



City of
SANTA BARBARA



Request for Qualifications

February 2018

Request for Qualifications— Santa Barbara City Police Station

The City of Santa Barbara is seeking Statements of Qualifications (SOQs) from interested professionals for services leading to construction of a new Police Station.

The existing Santa Barbara City Police Station, located at 215 East Figueroa Street, was constructed in 1959.

Increases in City population and to Police Department Staff, coupled with modern seismic safety and accessibility standards, have created the need for a new, modernized facility.

“The site observations and our review of the design drawings and analysis indicate that the existing building has deficiencies that could result in poor seismic performance during a design earthquake event.”

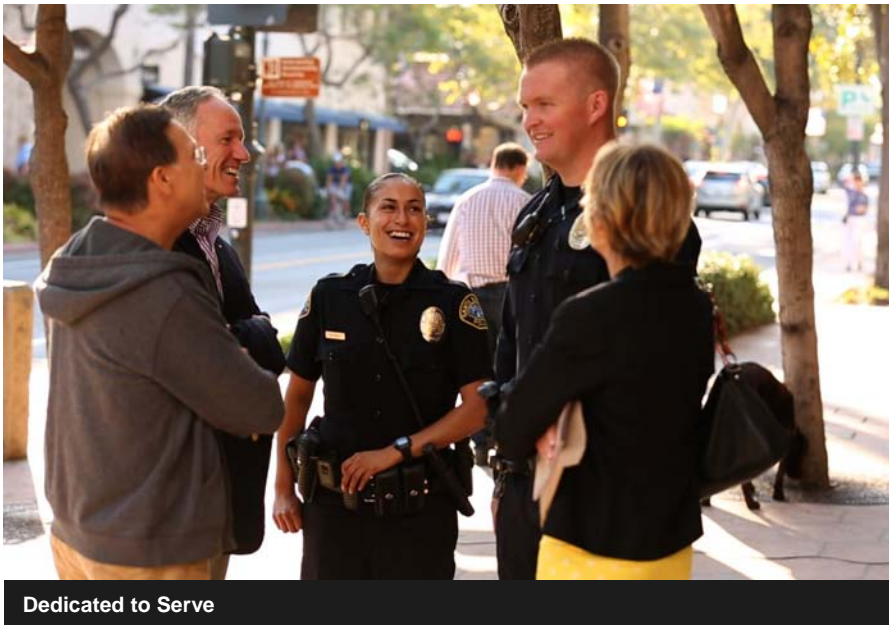
*- Seismic Retrofit Study by
Coffman Engineers, Inc.
(September 2010)*



Existing Police Station on Figueroa Street

Important Dates:

- March 22, 2018—Statement of Qualifications Due
- Mid-April 2018—Interviews with highest ranked teams
- May 2018—Finalize scope of work and negotiate fee
- June 2018—Contract Award / Notice to proceed



The Need For Modernization

The existing Police Station, constructed in 1959, is a concrete and steel structure that operates as an essential facility for the City of Santa Barbara. Currently, this City-owned facility houses approximately 180 police officers and administrative staff, and is in full operation 24 hours per day, seven days per week. The building serves as the main administrative office for police services and also includes a jail and shooting range. The building houses chemical and Special Weapons and Tactics equipment, criminal records and crime scene evidence. In case of a disaster, the building also serves as the City's backup Emergency Operations Center. The Police and Fire Combined Communications Center that handles 911 calls and all radio communication is located within the nearby Granada Garage.

In 2000, the Police Department began leasing an adjacent building to address overcrowding; this building (PD Annex) now contains approximately 35 police officers and administrative staff and has become a critical part of Police Operations.

The existing Police Station does not meet modern building code standards for an essential facility, nor for site accessibility. Construction of a new building is required to sufficiently house all Police Operations in one place.

Phased Approach

The City is looking for a team capable of providing services for all phases of work leading up to construction. The team should include expertise and relevant experience in the areas of planning, architecture, and engineering.

