



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:** Public Health  
**Department No.:** 041  
**For Agenda Of:** 04/17/12  
**Placement:** Administrative  
**Estimated Tme:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** 4/5

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**TO:** Board of Supervisors

**FROM:** Department Director(s) Dr. Takashi Wada, MD, MPH, Director / Health Officer  
Public Health Department  
Contact Info: Anne Fearon, Deputy Director, 681-5171

**SUBJECT:** **Award of Contract to Newton Construction and Management for the Santa Barbara Health Care Center Chiller Replacement Project # J02014-K1, Second Supervisorial District**

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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 Santa Barbara Health Care Center Chiller Replacement Project # J02014-K1. Plans and specifications for this project are available through General Services Facilities Division.
- b) Award Newton Construction and Management (not a local contractor) a contract for \$227,000 for the Santa Barbara Health Care Center Chiller Replacement Project.
- c) Authorize the Director of Public Health to approve any needed change orders in an amount not to exceed 10% of the base amount of \$227,000 or \$22,700.
- d) Approve Budget Revision Request # BJE 0002133 to amend the Fiscal Year 2011-12 Public Health budget to allow for the transfer of Public Health Department Restricted Federally Qualified Health Center (FQHC) Fund Balance allocation to the Special Fund.
- e) Find that the proposed action is for the operation, repair or maintenance of an existing public structure and its mechanical equipment, involving negligible or no expansion of use beyond that which presently exists, that the proposed action is therefore exempt from CEQA pursuant to 14 CCR 15301; approve, and direct staff to file with the Clerk of the Board, a Notice of Exemption on that basis.

**Summary Text:**

This project will replace the two failing Itzaki chillers currently serving the cooling needs of the Santa Barbara Health Care Center building. The project was advertised and a job walk was held with nine contractors in attendance. Five contractors ultimately bid the job. Newton Construction and Management, who is not a local contractor, submitted the lowest responsive bid.

**CEQA:**

A CEQA categorical exemption is being requested for this project as it consists of maintenance, repair, and alteration of an existing public structure with no expansion, in accordance with CEQA Guidelines 15301 (a),(d).

**Background:**

The Santa Barbara Health Care Center was originally the County Hospital and was designed to service the community as a full inpatient facility. As a working hospital, the building was designed to conform to Office of Statewide Health Planning and Development (OSHPD) standards at the time for heating and air conditioning to ensure that the maximum amount of air flow was maintained to minimize the distribution of air born contaminants within the building.

Since the building is now used as an outpatient health care center, with a lower operational capacity, the current operational regulations allow us to replace the failing chillers with a smaller unit at a reduced air flow. This change will give the County significant cost savings in both utility and maintenance costs.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Narrative:**

This chiller replacement project will be fully funded through the use of the Public Health Department Restricted Federally Qualified Health Center (FQHC) Fund Balance. The Budget Revision Request that accompanies this Board Letter will increase appropriations in the amount of \$275,000 through the release of restricted funds. This will provide funding to award the contract in the amount of \$227,000, the construction contingency in the amount of \$22,700, and for project management services from the General Services Department in the amount of approximately \$25,300.

**Special Instructions:**

After Board action, please distribute as follows: Return one (1) certified Minute Order of the action and one (1) signed and dated copy of the Contract to Rose Davis. Please email [phdcu@sbcphd.org](mailto:phdcu@sbcphd.org) when available for pickup.

**Attachments:**

One (1) original contract, one (1) duplicate original contract, contract summary, one (1) original BRR, (1) CEQA Exemption

**Authored by:**

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