



**POLICE DEPARTMENT /  
PUBLIC WORKS DEPARTMENT / FINANCE DEPARTMENT**

**CONTRACT FOR THE CONSTRUCTION OF THE SANTA BARBARA  
POLICE STATION**

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November 12, 2024

# Agenda:

1. Measure C Funding Priorities
2. Process – Past to Present
3. Police Station - Building Entry Rendering
4. Best-Value Process for Contractor Selection
5. ProWest Constructors
6. Schedule and Cost
7. Owner-Controlled Insurance Program
8. Staff Recommendation



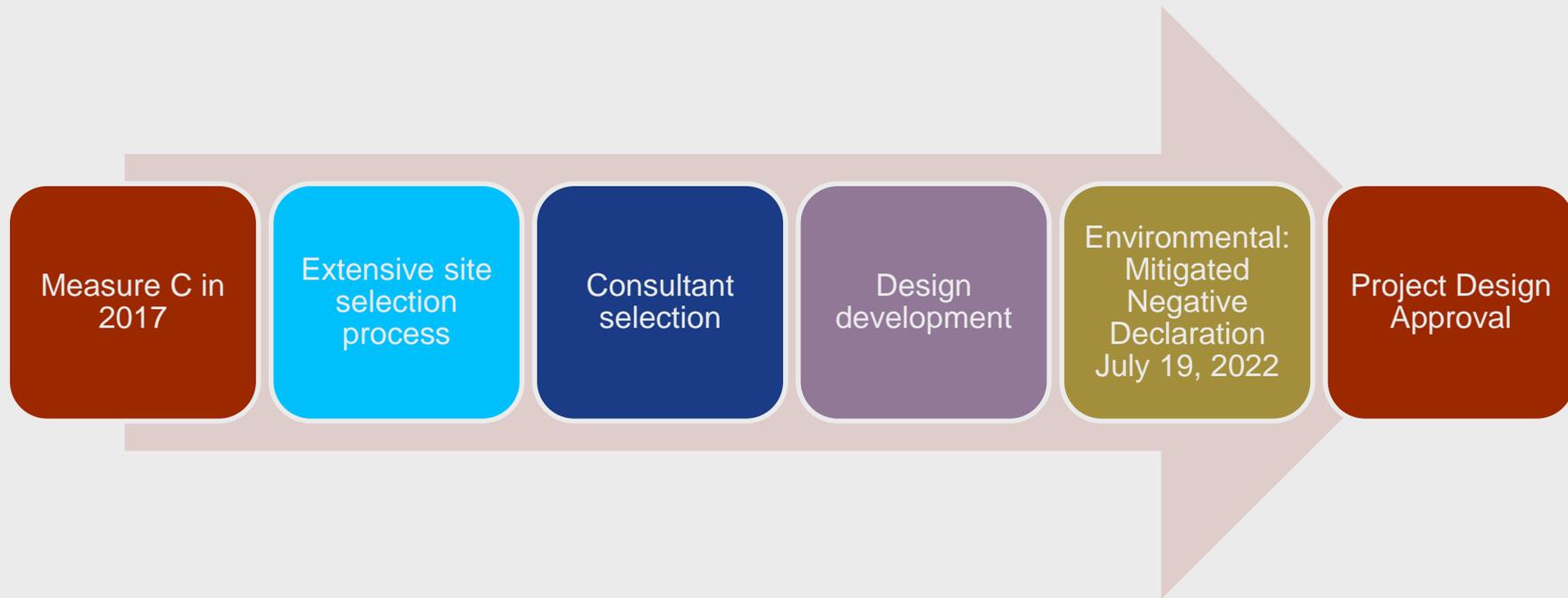
# Measure C Funding Priorities

## Funding Allocations Per Ballot Measure:

- Police, Fire, and 911 emergency medical response
- Local streets, potholes, bridges, and storm drains
- Neighborhood fire stations/public safety infrastructure
- Parks, youth, and senior services
- Address homelessness
- Help retain local businesses
- Support other general services



