

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: GRANT BAILEY, SUPERVISING ENGINEER
CAMRON MACDONALD, FACILITIES PLANNING
COORDINATOR
SUBJECT: TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
AUTHORITY TO ISSUE DESIGN-BUILD REQUEST FOR
PROPOSALS FOR PUBLIC SAFETY BUILDING GENERATOR,
955 AND 965 SONOMA AVENUE

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by the Department of Transportation and Public Works and the Police Department that the Council, by motion, approve the use of the Design-Build procurement method as in the best interest of the City and authorize issuance of a Request for Proposals for a generator installation at the Public Safety Building, 955 and 965 Sonoma Avenue.

EXECUTIVE SUMMARY

The Public Safety Building, 955 and 965 Sonoma Avenue, is a two story, 55,000 square foot building that contains Fire Station No. 1 and Police Department essential operations. A 2019 analysis determined that capacity of the existing generator at the Public Safety Building is not adequate to support all electrical functions necessary to sustain emergency operations in the building for an extended power outage, such as a Public Safety Power Shutoff. In March 2021, the City was awarded \$300,000 in Community Power Resilience Grant funds from California Governor's Office of Emergency Services (Cal OES) applicable to the purchase and installation of a new generator for the building. Grant funds must be expended by process will expedite project delivery by overlapping the design and construction phases March 31, 2022 and utilization of a Design-Build, which will enable expenditures from the grant funds before the March 31, 2022 deadline.

BACKGROUND

The Public Safety Building, 955 and 965 Sonoma Avenue, is a two story, 55,000 square foot building that contains Fire Station No. 1 and Police Department essential operations.

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The Public Safety Building currently has a generator that is only capable of powering some essential functions of the building during power outages. Due to Pacific Gas and Electric (PG&E) Public Safety Power Shutoffs (PSPS) during severe fire threat weather, extended power outages are becoming a more frequent occurrence in Santa Rosa.

In 2019, the City contracted with GHD to perform an analysis on the existing generator and electrical systems it supports in the building. The analysis determined that the existing generator is not adequate to support all electrical functions necessary to sustain emergency operations in the building for an extended power outage, such as a PSPS.

In March 2021, the City was awarded \$300,000 in Community Power Resilience Grant funds from California Governor's Office of Emergency Services (Cal OES) applicable to the purchase and installation of a generator and generator connections necessary for the Public Safety Building essential facility. Grant funds must be expended by March 31, 2022.

PRIOR CITY COUNCIL REVIEW

In January 2014, the City Council adopted Ordinance 4021, which established regulations for the award, use and evaluation of Design-Build contracts.

ANALYSIS

A Design-Build contract is an alternative contracting method in which a single contractor both designs and builds a project. This method expedites project delivery by overlapping the design and construction phases, which will enable expenditures from the grant funds before the March 31, 2022 deadline. Design-Build method can also reduce project costs and minimize disputes between designer and contractor. The proposed procurement method will follow Section 3-60 of the City of Santa Rosa Municipal Code. This method allows for selection of a Design-Build firm based on performance objectives for this project which include, but are not limited to:

1. Supply the generator and associated improvements
2. Equipment warranty
3. Ability to obtain required permits
4. Utilize existing facilities and paved areas effectively
5. Meet required grant deadlines

A Selection Committee will review and rank the proposals based on the evaluation criteria outlined in Section 3-60.120 of the City Code. Upon completion of the proposal rating process, the Selection Committee will make a recommendation to the City Council to award the Design-Build contract to the Design-Build entity whose proposal is judged as providing the best value meeting the interest of the City, and meeting the objectives of the project. A request to award a Design-Build contract will be presented to Council at a later date.

FISCAL IMPACT

A journal ledger account, Number 95931 has been established and funded with \$300,000 from the Cal OES Community Power Resiliency Grant and \$275,000 from the General Fund. Funds were appropriated in the 2021-22 fiscal year budget.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project at this time, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378. CEQA compliance will be required after the design-build contract is awarded for installation of a generator at the Public Safety Building.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

None.

CONTACT

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