



City of Santa Barbara
Airport Department

Meeting: 02/21/18
Agenda Item No. 13

DATE: March 6, 2018
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Santa Barbara Airport Electrical Repairs at 495 South Fairview Avenue

RECOMMENDATION:

That Airport Commission receive a presentation regarding the electrical repairs at 495 South Fairview Avenue.

DISCUSSION:

Background

The City of Santa Barbara has a fifty-year ground lease, which expires on May 8, 2018, with Ampersand Aviation, LLC, for premises at 495 South Fairview Avenue. The premises include an 180,000 square foot hangar/office building and adjacent 30,000 square foot office building. The City assumes control of the buildings upon lease expiration.

Project Description

In August 2016, the main electrical switchgear at the facility failed and Southern California Edison (SCE) had to cut power to the facility. The tenant at the facility tried to repair the switchgear, but SCE could not confirm the repair due to the age of the equipment. The tenant did not proceed with the repair.

In order to protect the City's reversionary interest, staff began design for new electrical switchgear for the facility in September 2017. In December 2017 Council appropriated \$400,000 for electrical repairs and authorized a contract amendment to the design contract to add structural engineering services.

Bids and Timeline

Bids were received on February 1, 2018. Five bidders submitted bids with Imperial Electric from Goleta submitting the low bid of \$625,000. The original project estimate of \$400,000 included a like kind replacement of the existing electrical switchgear. However, due to the fact this project is located within the Flood Zone, new work is required to be one foot above the base flood elevation. As such, a structural engineer was retained to

design a foundation system that will support the new switchgear four feet above existing ground. This new foundation system, and the fact that the existing electrical conduits now need to be extended is likely the reason for the cost increase from the original estimated cost of \$400,000 to the low bid cost of \$625,000. The project is scheduled to be completed in September 2018.

Budget/Financial Information

Existing appropriations for the project are \$400,000. The total cost of the electrical repairs, including structural improvements to raise the switchgear, is \$660,000.

PREPARED BY: Facility Planning & Development