



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

200 MAY
COUNTY CLERK
COUNTY CLERK

Department Name: General Services
Department No.: 063
For Agenda Of: May 20, 2008
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Bob Nisbet (560-1011) *Robert Nisbet*
Director(s)
Contact Info: Paddy Langlands, Assistant Director (568-3096)
SUBJECT: Franklin Clinic Remodel – Construction Contract Amendment #1
1136 E. Montecito Street, Santa Barbara
Project #FL3007 / 8616
First Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: Select _ Concurrence

Recommended Actions:

That the Board of Supervisors approve and authorize Chair to execute the attached Amendment No. 1 to the contract with Carroll Construction, Inc. for the Franklin Clinic Remodel in the amount of \$97,427, for a total contract amount of \$918,016.

Summary Text:

The County of Santa Barbara entered into a contract with Carroll Construction, Inc. on October 15, 2007 in the amount of \$820,589 to remodel approximately 7,000 square feet of leased clinic and office space at the City of Santa Barbara-owned Franklin Community Center located at 1136 E. Montecito Street to provide for the increased need of patient care. This Amendment will modify the contract in the amount of \$97,427 to provide for additional landscape demolition for placement of the temporary trailer, new roof insulation, and Public Health requested cabinetry, flooring, door, electrical, plumbing, WinDSX card reader entry and fire alarm system modifications.

Background:

Public Health will expand and remodel approximately 7,000 square feet of leased space at the Franklin Clinic located at 1136 E. Montecito Street in Santa Barbara. Alcohol, Drug and Mental Health Services (ADMHS) vacated a portion of the Franklin Community Center, and Public Health took over the ADMHS vacated space to expand their existing clinic. The Franklin Clinic is located within the City of Santa Barbara-owned Franklin Community Center. This remodel will serve to create office and clinic space that facilitates the efficient and effective operation of the Public Health Franklin Clinic operations, and accommodates the health needs of the community by creating 2,023 square feet of new clinic space for Public Health to meet the increased need of patient care. Efficiency will also be increased by expanding the clinic space to support full-time primary care clinic services and will provide for a limited expansion of obstetrics and family planning clinic hours.

On October 15, 2007, the County of Santa Barbara entered into a contract in the amount of \$820,589 with Carroll Construction, Inc. to construct the remodel. There have been several modifications to the project resulting in construction fees in excess of the \$82,059 contingency; these include landscape demolition for proper placement of the temporary trailer, additional data and electrical service to the temporary trailer, new roof insulation, Public Health requested cabinetry, flooring, door and hardware, electrical, and plumbing revisions, as well as Public Health requested additions to the WinDSX card reader entry and fire alarm systems. This Amendment will amend the contract in the amount of \$97,427, for a total contract amount of \$918,016.

General Services anticipates that occupancy of the remodeled clinic will take place in June of 2008, with the entirety of construction (offices outside of health clinic, and landscaping) being completed in July of 2008.

Performance Measure:

The expansion and remodel of the existing Franklin Clinic will serve to meet the increased need for patient care at the facility.

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	\$ 1,188,654.00		\$ 1,327,110.00
Total	\$ 1,188,654.00	\$ -	\$ 1,327,110.00

Narrative:

The construction budget for this project is \$918,016, and the total project budget is \$1.33 million. \$1.28 million in funds have been appropriated to Fund 0030, Department 063, Program 1930, Account 8700, Project 8616. The remaining \$47,743 will be appropriated by Public Health after approval by the Board of Supervisor's of the requested Amendment.

Special Instructions:

Please send two (2) duplicate original Contracts and a copy of the Minute Order to Jill Van Wie, GS/Facilities Services Div., Courthouse East Wing.

Attachments:

3 copies of the Contract Amendment for Carroll Construction, Inc.

Authored by:

Jill Van Wie, General Services

WHEREAS, CONTRACTOR will perform the alterations stated in "Exhibit C" and attached hereto, for a total addition of NINETY-SEVEN THOUSAND FOUR HUNDRED TWENTY-SEVEN DOLLARS (\$97,427).

