site deals with seismic issues of Buildings A & B. Recently an in-fill project added floor space and connected these two buildings. Unfortunately, the new building was not seismically isolated from the old Building A & B. The seismic retrofit for these buildings will be to detach the addition for the original buildings to insert an expansion joint. The exterior plaster walls will be removed to apply structural plywood shear walls.

**Santa Barbara Courthouse (8554)**

There is not change to the scope of work for the Santa Barbara Courthouse (8554).

**Santa Barbara Court: Figueroa Division (8565)**

SB1732 requires that all court facilities be studied for their seismic sufficiency and rated on a scale of Level I through Level VI. Building rated at Level IV and lower can be transferred to the state, while building rated Level V or Level VI cannot be transferred to the state unless a provision for seismic correction is made. In 2007, code sections were amended to allow the State Judicial Council to take deficient buildings if the Counties agreed to provide a secure instrument to pay for the damage caused to these highly rated facilities, should such damage occur. The Figueroa Court was rated Level V and therefore cannot be transferred to the state unless the county accept liability for the next 35 years, in the event of an earthquake.

In an effort to reduce the rating of the Figueroa Court, the County has elected to have a more detailed structural review of the entire building to determine if the rating can be reduced to less than Level V, thus saving 35 years of insurance premiums that would be paid by the County. In the evaluation of any building for seismic safety, there are three engineering studies can be conducted, each building on the work of the next. These studies are defined by two FEMA publications: 365 and 178. The State of California used these same documents when originally evaluating the courts. Contained in those references are Tier I, II and III engineering evaluation methodologies. The studies are conducted in sequence until the full evaluation of the building is complete. The Figueroa Court has received, to date, Tier I and II; both conducted by the State. The current project is to conduct a Tier III review.

**Performance Measure:** N/A

**Fiscal and Facilities Impacts:**

Budgeted: No

**Fiscal Analysis:**

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal	\$ 67,407.00		\$ 67,407.00
Fees			
Other:	\$ 87,975.00		\$ 87,975.00
Total	\$ 155,382.00	\$ -	\$ 155,382.00

Narrative: County matching funds for the Seismic Grants will be from Courthouse Construction Funds (Fund 0071) in the amount of \$87,975 that is designated in Fund 0030 Accumulated Capital Outlay. The attached budget revision reflects the substituted use of these funds for the Certificates of Participation as the source of the Federal Seismic Grant Match, and to budget these projects at the proper grant funded level. The Figueroa Seismic study at \$32,125 is part of the Courthouse Construction Funds transferred.

**Staffing Impacts:**

**Legal Positions:**  
0

**FTEs:**  
0

**Special Instructions:** Forward three duplicate original executed agreements for each project and a Minute Order to the County Architect at 1105 Santa Barbara Street, 2<sup>nd</sup> Floor (Courthouse East Wing).

**Attachments:** BRR 2006534

**Authored by:** Robert Ooley, AIA, General Services

**cc:**