



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: January 10, 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 (805-560-1011)
Contact Info: Paddy Langlands, Assistant Director (805-568-3096)
SUBJECT: Permission to Bid
Lompoc Veterans Memorial Building – Building Renovation Project
100 E. Locust Ave., Lompoc, CA
Project #8694
Fourth Supervisorial District

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications on file in the General Services Department and prepared by CSA Architects, a local architect, for the Lompoc Veterans Memorial Building Renovation Project (Project #8694); and
- b) Authorize the General Services Department to advertise the Lompoc Veterans Memorial Building Renovation Project (Project #8694) for public bidding.

Summary Text:

This project renovates various components of the Lompoc Veterans Memorial Building located at 100 E. Locust Avenue identified in a 2007 Building Condition Assessment, including radon mitigation, removal of an enclosed barbecue area, structural upgrades, modifying handrails and remodeling the lobby restrooms for compliance with the American with Disabilities Act (ADA), and potentially replacing the heating unit in the auditorium. Bid opening is scheduled for February of 2012, and the construction cost is estimated to be \$270,000.

Background:

The General Services Department is working collaboratively with the Lompoc Veterans Memorial Building Foundation to restore the Lompoc Veterans Memorial Building (LVMB), a designated City Historic Landmark. As such, on September 10, 2007 a condition assessment of the LVMB was completed. The assessment identified areas of the LVMB that were in need of improvement and repair, including radon mitigation to basement areas, demolishing an enclosed barbecue area adjacent to the kitchen, ADA improvements to the lobby restrooms, modification of handrails throughout the building, installation of structural supports for the chimney in the kitchen area, and replacing the heating system serving the Auditorium and West Wing. Environmental Documentation for the project was adopted by the Board on March 16, 2010.

This project will serve to upgrade the building as part of the overall effort to provide a more desirable and safe space for local functions, as well as increase the rental opportunities of the building. Construction costs are estimated to be \$270,000 and soft costs are estimated to be \$142,000, with an overall project cost of \$412,000. Soft costs are slightly higher for this project as a historic structures report was needed to identify historical elements of the building. Bid opening is scheduled for February, and construction is planned to begin in March of 2012.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
HUD Special Project Grant	\$ 412,000.00		\$ 412,000.00
Total	\$ 412,000.00	\$ -	\$ 412,000.00

Narrative:

Construction for this project is estimated to cost \$270,000 with a total project cost of approximately \$412,000, and is being funded by a portion of a Special Project Grant in the amount of \$807,000 from the U.S. Department of Housing and Urban Development (HUD) which was adopted by the Board on January 15, 2008 as part of the 2008 Legislative Platform. Funds are available through reimbursement to Fund 0030, Department 063, Program 1930, Account 8700, Project 8694.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send a copy of the minute order to Jill Van Wie, General Services.

Authored by:

Jill Van Wie, General Services (560-1079)