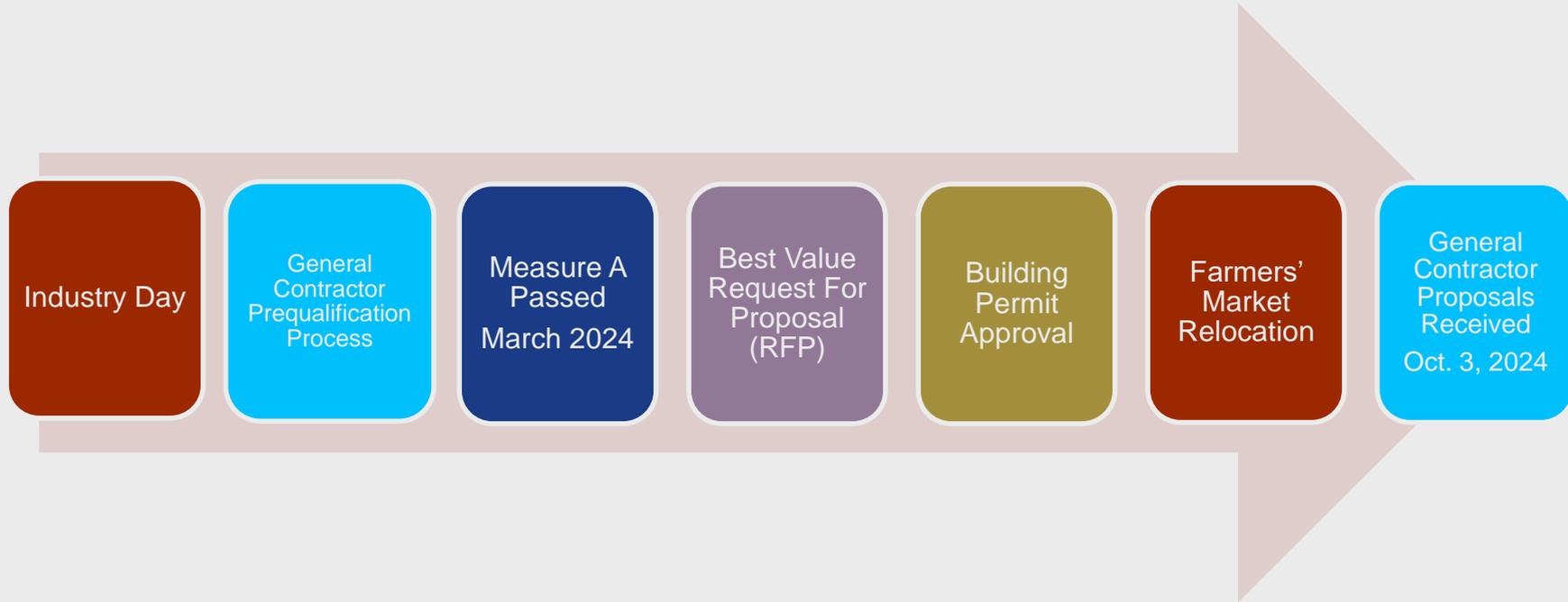
# Process – Past to Present



# Police Station



# Process – Past to Present 2024



# Best Value Process

- Measure A Passed – Provides Council alternative procurement methods to lowest responsible bidder, such as Best Value.
- Prequalification Process – Six General Contractors were prequalified to receive the RFP

Balfour Beatty

Bernard's

ProWest Constructors

Swinerton

W.E. O'Neil

Whiting-Turner

# Best Value Process

- Two proposals were received October 3, 2024
- Interviews were held on October 10, 2024
- Proposals were evaluated and scored by panelists independently
  - 1,000 points possible
  - Selection Criteria:

Relevant  
Experience

Contract  
Schedule

Demonstrated  
Management  
Competency

Labor  
Compliance

Safety  
Record

Interview

# Best Value Process

- Best Value (BV) is determined by the following

$BV = \text{Proposed Cost} / \text{Average of Qualification Points Received}$

Example:  $\$96,000,000 / 825 \text{ Average} = 116,364$

The lowest score is the best value.

