



**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: August 27, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Kirk Lagerquist, Director (805) 560-1011
Contact Info: John L. Green, Interim Assistant Director (805) 934-6229
SUBJECT: Award Construction Agreement-Calle Real Water Loop Improvements Phase 2;
County Project No. 19012; Second Supervisorial District

DocuSigned by:
Kirk Lagerquist
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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) Approve the plans and specifications for the Calle Real Water Loop, Phase 2 Project on file in the General Services Capital Projects office;
- b) Approve and authorize the Chair to execute the attached construction agreement in the Base Bid amount of \$744,254.00, plus Additive Bid Item 2, in the amount of \$786,696.00 for a total contract amount of \$1,550,930.00 to the lowest responsible bidder, Tierra Contracting, Inc. (a local vendor), 5484 Overpass Road, Santa Barbara, CA 93101 for the Calle Real Water Loop Phase 2 project in the Second Supervisorial District;
- c) Authorize the Director of General Services, or his Assistant Director or Capital Division Chief designee, to approve change orders in an aggregate amount not to exceed \$90,046.50, as authorized under California Public Contract Code Section 20142(b); and
- d) Find that this contract is determined by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 14 CCR 15302(c) because it consists of replacement or reconstruction of existing utility systems and/or structures where the new structure will be located on the same site as the structure replaced and

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will have substantially the same purpose and capacity as the structure replaced and direct staff to file a notice of exemption on that basis.

Summary Text:

This item is on the agenda to award the construction contract for the Calle Real Water Loop Improvements Phase 2, Project No. 19012-2. The project will replace and/or install new water main and new water service lines to existing buildings on the County's Calle Real Campus. It is estimated the project will be completed February 2025.

On April 10, 2024, General Services solicited bids for construction on Public Purchase for the County of Santa Barbara Calle Real Water Loop Phase 2 Project. On June 6, 2024, General Services received and opened one bid. Tierra Contracting submitted a Base Bid of \$744,254.00, which included a \$20,000 Allowance (Allowance 1) for a qualified archeologist. Based on the available funding, Additive Bid Item No. 2, which includes an additional segment of the proposed water loop that parallels San Antonio Road, will be included in the Contract for a total amount of \$1,550,930.00. General Services reviewed the bid and determined it to be responsive and responsible. General Services recommends awarding this contract to Tierra Contracting, Inc.

Background:

In 1910 the County of Santa Barbara purchased what is now known as the Calle Real Campus, some 300 acres between Hollister Avenue South of US highway 101 and North of Cathedral Oaks. The first buildings to be constructed were public healthcare facilities including a tuberculosis hospital, doctor's residence and nurses' quarters. Over the next 100 years, numerous buildings were constructed on the site which are serviced by the Calle Real Main Water Loop System.

The ongoing failures of the current 90-year-old waterline and isolation valves necessitates a phased approach to address the immediate needs of the current waterline while incorporating the new main water loop system into the future redevelopment efforts on the Calle Real Campus. The water system for this campus begins at the main water meter located at the intersection of Camino del Remedio and Calle Real. The intermittent failures of the existing water main continue to affect the operations located on this campus, including Public Health, Behavioral Wellness, Social Services, and technical service operations.

The first phase of the Calle Real Water Loop Improvements, now completed, added new and replaced existing isolation valves and added new water submeters to various existing buildings which will be incorporated into the long-range plan for the campus. This completed first phase allows systematic shut down with the ability to isolate sections of the water system without interrupting the entire campus water service. It also allows for replacement of antiquated water lines in isolated sections as budget allows. The new water submeters will support tracking and monitoring of water usage.

On August 31, 2021, the Board of Supervisors (BOS) approved the Professional Services Agreement (PSA) with Diversified Project Services International (DPSI) for design and construction administration services associated with the Calle Real Water Loop Improvements, Phase 1 and Phase 2. In February 2022, Phase 1 of the design was complete.

On February 22, 2022, General Services solicited bids on Public Purchase for Phase 1 of the Calle Real Main Water Loop Improvements. On May 24, 2022 the Board of Supervisors (BOS) approved award of the Phase 1 construction to Tierra Contracting, Inc. Construction began on August 8, 2022 and was successfully completed in April 2023.

On August 14, 2023 DPSI completed the construction documents for Phase 2. Based on the engineer’s construction cost estimate, the anticipated bids would exceed the current budget for the Project. It was decided to phase the Project allowing contractors to provide a composite bid for the Base Bid and three (3) additive bid items. DPSI’s agreement was amended and approved by the BOS on January 23, 2024 to revise the construction documents to reflect the required phasing plan. On March 25, 2024 DPSI completed the revisions to the Plans, Specifications and Engineer’s Cost Estimate and the Project went out to bid on April 10, 2024. General Services reviewed the bid from Tierra Contracting, Inc. and determined it to be responsive and responsible. General Services will be developing additional projects to complete the replacement of the remaining sections of water line in subsequent 5-Year Capital Improvement Program years.

Fiscal and Facilities Impacts:

Budgeted: Yes

CEQA:

A CEQA categorical exemption will be filed for this project, as it consists of replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced in accordance with 15302(b). The project has no potential to result in significant impacts. Development will occur within an existing developed area within an urbanized area with no adverse effect on native vegetation or agricultural land. Demolition and construction activity will be of relatively short duration, will not adversely impact surrounding land uses, and will be conducted consistent with County rules and regulations.

Fiscal and Facilities Impacts:

Fiscal Analysis:

<u>Funding Source - Tierra Contracting, Inc.</u>	<u>Current FY 2024-25 Cost</u>	<u>Total One-Time Project Cost</u>
Capital Outlay Fund (Fund 0030)	\$1,640,976.50	\$1,640,976.50
Total	\$1,640,976.50	\$1,640,976.50

Narrative:

The total Tierra Contracting, Inc. contract cost, including contingency, amounts to \$1,640,976.50, and is included in the FY 2024-25 Capital Outlay Fund 0030 Budget, funded with the General Fund. The Calle Real Phase 2 Water Loop Improvements project was included 2024-29 5-Year Capital Improvement Program requesting \$700,000, which was approved during the Budget Workshops Maintenance & Capital

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Special Issue. This project is accounted for in Fund 0030, Dept. 063, Account 8200, Program 1930, Project 19012.

Key Contract Risks:

Performing this work on aging infrastructure has an unfortunate potential for adding pressure and strain on the 90-year old water system that is already prone to water breaks; however, this work is essential to prepare for future plans to complete the Calle Real Water Loop, which will replace the remaining main water system piping on the Calle Real Campus. The General Services team composed of Facilities Maintenance and Capital Projects will work closely with the contractor to limit added stress on the aging system.

Special Instructions:

Please send one (1) copy of the Minute Order, and (2) duplicate executed originals of the Construction Contract to Project Manager Darrell Goo, GS Capital Projects, dgoo@countyofsb.org

Attachments:

1. Attachment 1 – 19012 Construction Agreement
2. Attachment 2 – 19012 CEQA Notice of Exemption

Authored by:

Darrell Goo, Project Manager General Services – Capital Projects

cc:

Diana Estorga, General Services – Capital Projects