



**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

**Submitted on:  
(COB Stamp)**

**Department Name:** General Services  
**Department No.:** 063  
**For Agenda Of:** April 23, 2024  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** 4/5

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**TO:** Board of Supervisors

**FROM:** General Services Kirk Lagerquist, Director, General Services 805-560-1011  
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3069

**SUBJECT:** **Santa Barbara Courthouse Phase Two Roof Renovation and Exterior Envelope Restoration Project #23012 – Construction Contract Amendment; First Supervisorial District**

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**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, ratify, and authorize the Chair to execute the attached Amendment No.1 (Amendment) to Board Contract 23211 with Plant Construction Company, L.P. (Agreement) for the Santa Barbara Courthouse Roof Renovation and Envelope Restoration Project 23012 (Project) increasing the Base Contract Amount payable thereunder by \$430,771.73, for an amended Base Contract Amount of \$3,072,362.73, and a project extension into the Fiscal 2024 / 2025 Budget Year; and
- b) Authorize the Director of General Services, or his designee, to approve change orders under the Contract in an aggregate amount not to exceed \$144,579.55, as authorized under Public Contract Code Section 20142; and
- c) Find that these actions fall within the scope of the previously filed Notice of Exemption and are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15331 of the State Guidelines for the Implementation of CEQA, as they consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

**Summary Text:**

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These Board actions are to amend the construction contract for Phase Two of the four-phase Santa Barbara Courthouse Roof Renovation and Exterior Envelope Restoration Project. This Amendment will address the roof system and restoration of the exterior envelope on the Santa Barbara Courthouse, specifically the Clock Tower structure.

**Background:**

The Santa Barbara Historic Courthouse roof structure has had portions repaired or patched over the last several decades; however, larger sections of the roof and the exterior envelope have not been renovated since its construction in 1929. In September 2020, General Services hired Architectural Resources Group (a leading California Historic Preservation Architectural Design Firm) to provide architectural services including a roofing system assessment and restoration recommendations for the Courthouse Roof Replacement (in kind) and Exterior Restoration Projects. Architectural Resources Group designed a four-phase project approach to address the needed improvements as funds become available.

On May 17, 2022, General Services awarded the Phase One Roof Renovation and Restoration Project # 19013 to the successful bidder, Plant Construction Company, L.P. The Phase One project was executed and successfully completed on December 12, 2022.

On November 7, 2023, General Services awarded the Phase Two Roof Renovation and Restoration Project # 23012 to the successful bidder, Plant Construction Company, L.P. The Phase Two Agreement was executed and construction started November 13, 2023. Phase Two is currently approximately 60% complete with final completion projected in June 2024.

The proposed Amendment is necessary for the rehabilitation of the roof and the restoration of the Clock Tower exterior envelope of the historic Santa Barbara Courthouse. This work is to include roof removal, historical restoration of the existing tiles and tile replacement, renovation and restoration of the stucco structure, repair of concrete spalling, repainting of the tower, repairs and repainting of the wrought iron handrails and decorative iron. As the Santa Barbara Courthouse is a National Historic Landmark Designated Building, the project construction will be performed using the required U.S. Secretary of Interior's Standards for the Treatment of Historic Properties.

**Arts Commission Fee:**

Section 7A-3 of the County Code provides that all requests for appropriations for construction projects shall include an amount equal to one percent of the estimated project cost to be deposited into the County arts fund and used for the purpose of constructing, creating, or acquiring works of art; provided that, for construction projects with estimated construction costs of more than \$7,500,000, Percent for Art projects must be presented to the Board of Supervisors for discussion and direction regarding allocation amount. Accordingly, before the Board today is a Percent for Art appropriation in the amount of one percent of the estimated Project cost (\$4,398).

**California Environmental Quality Act (CEQA) Documentation:**

Your Board approved the filing of a California Environmental Quality Act (CEQA) Notice of Exemption for this project on November 7, 2022. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331.

**Fiscal and Facilities Impacts:**

The budget for this Courthouse Roof Replacement Phase 2 Amendment was previously approved by the Board via budget revision 0009537, which transferred savings from Phase 1 of the project.

**Fiscal Analysis:** ["Double Click to see Funding Source Instructions"](#)

<b>Funding Sources</b>	<b>Current FY Cost:</b>	<b>Total One-Time Project Cost</b>
Fund 0030 - BJE 0009537 Phase 1 Transfer	\$ 439,812.72	\$ 439,812.72
Fund 0030 - Capital Outlay From GF Dept 990	\$ 485,729.56	\$ 485,729.56
Federal ARPA LATCF	\$ 2,291,400.00	\$ 2,291,400.00
<b>Total Phase 2 Construction</b>	<b>\$ 3,216,942.28</b>	<b>\$ 3,216,942.28</b>

**Narrative:**

The amended Phase 2 construction cost, including contingency and this extra work on Phase Two of the Santa Barbara Courthouse Roof Renovation and Exterior Restoration project, is \$3,216,942.28. The Phase 2 work will be funded by the Capital Outlay Fund (Fund 0030) in the amount of \$925,542.28, of which \$439,812.72 was transferred from excess budget for the Phase I Courthouse Roof Renovation, and \$485,729.56 is budgeted from General Fund Department 990 funds. ARPA LATCF will fund the remaining \$2,291,400. ARPA LATCF is different than the larger \$86.7 million ARPA State and Local Fiscal Recovery Fund (SLFRF) allocation to the County, namely in that ARPA LATCF can be used for most governmental purposes, while ARPA SLFRF has more limited eligibility requirements.

**Key Contract Risks:**

General Services will be working closely with Plant Construction, L.P. to carry out the Phase Two work, as amended. The plans identify the scope of work that the contractor must achieve, and the project manager will be inspecting the site daily to ensure that the work follows the Secretary of Interior Standards.

The Project budget is currently programmed in FY23/24. The amended Phase 2 scope of work will lengthen the duration of the project schedule, requiring unspent funds to be re-budgeted into FY24/25.

**Special Instructions:**

Please forward a certified, stamped Minute Order approving these recommendations, and two original executed Amendments to Lou Gibilisco in the General Services Department, Capital Division, 1105 Santa Barbara Street; one executed original contract to be filed with the Clerk of the Board.

**Attachments:**

1. Attachment 1 – First Amendment to Agreement, Project No. 23012
2. Attachment 2 – CEQA Notice of Exemption
3. Attachment 3 – Original Agreement

**Authored by:**

Lou Gibilisco, Project Manager General Services - Capital Projects, LGibilisco@countyofsb.org,