



**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
For Agenda Of: June 18, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Kirk Lagerquist, Director (805) 560-1011
Contact Info: John L. Green, Capital Division Chief (805) 934-6229
SUBJECT: Probation Headquarters Building Project - Award Agreement for Construction;
Project No. 19014, First Supervisorial District

DocuSigned by:
Kirk Lagerquist
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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

Other Concurrence

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications for the County of Santa Barbara Probations Headquarters, County Project No. 19014 on file in the General services Capital Projects office;
- b) Award, approve and authorize the Chair to execute the attached construction agreement in the amount of \$37,817,413.00 to the lowest responsible bidder, ProWest PCM, Inc. (ProWest), whose address is 22710 Palomar Street, Wildomar, CA 92595 (Contract), subject to the plans and specifications applicable to the project and California Law;
- c) Authorize the Director of General Services, or his Assistant Director or Capital Division Chief designee, to approve change orders in an aggregate amount not to exceed \$1,903,370.65, provided that no change or alteration shall exceed \$210,000, as authorized under California Public Contract Code Section 20142(b); and
- d) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, no substantial changes are proposed to the project covered by the above recommended action (c), and no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore these actions are within the scope of the project covered by the mitigated negative declaration and monitoring program under (SCH2023040126, GS-042022-19014-MND) approved

and adopted by the Board for this project on March 19, 2024, and determine that therefore no new environmental document is required.

Summary Text:

This item is on the agenda to award the construction Contract to ProWest PCM, Inc. to construct the County of Santa Barbara Probation Headquarters Building.

On April 1, 2024, General Services solicited bids for construction on Public Purchase for the County of Santa Barbara Probation Headquarters Project. On May 9, 2024, General Services opened two bids. ProWest, a Wildomar, CA based company, submitted the lowest responsible Base Bid of \$37,490,919, which included Allowances 1 through 3. Based on sufficient, available funding Additive Alternates No. 1 and No. 2 will be included in the Contract for a total amount of \$37,817,413. The low bid was 2.72% above the Engineer's Estimate and the second lowest bid was 8.11% above the Engineer's Estimate.

Background:

In August 2020, the General Services Department, in partnership with the Probation Department and RNT Architects, initiated the process to start conceptual design and programming for the new Probation Headquarters (HQ) Building project (Project). The new HQ is proposed to be located at 1019 Garden Street, in downtown Santa Barbara on County owned property between Santa Barbara, Garden, Figueroa, and Carrillo Streets. The proposed new HQ is intended to consolidate staffing from the Hollister campus as well as the current downtown HQ building, which will lead to operational and cost efficiencies for the Probation Department. In March 2022, the Board approved moving forward with completing the design work which included programming verification, professional design, planning, cost estimating, commissioning and construction contract administration services. In February 2024, the Board authorized General Services to go out to bid for construction of the new HQ Building. Construction activities, including the procurement of required equipment, will begin immediately upon approval of this contract with groundbreaking anticipated in September 2024.

This Project is necessary to maintain and modernize Probation facilities, and will consolidate the currently dispersed Probation operations into a single facility leading to operational efficiencies. The Project's design reflects the requirements of the County's Net Zero Energy policy, and utilizes Crime Prevention Through Environmental Design principles.

Fiscal and Facilities Impacts:

Budgeted: *Yes. Construction of the Project will be funded directly by Certificate of Participation (COP) debt proceeds.

Fiscal Analysis:

<u>Funding Source – Pro West PCM, Inc. Contract</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>Total</u>
COP Debt Proceeds	\$15,000,000.00	\$22,000,000.00	\$2,720,783.60	\$39,720,783.60
Total	\$15,000,000.00	\$22,000,000.00	\$2,720,783.60	\$39,720,783.60

Fiscal Narrative:

The total Contract cost, including contingency and Additive Alternates 1 and 2, amounts to \$39,720,783.60. Funds for this Contract and associated efforts are funded with COP debt proceeds; budget revisions are being prepared and will be presented separately for this project along with the other COP funded projects, to budget the funding needed each fiscal year from debt proceeds, held by the Treasurer, into the project budget in the Capital Outlay Fund 0030. The total project budget is \$55,229,272, including construction, equipment, furniture and fixtures, utilities, project management, design, contingency, and other fees; the full project costs will be funded with COP debt proceeds.

Key Contract Risks:

The project has been assessed to have a risk level of medium and the County is providing an Owner Controlled Insurance Program (OCIP) to help mitigate this. The Agreement includes termination language upon 14-days written notice by the County of any substantial violation of a provision of the contract documents. In addition, ProWest will provide a Payment and Performance Bond for the Project.

Special Instructions:

Please email the following items to Shane Mahan in the General Services Department, smahan@countyofsb.org:

1. One (1) copy of the Minute Order
2. One (1) copy of the executed Construction Agreement.

Attachments:

1. Attachment 1 - Agreement for Construction for County Project No. 19014
2. Attachment 2 – CEQA Final Mitigated Negative Declaration (SCH2023040126, GS-042022-19014-MND) for County Project No. 19014

Authored by:

Shane Mahan, General Services- Capital Projects