

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 3/04/04
Department Name: Public Works and General Services
Department No.: 054 and 063
Agenda Date: 03/16/04
Placement: Administrative
Estimate Time: N/A
Continued Item: No
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Director
Public Works Department

Ronald S. Cortez, Director
General Services Department

STAFF CONTACT: Grady Williams, P.E., Project Manager (568-3083)
General Services Department

SUBJECT: Public Works Service Center, Santa Maria
Site # T03010; Project # 8643
5th Supervisorial District

Recommendations:

That the Board of Supervisors:

Execute the attached Amendment No. 1 to the Professional Services Agreement with CSA Architects. The amendment increases the architect's scope of work, and thus increases the architect's fee by \$22,957.50, to a new contract amount of **\$130,957.50**. It also revises the project schedule, changing the building construction completion date to January 25, 2005.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.

Subject: Public Works Service Center Project, Santa Maria
5th Supervisorial District
Agenda Date: March 16, 2004
Page 2

Executive Summary and Discussion:

General: A new Service Center Building is proposed for the Foster Road campus in Santa Maria. The project has been approved in this year's Capital Improvement Plan and was first included the Capital Projects Program beginning FY 2002/2003. The project location is immediately south of the County's existing Planning and Development Department's building. It will provide approximately 11,500 SF of office and public space for Public Works functions, including Water Resources, Disaster Recovery, Permits, Construction, Sanitation, Transportation, Solid Waste and Surveys. It will accommodate 45 employee working spaces, meeting existing and projected near-term future operation and staff needs of these divisions. Some of the divisions are currently occupying leased space at a cost of about \$10,000 per month. This project will consolidate the Public Works functions into one area providing increased efficiency, and progress in the goal of the County Board of Supervisors to own and operate facilities rather than lease. The building design has several environmentally friendly features, and meets the definition of a "Green Facility". A Final EIR and related certifications was approved by the Board of Supervisors at the January 13, 2004 Public Hearing.

Amendment: On November 12, 2002, the Board approved a Professional Services Agreement with CSA Architects to provide design services for the Santa Maria Public Works Service Center, for a fee of \$108,000. The fee was based on a specific scope of work for a 11,000 SF building, and a preliminary construction budget of \$1,200,000. While the final building size of 11,500 SF remains close to the original estimate, the final construction cost rose to \$2,174,408. A second story loft, a storm water retention basin, a gray water system, and a variety of other smaller design additions were added to the Architect's work, which were beyond the original scope of the agreement.

Mandates and Service Levels:

No change in program or service levels.

Fiscal and Facilities Impacts:

The project is fully funded. Various Public Works funds will reimburse Capital Outlay for the funds allocated to design and construct this project, (Transportation 60%, Surveys 6%, Water Resources 17%, and Utilities 17%). Funds for this contract have been appropriated and are available in Fund 0030, Dept. 054, Line Item 8700, Program 4007PW Capital Projects, Project FOSTER. It is shown in the Department Summary as *Capital Improvements* on page D-342 of the Santa Barbara County Budget for FY 2003-2004. The \$10,000/mo savings from existing lease cost will offset reimbursement of the Capital Outlay.

Upon completion of this facility, an additional 11,500 square feet general office facility space will be added to County's maintained building program.

Special Instructions:

Upon approval, please forward the duplicate original amendment and Minute Order to Grady Williams, Facilities Services Division, General Services Department and also a Minute Order to Phil Demery, Public Works.

AMENDMENT No. 1
TO PROFESSIONAL SERVICES AGREEMENT
FOR
Public Works Service Center – North County
Project No. T03010/8643

This Amendment to Agreement is entered into, by and between:

CSA Architects
hereinafter called “ARCHITECT”

and

The County of Santa Barbara, California
hereinafter called “COUNTY”

WITNESSETH

WHEREAS, the parties hereto under the date of November 12, 2002, entered into an agreement for performance of Architectural Services, by ARCHITECT in connection with the Public Works Service Center – North County, Project No. T03010/8643, Santa Barbara, California; and

WHEREAS, the parties hereto desire to amend the Agreement:

NOW THEREFORE, the parties hereto agree as follows:

- I. Page one, third paragraph, single sentence, is hereby modified to read as follows:

The estimated initial construction budget for this Project will be **\$1,200,000**. The final construction budget at time of contract award is \$2,174,408.

- II. Article 1, paragraph 2, third sentence, is hereby modified to read as follows:

The proposed building size is not to exceed 11,600 SF.

- III. Article 3, Item A, Sentence 1, is hereby amended to read as follows:

Fee: The COUNTY will pay the ARCHITECT a fee of **ONE HUNDRED THIRTY THOUSAND NINE HUNDRED FIFTY-SEVEN DOLLARS AND FIFTY CENTS (\$130,957.50)** for all work described in this Agreement and in Attachment A.

- IV. Attachment C is hereby amended to revise the project schedule for uncompleted tasks as follows:

<u>Date</u>	<u>Task</u>
March 1, 2004	Bid opening (COMPLETED).
March 16, 2004	Award Contract (2.5 weeks)
April 5, 2004	Notice to Proceed (3 weeks).
January 5, 2005	Construction completed (9 months).

APPROVED AND EXECUTED by COUNTY and ARCHITECT on this _____ day of March, 2004.

"ARCHITECT"

CSA Architects
 330 E. Canon Perdido, Suite A
 Santa Barbara, CA 93101

By: _____

"COUNTY"
 COUNTY OF SANTA BARBARA

ATTEST:
 MICHAEL F. BROWN
 CLERK OF THE BOARD

By: _____
 JOSEPH CENTENO, CHAIR
 BOARD OF SUPERVISORS

By: _____

APPROVED AS TO FORM:
 STEPHEN SHANE STARK
 COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM:
 ROBERT W. GEIS, CPA
 AUDITOR-CONTROLLER

By: _____

By: _____

APPROVED:

 Mark Mittermiller, Assistant Director
 General Service Department

Dept. 063; Account 6000; Fund 2870; Program 1930; Project 8643