



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: November 13, 2012
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (560-1011)
Contact Info: Grady Williams, Manager, Capital Projects (568-3083)
SUBJECT: **New Cuyama Family Resource Center & Library, Project #8711**
Award Construction Contracts; First District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

Risk Management, Community Services and Social Services

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Award a Fixed Price Construction Contract in the amount of \$136,961.00 inclusive of all alternates, to the lowest responsible bidder, API Inc., (a local vendor) subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law;
- b) Award a Fixed Price Construction Contract in the amount of \$141,971.00 inclusive of all alternates, to the lowest responsible bidder, Quincon, Inc.,(not a local vendor) subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law;
- c) Authorize the chair to execute the Construction Contracts upon return of the Contractor's executed contract documents, and the review and approval of County Counsel, Auditor-Controller and Risk Manager or their authorized representatives;
- d) Authorize the Director of General Services or designee to approve change orders up to the limit specified in Public Contract Code Section 20142, which is \$27,893.20 for these contracts combined; and

- e) Find that an Amended Mitigated Negative Declaration 07NGD-000000-00019 under California Environmental Quality Act (CEQA) Guidelines was approved by your Board for this project on August 14, 2012, and that the award of a contract for the previously approved project is therefore an administrative activity not constituting a “Project” within the meaning of CEQA, as set forth in 14 CCR 15378(b)(2).

Summary Text:

Approval of the requested actions will allow the County to begin construction of Phase One of the New Cuyama Family Resource Center (CVFRC) and Library. Phase One completes the 1,610 square foot Library, and most of the project site work for both the Library and the Family Resource Center, for an estimated cost of \$278,932.00. Because of the nature of this modular building construction, the project used two bid packages; one for the modular work and one for the site work, which is the reason for two contract awards shown in the above recommended actions. Furthermore, the project has been divided into two phases to account for uncertainty in raising funds for Phase Two. The total cost for both phases of the project, including design, construction and management, is currently estimated at \$800,000 if all phases of the project were to be completed in the same contract, and within 90 days of completion of these Phase One contracts. Phase One – the project being awarded herein - is fully funded (see Fiscal Narrative) using Community Development Block Grants (CDBG) totaling \$450,000.

On October 29th staff was verbally notified by the charitable foundation Wood Claeysen, that the CVFRC’s application for a \$250,000 grant for this project has been approved for award. The Wood Claeysen funding is expected to be available no later than December 31, 2012. This would allow additional work to be added to the subject contracts through bid alternates already established for both phases. Staff will return to the Board with a request to accept the grant in compliance with the County’s Donation Policy, as well as to request award of subsequent phases of the project.

Because the current, combined project is a 4,500 square foot facility of modular construction, compared to the 21,700 square foot complex of custom construction envisioned in the original CEQA document, the CEQA document was amended to determine any impact due to the differences. It was found that the previous environmental document, as amended, may be used to fulfill the environmental review requirements of the current project.

Background:

The existing Family Resource Center is currently housed at the Cuyama Christian Academy, but space is limited and the operation needs its own facility; one that is organized to accommodate its mission, and one that is large enough to meet the growing needs of the community.

The existing library is a 20-year old 16x64 foot trailer that has deteriorated beyond a point which leaves it unable to be repaired. It lacks adequate space for books and periodicals and it is unable to provide a children’s reading space. Phase One will provide a new 1,610 square foot facility designed to be expandable, to include the Family Resource Center facility in Phase Two once sufficient donations are received. The Phase One project by itself, as provided by the recommended actions herein, provides a new, larger, fully operational Library.

With both phases of the project completed, the proposed building of a Community Center will house a Family Resource Center and Library next to the existing clinic to create a hub of government services to the rural, remote community of Cuyama Valley. It will provide a modern building meeting the needs of the existing Family Resource Center and Library programs. The new facility will be operated by the Library, and once Phase Two is completed, by the CVFRC as well. The project incorporates a modular method of construction for cost efficiency and expandability, and recycles a decommissioned modular building the County initially provided the courts at the Cook and Miller campus. Once completed, the Family Resource and Library functions will share restrooms, internet services, training rooms, and other common functions to minimize costs. The total cost of the project, including design, construction and management, was originally estimated to cost \$775,000 if both phases were to be completed at the same time, and all deductive bid alternates taken to reduce the facility to the bare minimum, yet operable project. However, the bid results now bring that estimate to \$800,000. The deductions include gravel for the parking lot, landscaping and new case work. If all options were funded to complete what would typically be provided for a facility of this type, the total project cost would be \$996,000.

