



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 20, 2007  
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 (560-1011)  
Director(s)  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
**SUBJECT: Franklin Clinic Remodel – Award of Construction Contract**  
**Project #8616 / FL3007**  
**1<sup>st</sup> Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- A. Award and execute a Fixed Price Construction Contract in the amount of \$820,589 to the lowest responsible bidder, Carroll Construction, Inc., 216 E. Gutierrez St., Santa Barbara, California, (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; and
- B. Authorize the Director of General Services to approve change orders of an amount not to exceed 10% of a base amount of \$250,000 plus 5% of the bid in excess of the base amount, or \$53,529.45 for this contract.

**Summary Text:**

For the Public Health Department, this project remodels approximately 7,000 square feet of leased clinic and office space at the City of Santa Barbara-owned Franklin Community Center located at 1136 E. Montecito Street to provide for the increased need of patient care. Carroll Construction, Inc., a local vendor, is the low bidder. Construction is anticipated to start in December of 2007 and be completed in six months for clinic occupancy in June of 2008.

**Background:**

Public Health will expand and remodel approximately 7,000 square feet of leased space at the Franklin Clinic located at 1136 E. Montecito Street in Santa Barbara. Alcohol, Drug and Mental Health Services (ADMHS) vacated a portion of the Franklin Community Center, and Public Health took over the ADMHS vacated space to expand their existing clinic. The Franklin Clinic is located within the City of Santa Barbara-owned Franklin Community Center.

This remodel will serve to create office and clinic space that facilitates the efficient and effective operation of the Public Health Franklin Clinic operations, and accommodates the health needs of the community by creating 2,023 square feet of new clinic space for Public Health to meet the increased need of patient care. Efficiency will also be increased by expanding the clinic space to support full-time primary care clinic services and will provide for a limited expansion of obstetrics and family planning clinic hours.

There were 8 bids submitted for the Franklin Clinic Remodel project. Carroll Construction, Inc., the low bidder, has been determined to be a responsible company capable of performing this work, and their bid is deemed responsive. Their bid of \$820,589 is slightly lower than the construction estimate for this project.

**Performance Measure:**

The expansion and remodel of the existing Franklin Clinic will serve to meet the increased need for patient care at the facility.

With approval of the recommended actions, General Services anticipates that the construction can begin in December of 2007. Occupancy of the new facility would likely occur in June of 2008.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

The construction budget for this project is \$902,648 including a 10% contingency, and the total project budget is \$1.28 million. Sufficient funds will be appropriated to Fund 0030, Department 063, Program 1930, Account 8700, Project 8616 by November 20, 2007.

**Staffing Impacts:**

**Legal Positions:**  
0

**FTEs:**  
0

**Special Instructions:**

Please send two (2) duplicate original Contracts and a copy of the Minute Order to Jill Van Wie, GS/Facilities Services Div., Courthouse East Wing.

**Attachments:**

3 copies of the Construction Contract for Carroll Construction.

**Authored by:** Jill Van Wie, Project Manager (560-1079)