



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: April 17, 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: **Santa Maria Court Clerk Building, Project #8526**
Contract Amendment No. 1, Professional Services Agreement Amendment No. 3
Fifth Supervisorial District

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) Authorize the Chair to execute the attached Amendment No. 1 to the contract with Vernon Edwards Constructors, Inc. for the Santa Maria Court Clerk Building project in the amount of \$148,761 for a total amended contract amount of \$3,717,859;
- b) Approve Amendment #3 in the amount of \$4,340 to the Professional Services Agreement (PSA) with Ravatt Albrecht & Associates Inc. for a total of \$203,994 inclusive of reimbursables to cover additional architectural services;
- c) Re-authorize the Director of General Services or his designee to approve additional changes to the contract of an amount not to exceed 10% of the first \$250,000 of the original contract plus 5% of the remaining contract amount, or \$190,954 for this contract; and
- d) Find that a Notice of Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15332 was filed with the County Clerk Office on March 12, 2002, and that the contract amendment 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:

On June 22, 2010, the Board of Supervisors awarded a contract to Vernon Edwards Constructors, Inc. for construction of the Santa Maria Court Clerk Building. At that time, the Board approved a total project cost of \$5.3 million inclusive of construction, and non-construction components of the project. Amendment No. 1 provides for the Board of Supervisors' ratification of Construction Change Orders No. 1 through 16, which in the aggregate totals \$148,761, and which were all previously executed by the County's Authorized Representative under the authority delegated by the Board. This Contract Amendment brings the total amended contract amount with Vernon Edwards Constructors, Inc. to \$3,717,859. No additional funding is required for this amendment.

Amendment #3 to the PSA with Ravatt Albrecht & Associates Inc. in the amount of \$4,340 addresses additional architectural services requested by the Court to address program changes. The recommended actions do not change the total cost of the project approved by the Board. No additional funding is required for this amendment.

Background:

A construction contract for this project was awarded at the June 22, 2010 Board of Supervisors hearing. The Santa Maria Court Clerk Building is under construction, and overall construction is about 98% complete. Construction is progressing per the revised schedule reflecting a late April 2012, completion. In accordance with the policy, staff is recommending the Board adopt the recommended changes.

Amendment No. 1 ratifies Change Orders 1 thru 16 executed by the Director of General Services' designee, totaling \$148,761, 42% of the total construction contingency issued to Vernon Edwards Constructors, Inc. due to unforeseen conditions and minor discretionary changes. Amendment No. 1 does not impact the approved project budget, as contingency funding was included as part of the original budget. The contract amount to Vernon Edwards Constructors, Inc. inclusive of this change is \$3,717,859.

On December 29, 2003, the Board approved the substitution, reallocation and re-appropriation of approximately \$4.6 million, directing it to be placed in the SB 1732 Court Facilities Deficiencies Program.

On December 9, 2008, the Board approved Court Facility Transfer Agreements between the Administrative Office of the Courts and the County of Santa Barbara as per SB1732. Part of the agreement provides for use of these County-held Courts funds to replace certain court structures on the Cook and Miller campus and to consolidate certain court functions. The agreement is known as the "Joint Occupancy Agreement".

When completed, the building will provide a permanent facility for the Superior Court Clerk's office in Santa Maria and will have replaced 20 plus year old modular buildings, free up 3,614 sq. ft. of space for needed County use and relocate Court staff out of 2,440 square feet of leased space.

CEQA:

A CEQA Categorical Exemption for this project was filed with the County Clerk's office on March 12, 2002, since the project replaces an existing building with similar function, is consistent with the

applicable general plan policies and regulations, and does not threaten endangered species. There have been no changes to the project since that date which would affect this determination. The execution of the contract amendment 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).

Performance Measure:

The new Santa Barbara County Court Clerk Building will remove and replace the existing dilapidated modular building, provide improved office space for Court employees, free up a County lease expense of \$35,000 per annum and 3,614 sq. ft. of space for County employees.

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>
General Fund			\$ 4,938,000.00
State			\$ 300,000.00
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$ 5,238,000.00

Narrative:

Funding is available in Fund 0030, Department 063, Account 8700, Program 1930, Project 8526. Project funding is derived from SB1732 Deficiencies Program; approximately \$5 million, and the local Superior Courts have agreed to fully fund any remaining funding needed to complete the project (estimated to be approximately \$300,000).

Special Instructions:

After Board action, please distribute as follows:

1. Send one (1) duplicate original Amendment #1 to the Vernon Edwards Constructors, Inc. Contract,
2. Send one (1) duplicate original Amendment #3 to the PSA with Ravatt Albrecht & Associates Inc.
3. Send one (1) duplicate of the minute order to John Green, Support Services Division, General Services Department.

Attachments:

1. One (1) Original and one (1) duplicate original Contract Amendment #1 to Vernon Edwards Constructors, Inc.
2. One (1) Original and one (1) duplicate original Amendment #3 to the PSA with Ravatt Albrecht & Associates Inc.
3. Contract Summary

Authored by:

John Green, Project Manager, (934-6229).