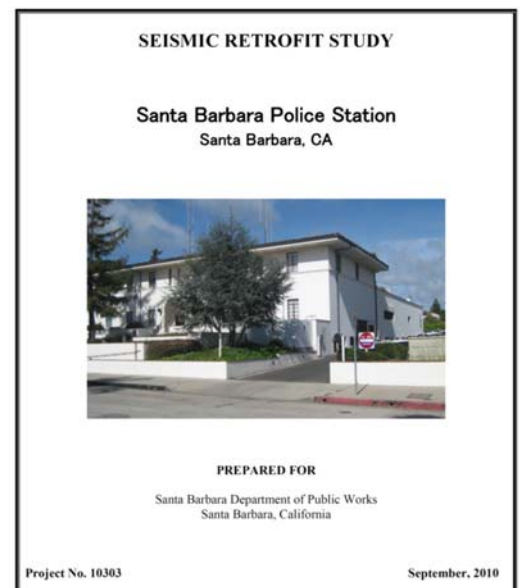
The project is anticipated to be divided into several key phases.

The first phase of work will be included in an initial contract covering the following:

- Programming and an alternative site evaluation / site selection

The next phase of work will be covered under a separate (future) contract:

- Project design approval, including conceptual design and land use entitlements
- Final design



SOQ Requirements

- 6 paper / 1 electronic copy of SOQ
- 100 page maximum (50 if double sided)
- Company and personnel profiles
- Consultant team organizational structure
- Demonstrate ability for consultant team to work together successfully
- Record for completing projects on schedule and under budget
- Public Safety projects in California with references
- Santa Barbara projects with references
- Experience with union and/or prevailing wage construction projects
- Entitlement expertise
- LEED certification status of completed projects
- Proposed project schedule with milestones
- Site analysis approach
- Any objections to City Professional Services Agreement

Consultant Qualifications

- CASp
- QSP / QSD



City of Santa Barbara, California Police Station Needs Assessment Study

30 April 2012
Final Report



Many previous studies have been Completed

Consultant Scope of Work

The consultant team is expected to be knowledgeable of the City of Santa Barbara's design review and building permit requirements, as well as specific requirements for public safety facilities. Teams consisting of a Police Station programming specialist and a local architect are strongly encouraged. The consultant team will be working closely with a City Project Manager and a stakeholder group composed of select project representatives from various City Departments, including Police, Community Development, Public Works, and the City Administrator's Office.

The SOQ should provide information regarding the team's expertise in the following areas:

Research / Review Prior Work – Review prior studies/reports to avoid duplication of effort and minimize fees.

Programming – Coordination with Police Department staff to assess current operational needs and space limitations.

Site Analysis and Selection – Looking primarily at City-owned property, review available sites, including existing site, as potential locations to meet modern Police Station requirements.

Conceptual Design and Cost Estimates – Develop renderings and initial cost estimate for preferred site (not part of initial contract).

Environmental Review – Technical studies and reports required for CEQA analysis and all required environmental clearances.

Project Design Approval - for the selected site (not part of initial contract).

Final Design Plans and Specifications – for the selected site (not part of initial contract).

Although not all of the above services will be included in the initial contract, the City is looking for a team that is highly qualified to deliver all pre-construction services for the project, including final construction plans and specifications.

Consultant Selection

From the SOQs received, the City will select the most qualified firms for interviews, based in part, on the following criteria:

- Project Manager's qualifications and ability to perform the anticipated scope of work, based on information provided by the Consultant, from client references, and from City staff or staff from other agencies who have worked with members of the Consultant team in the past.
- Recent experience of the team's key staff on projects similar in scope and nature, specifically modern (post 9/11) public safety facilities in California and buildings in the City of Santa Barbara, including with the El Pueblo Viejo Landmark District.
- Demonstrated ability to meet schedules and deadlines, and complete projects within budget.
- The firm's understanding of the project's potential concerns and the Project Stakeholder's special concerns.
- Willingness and ability of the consultant to enter into an agreement with the City using the standard City of Santa Barbara Service Agreement with contractors, without modifications or supplements to the standard conditions.

Contact Us

Give us a call or send an email for more information about the project :

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Visit us on the web at
www.santabarbaraca.gov



Statements of Qualifications are Due by Thursday, March 22, 2018

Additional Resources

The following additional resources will be made available to consultant teams:

1. City of Santa Barbara, Sample Professional Services Contract
2. Seismic Retrofit Study, Santa Barbara Police Station, Coffman Engineers, September 2010.
3. Santa Barbara Police Station Building Assessment Study, Paul Poirier + Associates Architects, December 2010.
4. City of Santa Barbara, California, Police Station Needs Assessment Study, Leach Mounce Architects, April 2012.

Please contact us at the above to obtain this information and to be listed as an interested firm for this project.