

DATE ISSUED: December 3, 2003

REPORT NO. 03-249

ATTENTION: Honorable Mayor and City Council
Docket of December 8, 2003

SUBJECT: City Administration Building Fire Protection and Life Safety
Improvements

REFERENCE: Ordinances: 0-17172 (1986); 0-18946 (2001).
Manager's Report No. 01-082

SUMMARY

Issue:

Should the City Council pass an ordinance to extend the compliance period to complete sprinkler installation in the City Administration Building from January 1, 2004 to January 1, 2008 and amend Chapter V of the Municipal Code to reflect this extension?

Manager's Recommendations -

The City Council pass an ordinance to extend the compliance period to complete sprinkler installation in the City Administration Building from January 1, 2004 to January 1, 2008 and amend Chapter V of the Municipal Code to reflect this extension.

Other Recommendations - None.

Fiscal Impact - Funds for the purpose of completing the installation of sprinklers in the City Administration Building will need to be budgeted as follows: \$1 million in FY 2005; \$2 million in FY 2006 and \$1 million in FY 2007.

BACKGROUND

In 1988, the Mayor and City Council passed Ordinance Number 0-17172 requiring sprinkler retrofitting for high rise buildings. Specific exemptions were granted for hospitals, residential buildings and all government buildings except the City's (County, State, Port District, UCSD, and SDSU are all exempt). The City of San Diego did not provide such an exemption for itself. The Council chose instead to comply with the requirements. In 1991, the Council extended the compliance deadline from 1996 to 1999 for buildings which contained asbestos. In addition, an exemption was available if the building owners agreed in writing to demolish their buildings. Several local building owners and the City chose this option mainly because of the costs associated with asbestos abatement. In 1995, the Mayor and City Council passed Resolution Number R-286760 declaring its intent to comply with the ordinance by demolishing CAB prior to January 1, 2000, thereby saving an estimated \$7.5 million for the retrofit.

On June 5, 2001, Ordinance O-18946 amending the Municipal Code, was introduced and adopted extending the compliance period to January 1, 2004 to complete the CAB sprinkler retrofit project based upon the proposed work schedule. This action also authorized the Manager to enter into a phase funded contract (Phases II, III, and IV of the Fire Sprinkler and Life Safety Improvements). Due to budget shortfalls, funding has not been identified for Phase 4.

Since 1990, City staff has analyzed alternatives for the future of the Civic Center Complex. In conjunction with the Downtown Partnership, the Center City Development Corporation and two independent consultants, a long term strategy has been developed. While the first phases of the strategy have been implemented, funding for the subsequent phases has not been identified. Most recently in September 2003, the Rules Committee directed City staff to work closely with the San Diego Convention Center Corporation on a plan for the potential closure of the City Concourse. It is anticipated that this issue will be scheduled for Rules Committee the first quarter of 2004.

DISCUSSION

Phase I was completed in 1999, and included design and installation of fire sprinklers on the 10th, 14th and 15th floors, a backflow valve, pump motor, piping, transfer switch, gaskets and drain lines. The total cost of this phase was \$635,857

Phase II was completed in September 2002, and included design and installation of the fire sprinkler system and tenant improvements, on the 11th floor. The total cost of this phase was \$200,000.

Phase III was completed in March 2003 Work included installation of the stand-pipes, fire sprinklers on the 13th floor and in the basement, occupancy sensors and electrical circuit reconfiguration on the 11th floor, related asbestos work, and architectural design of the ceiling and lighting for the main lobby, 12th floor, and all elevator lobbies. Tie ins were made to the existing fire alarm system and sprinklered floors. The standpipe system was tested by the Fire Department and is fully operational. Although exempt from ADA/Title 24 upgrades, in a good faith effort to help bring this building up to current accessibility standards, additional scope was added to provide code compliant call buttons to the Basement, 3rd, 4th, 5th, 8th, 9th, 10th and 13th floors. The total cost of this phase was \$998,000

In the Fall 2000, Schirmer Engineering Corporations was hired to prepare the design/build documents necessary to advertise a Request for Qualification (RFQ), followed by a Request for Proposal (RFP) for the purpose of hiring a Design Build Team (DBT). The DBT would be hired to complete the project design and install the fire protection system. In accordance with Article 2, Division 33 of the Municipal Code, A&D Fire Protection was selected as the successful Design Build Team (DBT). On May 22, 2001, the City entered into a contract with A&D. The design builder completed Phases 2 and 3.

As outlined in the FY 2004 Budget (Pages 63 and 66, Volume IV), Phase 4 is estimated to cost \$4 million and is unfunded at this time. The work will include completion of the fire sprinkler system (floors 1, 2 ,3 ,4 ,5 ,6 ,7 ,8 ,9 and 12), emergency back-up power system upgrades, fire

alarm system upgrades, and architectural improvements to the main lobby ceiling, 12th floor ceilings, and all the elevator lobby ceilings to support the new systems. In addition, all visual and audio fire alarm components necessary to comply with the American Disabilities Act will be installed. The cost for Phase IV construction is estimated at \$4,000,000. Costs for this work are higher than what was contemplated in 1999 due to the fact that it has been executed over multiple phases instead of one contract, inflation, asbestos issues, and the aforementioned ADA upgrades.

ALTERNATIVES

Adopt an ordinance amending the Municipal Code to allow for the exemption of the City Administration Building consistent with exemptions provided other governmental buildings.

Respectfully submitted,

Frank Belock, Jr.
Director
Engineering & Capital Projects Department

Approved: P. Lamont Ewell
Assistant City Manager

FB:sml