NOW, THEREFORE, the Agreement is amended as follows:

Section 1:

Paragraph 5 of said Contract is hereby amended to read as follows:

5. PAYMENT

Subject to adjustments and liquidated damages, if any, as provided in the Contract documents, the full price to be paid to CONTRACTOR for satisfactory completion of all requirements of CONTRACTOR under the Agreement is the base amount of EIGHT HUNDRED TWENTY THOUSAND FIVE HUNDRED EIGHTY-NINE DOLLARS (\$820,589), plus Amendment No. 1 for NINETY-SEVEN THOUSAND FOUR HUNDRED TWENTY-SEVEN DOLLARS (\$97,427) for a total Contract amount of NINE HUNDRED EIGHTEEN THOUSAND SIXTEEN DOLLARS (\$918,015) to be paid as provided for in the Contract Documents, i.e., on a monthly basis in an amount directly proportional to the percentage of completion of work. CONTRACTOR shall maintain and make available to COUNTY all books, papers, job descriptions, records, detail costs, estimates, subcontracts, and financial records related to or which arise out of work or under the terms or conditions of the Contract. The form of record keeping shall be subject to approval by COUNTY. These books, papers, records, claims, and accounts shall be

made available for examination during normal business hours by COUNTY or COUNTY's representative and shall be retained at CONTRACTOR's principal place of business in California for audit during normal business at such place for four (4) years after recording of Notice of Completion of Project. CONTRACTOR shall provide an office to enable COUNTY and COUNTY's representative to conduct such audit.

Section 2:

Paragraph 2 of the Contract is hereby amended by the addition of the following language:

2. WORK

Items of work to be performed by the CONTRACTOR shall include all items stated in "Exhibit C," incorporated by this reference and attached hereto.

Section 3:

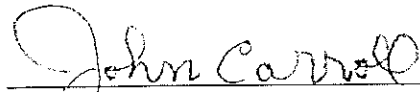
This Amendment, along with the consent of the CONTRACTOR attached hereto, shall constitute a contract between the County of Santa Barbara and Carroll Construction, Inc. All other sections of the Agreement between the parties shall remain in full force and effect.

Original Contract amount	<u>\$ 820,589.00</u>
Director's Change Authorization amount	<u>\$ 53,529.45</u>
Amount of Amendment No. 1	<u>\$ 97,427.00</u>
Total Contract amount after Amendment No. 1	<u>\$ 918,016.00</u>
Original Contract completion date	May 27, 2008
Total number of days extension Amendment No. 1	Zero (0)
Revised Contract completion date	May 27, 2008

We hereby consent to the above and agree to the alterations as set forth in said Amendment in the manner and for the amount as indicated.

Dated this 30 day of APRIL, 2008

“CONTRACTOR”:



John Carroll, President

Address: P.O. Box 50131
City/State/Zip: Santa Barbara, CA 93150
License #: 464263
IRS#: 77-0478592

“COUNTY”

COUNTY OF SANTA BARBARA

ATTEST:

By: _____
SALUD CARBAJAL
CHAIR, BOARD OF SUPERVISORS

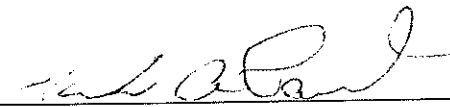
By: _____
MICHAEL F. BROWN
CLERK OF THE BOARD

APPROVED AS TO FORM:

By: 

DANIEL J. WALLACE
INTERIM COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM:

By: 

ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

Dept 063 Fund 0030 Program 1930 Account 8700 Project 8616

FRANKLIN CLINIC REMODEL
 PROJECT NO. FL3007/8616
 AMENDMENT NO. 1

EXHIBIT "C"

