



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/ 032
For Agenda Of: 01/26/10
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Bob Nisbet, Director, General Services (560-1011)
Contact Info: Paddy Langlands (568-3096)

**SUBJECT: Jail A/P Room Conversion and Sheriff's Headquarters Expansion Project 8682,
Approval of Plans and Specifications, Amendment #2, CEQA Exemption,
Authorization to Bid.
Second Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve the revised plans and specifications for the Jail All Purpose (A/P) Room Conversion and Sheriff's Headquarters Expansion Project 8682.
- B. Approve Amendment #2 to the Professional Services Agreement with Kruger Bensen Ziemer Architects (a local vendor) for the Sheriff's Headquarters Expansion Project.
- C. Approve the Categorical Exemption pursuant to the County's California Environmental Quality Act (CEQA) guidelines for the Jail A/P Room Conversion Sheriff's Headquarters Expansion, Project 8682; and
- D. Authorize the Director of General Services to advertise for construction bids for the Jail A/P Room Conversion and Sheriff's Headquarters Expansion, Project 8682.

Summary Text:

On February 10, 2009, the Board of Supervisors authorized the Sheriff to develop a stand alone Main Jail/ Sheriff's Headquarters expansion project not to exceed the available funds. The design team of Kruger Bensen Ziemer (KBZ) Architects in conjunction with General Services and Sheriff's staff have reviewed several options, ranging from a single story facility to a 2 story expansion, and have successfully identified a base project that is both financially feasible and fulfills the programmatic needs to the extent budget will allow. The recommended action will allow plans to be developed into construction documents for bidding, and for bids to be advertised.

Background:

The proposed redesigned project is a two (2) phase approach with the first phase involving the conversion of the All Purpose (AP) conference room located in the basement of the main jail to a 50 bed facility. The plans for that phase have been preliminarily reviewed by the Correctional Standards Authority (CSA) with changes being compiled for the final submission. Mechanical investigations have been completed, such that the construction documents will address the scope required to allow for the housing component. The construction cost for this phase is currently estimated at \$370,000, and the total project cost is estimated to be \$491,700.

The second phase involves the headquarters which has been scaled down to a two (2) story 8,878 square foot addition, which will house offices, support space and a conference room intended to replace the AP room in the jail basement. In light of the current construction climate, staff recommends a base project consisting of a two (2) story shell with limited build out of restrooms, stairwell and elevator and other code required components. The tenant improvements for both floors will be bid as additive alternates. This strategy will allow flexibility in awarding a total project within the approved construction budget. The positive bids received on recent County projects, including the Emergency Operations Center, have prompted the team to accelerate both phases such that they are bid more or less concurrently, although construction of phase two (2) will have a longer duration. Given the highly favorable bidding climate, it is anticipated at least one of the levels of the HQ expansion can be completed with the current funds available, if not both. The construction cost for this phase is currently estimated at \$3,451,060, and the total project cost is estimated to be \$4,384,598. The total project cost inclusive of both phases is \$4,876,298.

On November 22, 2005, the board approved and executed a Professional Services Agreement with Kruger Bensen Ziemer Architects in the amount of \$472,500 for architectural services on what was at the time known as the Sheriff's Technical Services building. An amendment to the agreement extending the contract time was approved by the Board on October 28, 2008. Amendment #2 will both extend the contract time to reflect the revised project completion schedule, and increase the contract amount to account for extensive redesign required in order to comply with the Board's direction to develop a stand alone project within the available project budget.

The extensive redesign required to align the project scope with available budget has resulted in a need for additional design services in order to complete construction documents, bid and award the project, and for construction administration assistance. The design fees for project completion are estimated at \$318,788, resulting in a net increase of \$209,370, and a total contract of \$681,870.

A CEQA categorical exemption is being requested for the first phase, the Jail AP Conversion, as well as proposed limited renovations within Sheriff’s Headquarters as they consist of maintenance and repair of existing buildings consistent with 14 CCR §15301(a). The second phase, Sheriff’s Headquarters Expansion, is exempt from CEQA review because it consists of a new small commercial building not exceeding 10,000 square feet in floor area on an urbanized site as permitted under 14 CCR §15303(c). In light of the above, the project has therefore been determined to be exempt from CEQA review.

Plans and specifications for this project are available for review in the General Services Director’s office.

Fiscal and Facilities Impacts:

Budgeted: Yes

scal 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			
State			
Federal			
Fees			
Other:	\$ 318,788.00		\$ 681,870.00
Total	\$ 318,788.00		\$ 681,870.00

Narrative:

The increased architectural fees are budgeted and available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8682. The total project costs are estimated at \$4,876,291, and will be funded by approximately \$4,616,412 inclusive of interest remaining in the 2005 Certificates of Participation (COP) and \$326,298 transferred from the Emergency Operations Center project as detailed in the February 24, 2009 Board letter regarding the Sheriff Tech Services/EOC feasibility Study.

Staffing Impacts:

<u>Legal Positions:</u>	<u>FTEs:</u>
0	0

Special Instructions:

Please forward (1) copy of Amendment #2 and (1) copy of the Minute Order to Celeste Manolas, General Services Department - Support Services Div., Courthouse East Wing. Please post a copy of the Notice of Exemption with the County Clerk of the Board after project approval.

Attachments:

1. Amendment #2 to the Professional Services agreement with Kruger Bensen Ziemer Architects, Inc. for the Sheriff’s Headquarters Expansion Project 8682.
2. CEQA Notice of Exemption

Authored by:

Celeste Manolas, General Services, and Chief Don Patterson, Sheriff’s Department