Award recommendation based on cost proposal and qualification points to determine which company overall represents the best value.

ProWest Constructors is the recommendation as the Contractor that will provide the best value to the City for this Project.

# ProWest Constructors



- ProWest is a California General Contractor
- Successful local projects - Cottage Hospital, UCSB
- Technical projects in Healthcare, Education, and Senior Living
  - All require State oversight and are highly regulated
- Highly qualified local team – local and in area to "construct projects that benefit communities."

# Schedule & Cost

## Projected Schedule

- January 2025:  
Construction Start
- April 2027: Construction  
Completion (27 months)
- Owner Move-in will  
follow

## Projected Construction Cost

- Contractor  
Proposed Cost is  
\$95,998,811
- Construction  
Contingency is  
\$9,600,000 (10%)

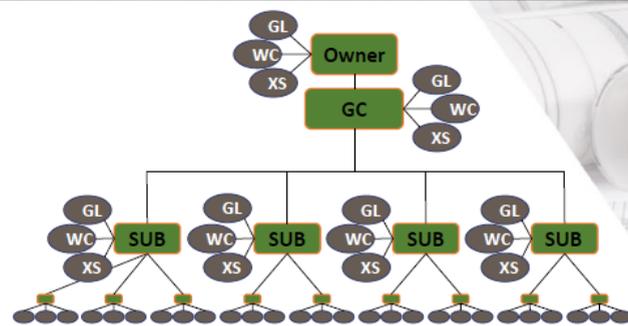
# Owner-Controlled Insurance Program (OCIP)

- Managed by Alliant Insurance Services
- Savings from cost of coverage
- Single Administrator handles claims
- Model has been successful in other jurisdictions (SB County)
- City pays all insurance premiums for the coverage, which includes:
  - Workers' Compensation
  - Employer's Liability
  - Commercial General Liability, and
  - Excess Liability

# Owner Controlled Insurance Program (OCIP)

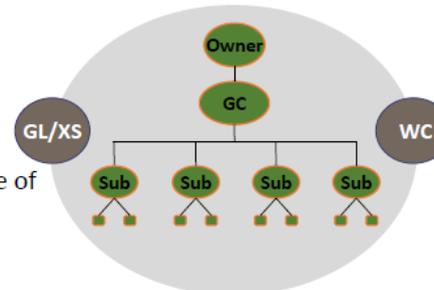
## Traditional Program

- ❑ Multiple Insurers
- ❑ Inadequate Limits
- ❑ Gaps in Coverage
- ❑ Uninsured Subcontractors
- ❑ Cross Litigation



## OCIP

- ❑ Control
- ❑ Cost Reduction
- ❑ Consistent Coverage
- ❑ Coordinated Claims and Loss Control
- ❑ Minimize Cross Litigation/ Subrogation
- ❑ Assistance with Small Business Participation
- ❑ Coverage throughout Construction Defect Statute of Repose
- ❑ Protection of Operational GL & Property Policies



# Staff Recommendation

- A. Award a contract with ProWest Constructors Inc., for their best value proposal of \$95,998,811 for the construction of the new Santa Barbara Police Station; and authorize the Public Works Director to execute the contract and approve expenditures up to \$9,600,000 that may result from contract change orders or extra scope of work that may be required, and
- B. Adopt, by reading of title only, a resolution of the Council of the City of Santa Barbara authorizing the Finance Director and Risk Manager acquire and execute policies of insurance and other agreements necessary to implement an owner-controlled insurance program for the new Police Station construction project.

# Questions & Discussion