The plans and specifications are developed in a way that allows the complete project to be built in two separate phases based on funds available. A total of \$450,000 has been awarded to the project from two CDBG grants; \$250,000 was awarded in 2010 and another \$200,000 was allocated in 2012. The project bidding method allows the County to exercise Phase Two upon funding availability without having to rebid the project as long as the Phase Two work begins within 90-days from the completion of Phase One work.

With the anticipated award of the \$250,000 donation, the project could have a total of \$320,000 in community donations. Based on bid results, the project needs \$350,000 to award the minimum Phase Two scope of work which adds the Family Resource Center building. So if an additional \$30,000 is available before the price guarantee expires, which occurs 90 days after completion of Phase One work, scheduled for April of 2013, the CVFRC will have the option of awarding Phase Two, or to use some or all of the \$320,000 to complete other add alternates. The CVFRC has applied for other donations, at the invitations of various community foundations. Based on the applications now submitted, there is a potential for the project to realize an additional \$140,000. This would enable the award of the Phase Two base contract and many of the remaining bid alternates, such as casework, graveled parking, fencing, landscaping, shade structures and many others, resulting in a more complete project.

CEQA:

A Mitigated Negative Declaration for the New Cuyama Community Center Master Plan was accepted by the Board on July 1, 2008. Also, on August 14, 2012, an addendum to the Negative Declaration was approved by the Board pursuant to CEQA Section 15164. The addendum assessed the environmental impact(s) associated with implementation of the New Cuyama Community Center Plan, primarily on the basis of a smaller, modular structure, as required by the California Environmental Quality Act (CEQA) (California Public Resources Code 21000 et seq.) and in compliance with the State CEQA Guidelines (14 California Code of Regulations 15000 et seq.). The complete addendum with exhibits may be found at the following link:

http://www.countyofsb.org/uploadedFiles/General_Services/Capital_Projects/CEQA/CEQA%20ADDENDUM%20NCCCMP_w_MND.pdf .

Fiscal and Facilities Impacts:

Budgeted: Yes

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
CDBG grant through HCD, awarded 2010			\$250,000.00
CDBG grant through HCD, awarded 2012	\$	10,900.00	\$200,000.00
Total	\$	10,900.00	\$450,000.00

Narrative:

Funding for this project includes funds from two CDBG grants in the total amount of \$450,000. The 2010 CDBG grant of \$250,000 will be spent first. Per a cash flow analysis of the project, it is anticipated that money from the 2012 grant will not start to be drawn down until February of 2013. All project costs covered by the two CDBG grants will be on a reimbursable basis.

The Board of Directors of the CVFRC, a 501(c)3 which is the repository of all private donations made for the purpose of constructing this project, currently holds \$70,000 in donations received to date, and is expected to have an additional \$250,000 available for spending in December of 2012, for a total of \$320,000. Gifts of \$50,000 by the Santa Ynez Band of Chumash Indians, and \$20,000 by the Santa Barbara Foundation were previously received for this project.

The estimated on-going cost of \$10,900 per year is for building utilities and maintenance, and was determined using General Services standard unit costs. The facility will be operated by the Library, and once Phase Two is completed, by the CVFRC as well. The CVFRC and Library will provide janitorial services, internet and phone services, and interior maintenance. The County will provide the exterior maintenance of the building and also utilities. This will be addressed in Community Service Department's 2013-2014 budget once the facility is completed.

Staffing Impacts:

None

Legal Positions:
0

FTEs:
0

Special Instructions:

Please forward one copy of the minute order to Robert Ooley, AIA County Architect, General Services Department - Support Services Division, Courthouse East Wing.

Attachments:

1. Draft Modular Construction Contract with API, Inc.
2. Draft Site Work Construction Contact with Quincon, Inc.