Per Construction Change Authorization #1 dated January 22, 2008:		
1.	Electrical connection to additional panel box on temporary trailer (PCO 2).	\$6,216.00
2.	Installation of data conduit to temporary trailer (PCO 3).	\$3,550.00
3.	Relocation of sewer cleanout due to installation of new ramp (PCO 4).	\$1,428.00
4.	Repair deck and roof drain at new ramp location (PCO 6).	\$1,427.00
5.	Connection of Owner provided water and waste tree to temporary trailer (PCO 9).	\$1,713.00
6.	Repair main irrigation line damaged during setting of anchors for temp. trailer (PCO 10).	\$615.00
7.	Repair of mis-installed venting for temporary trailer (PCO 11).	\$346.00
8.	Replace water heater element and raise roof vents in temporary trailer (PCO 12).	\$578.00
9.	Installation of base at two stair landings at temporary trailer (PCO 13).	\$1,439.00
Per Construction Change Authorization #2 dated January 29, 2008:		
1.	Labor and material for removal and replacement of saturated soil at new ramp due to broken water and storm drain pipes, and preparation of temporary trailer site including, but not limited to, sod removal, sprinkler capping, grading, compaction, export and import of soil, 12 x 12 planter material removal and compaction, and temporary removal of boulders (PCO 7).	\$14,284.00
Per Construction Change Authorization #3 dated March 26, 2008:		
1.	CREDIT: Not utilizing Alternate #2 (sheet vinyl wrap-up on walls).	(\$12,500.00)
2.	CREDIT: Backcharge for damaged data lines during demolition (NEC was to perform demo on these lines).	(\$664.12)
3.	CREDIT: Not installing temporary fence or moving light pole. (CP 16)	(\$709.00)
4.	Replace broken storm drain (pre-existing condition). (CP 5R)	\$1,864.00
5.	Provide electrical work for panel 'G' schedule not shown on original drawings. (CP 14)	\$4,415.00
6.	Remove and replace existing roof insulation per Field Directive #8. (CP 15)	\$6,352.00
7.	Install new ball valves due to poor condition of existing valves per RFI 12. (CP 17)	\$1,674.00
8.	Labor and material to provide two new sinks (in the IZ room and behind the nurses' station) per request of Owner. (CP 19)	\$3,782.00
9.	Install insulation above hard lid areas and exterior walls. (CP 27)	\$1,918.00
10.	Labor and material to snake plumbing pipes at four existing sinks. (CP 32)	\$345.00
11.	Labor and material to replace cleanouts at three existing sinks. (CP 33)	\$638.00
12.	Relocate junction box at drinking fountain in common hallway. (CP 34)	\$1,718.00
13.	Relocate light switch in main building corridor. (CP 35)	\$1,973.00
14.	Add can lights and dimming switch in rooms 13 and 14 per request of Owner. (CP 36)	\$538.00
15.	Provide upgraded tiles and wall finish at drinking fountain and common area restrooms per request of Owner. (CP 37)	\$1,403.00
16.	Replace two existing fire extinguisher cabinets per Field Directive #13. Includes relocation of one existing cabinet per request of Owner. (CP 42)	\$607.00
17.	Install 2 steel posts for gates at nurses station per request of Owner. (CP 45).	\$950.00

Franklin Clinic Remodel
 Project No. FL3007 / 8616
 Amendment No. 1

Per Construction Change Authorization #4 dated April 28, 2008:		
1.	Flooring upgrades per request of Owner. (CP22R and CP48)	\$14,853.00
2.	Installation only of two Owner-provided baby changing stations in restrooms. (CP24R)	\$559.00
3.	Cabinet revisions per request of Owner. (CP 25)	\$10,857.00
4.	Door and hardware modifications per request of Owner. (CP 29)	\$8,726.00
5.	Provide WinDSX card reader system and additional panel to three (3) additional doors per request of Owner. (CP 30)	\$8,953.00
6.	Electrical work for card reader additions in connection with CP30. (CP40R)	\$2,517.00
7.	Door hardware modifications per request of Owner. (CP41)	\$198.00
8.	Revised framing & additional glass to heighten reception windows 4", & install 3 speaker holes per request of Owner. (CP44)	\$1,065.00
9.	CREDIT for utilizing group 2 tile in-lieu-of group 4 tile in common area restroom. (CP46)	(\$1,637.00)
10.	Added glass to clinic doors per request of Owner. (CP47)	\$1,840.00
11.	Provide carpet in-lieu-of vinyl flooring in rooms 3, 4, 9, 13 and 14 per request of Owner. (CP50)	\$1,069.00
12.	Door and wall finish modifications per request of Owner. (CP55 and CP60)	\$3,204.00
13.	Paint walls where cove vinyl was eliminated per Owner's request. (CP56R)	\$1,040.00
14.	CREDIT for not providing fire alarm horn and strobe per original plans.	(\$500.00)
15.	Electrical modifications in IZ room per SK-11 & relocate light switch behind nurse's station per Owner's request. (CP57)	\$1,049.00
16.	Relocate door in storage room (office 36) per request of Owner. (CP58)	\$305.00
17.	CREDIT for omitting wall rail at hallways per request of Owner. (CP59)	(\$3,226.00)
18.	Stain and varnish at reception area per SK-13. (CP61)	\$987.00
19.	CREDIT for not installing wall in office 14.	(\$332.00)
**	The changes detailed in CCA 4 have possibly impacted the schedule up to 45 days. Carroll Construction may submit for a time extension and compensation when the actual number of extension days has been determined and approved by County.	
	TOTAL:	\$97,426.88

