



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

Departments Name: General Services  
Department No.: 063  
For Agenda Of: May 4, 2010  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Bob Nisbet, Director, General Services, 568-1011  
Director(s):  
Contact Info: Paddy Langlands, Deputy Director, General Services, 568-3096  
**SUBJECT: Emergency Operations Center (EOC) Building Project #8666  
2nd Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:**

As to form: Risk Management

**Recommended Actions:**

That the Board of Supervisors:

- A. Authorize the Chair to execute the attached Amendment No. 2 to the contract with Melchiori Construction for the Emergency Operations Center (EOC) project in the amount of \$528,170.90, upon return of the Contractor's executed contract documents and the review and approval of the County Counsel, Auditor-Controller and Risk Manager or their authorized representatives for a total amended contract amount of \$4,120,097.90. This action does not change the total project budget established by the Board of \$7,434,945.
- B. Approve amendment #2 in the amount of \$19,200 to the Professional Services Agreement with the Austin Company to cover additional services associated with the elements added to the scope; and,
- C. By majority vote, approve an "Out of Service" agreement with the Goleta Sanitary District.

**Summary Text:**

On January 5, 2010, the Board of Supervisors awarded a contract to Melchiori Construction (a local vendor) in the amount of \$3,586,013 for construction of the Santa Barbara County Emergency Operations Center. At that time, the Board approved a total project cost of \$7,434,945 inclusive of

construction, EOC systems, and non-construction components of the project. The recommended actions do not change the total cost of the project envisioned by the Board. Amendment #1, which included minor modifications to the contract in the amount of \$5,914, was approved by the Director of General Services in accordance with the limited authority for such changes set forth by the Board and Public Contract Code. Amendment #2 will increase Melchiori's contract in order to incorporate key elements identified when the low bid came in significantly lower than budgeted, and presented to the Board.

**Background:**

During the programming and design phases, General Services, in conjunction with the design team, interfaced with several departments and agencies in an effort to address all of the stakeholders needs within the approved budget. At the beginning of the project, budget finances did not allow inclusion of sustainable, security, and technology related elements such as solar panels, wrought iron fencing in lieu of chain link, pervious concrete in lieu of decomposed granite, and full build out of the systems required to support the enhanced computer room at capacity. In the hope that lower-than-anticipated bids for the base construction would be received, staff commissioned the team to prepare cost estimates for these items, and included them in the total project cost presented to the Board at the January 5, 2010 hearing.

Staff has worked with the general contractor and his subcontractors in obtaining cost committed proposals (bids) for these items. With the continued positive bidding climate and the result of efforts to value engineer the additional work items, staff has been able to keep the sum of these added items to a cost less than originally estimated. The table below lists the work items and compares the estimated costs to the actual change proposals obtained:

	Estimated costs (included in January 5 project budget)	Actual change proposal from contractor
ITD room completion (additional HVAC & battery backup to support full build out) and electrical changes	\$185,000	\$109,200
Pervious paving in lieu of decomposed granite (DG)	\$85,000	\$85,756.90
Upgrade to perimeter fence & gates	\$60,000	\$87,400
Solar panels	\$230,000	\$245,814
<b>Total</b>	<b>\$560,000</b>	<b>\$528,170.90</b>

The ITD room completion will add cooling and battery backup to support all of the racks projected to be installed in the room at full capacity, and will incorporate minor lighting and electrical modifications. The decomposed granite change will upgrade the paving along the west overflow parking and north driveway of the building to pervious concrete, a sustainable material that will allow better long term performance similar to concrete while still allowing water to drain, thus reducing impermeable site

surfaces in keeping with sustainable design principles. The changes to the perimeter fence and gates will upgrade them from chain link to wrought iron construction for enhanced site security and durability. Finally, the solar panel change will add 168 photovoltaic (PV) panels forming a 39 kilowatt (kW) array on the roof of the facility in keeping with the plan for increased sustainability and revised project scope approved by the Board in January 2010.

Without increasing the project budget, the design of the items proposed for inclusion in the contract at this time resulted in the need to increase the Professional Services Agreement with the Austin Company by \$18,600 for a total amount of \$569,818.

The facility will be served by Goleta Sanitary District under an “Out of Service” agreement as a result of the County exceeding the allotted capacity under its existing agreement. The Emergency Operations Center sewer rates will be structured similar to rates available to commercial customers, and this agreement will allow the facility to be served by Goleta Sanitary despite the property not being annexed into the District.

**Performance Measure:**

With approval of the recommended actions, General Services anticipates substantial completion by January 2011.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

Narrative:

Funding is available in Fund 0030, Department 063, Account 8700, Program 1930, Project 8666.

<b>Funding Sources</b>	<b>Current FY Cost:</b>	<b>Est. Annualized On-going Cost:</b>	<b>Total One-Time Project Cost</b>
General Fund	\$	80,000	\$ 5,238,441
Aware & Prepare Initiative			\$ 2,025,000
OES Communication Fund			\$ 171,504
Fees			
Other:			
Total	\$ -	\$ 80,000	\$ 7,434,945

**Staffing Impacts:**

**Legal Positions:**

0

**FTEs:**

0

**Special Instructions:**

Please send one (1) duplicate original Amendment #2 to the Melchiori contract, one (1) duplicate original Amendment #2 to the Professional Services Agreement with the Austin Company, one (1) duplicate original and one (1) duplicate of the Out of Service Agreement, and one (1) duplicate of the minute order to Celeste Manolas, GS Support Services Division, Courthouse East Wing.

**Attachments:**

1. Amendment #2 to Melchiori Construction Co
2. Amendment #2 to the Professional Services Agreement with the Austin Company
3. Out of Service Agreement with Goleta Sanitary District

**Authored by:**

Celeste Manolas, General Services