



**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: December 3, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors

FROM: Department Director(s): Kirk Lagerquist, General Services Director

DocuSigned by:
Kirk Lagerquist
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Contact Info: John L. Green, General Services Assistant Director
(805) 560-1011

SUBJECT: Emergency Operations Center & Regional Fire Communications Center (EOC&RFCC) – Approve and Ratify Amendment of Construction Contract with Edwards Construction Group, Inc., Board Contract with Earth Systems Pacific, and Amendment of Professional Services Agreement with RRM Design Group

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, ratify, and authorize the Chair to execute an amendment to the Construction Agreement with Edwards Construction Group, Inc., for the construction of the Emergency Operations Center & Regional Fire Communications Center (EOC&RFCC) to extend the Contract end date from July 5, 2024, to December 31, 2024 (ECG Amendment); and
- b) Approve, ratify, and authorize the Chair to execute a Professional Services Agreement with Earth Systems Pacific for Geotechnical and Special Inspection Services (Earth Systems Agreement) in the amount of \$276,010.00; and
- c) Approve, ratify, and authorize the Chair to execute Amendment No. 1 (RRM Amendment) to the Professional Services Agreement (PSA) with RRM Design Group, Inc., a California corporation, to amend the Scope of Services and increase the fixed fee compensation payable thereunder from \$1,326,282.00 to \$1,524,600.00 (an increase of \$198,318.00); and

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- d) Approve Budget Revision Request BJE-0010232 to allocate the necessary funds for the above-recommended actions; and
- e) Find that the proposed Project falls within the scope of the previously filed Notice of Exemption and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing of former use. This Project qualifies for the exemption per section 15301(e)(2), and the requirements of 15301(e)(2)(A) and (B) are met.

Summary:

These recommended Board actions are to complete the construction of the Emergency Operations Center & Regional Fire Communications Center (Project). On March 14, 2023, the Board authorized the Director of General Service to execute a Construction Contract with Edwards Construction Group, Inc. (ECG) for the construction of the Project, as ECG was the apparent low bidder, with a bid of \$13,871,556.00. During the course of Project construction, there were sustained delays due to the relocation of the County-owned fiber line, unsuitable soil remediation during over-excavation, and inclement weather sustained between December 1, 2023 through March 20, 2024. Additional construction delays were sustained by ECG during the course of the construction of the Project, ultimately resulting in a five (5) month delay to the Project construction completion.

Discussion:

General Services (GS) seeks approval and ratification of the ECG Amendment for completion of the Project.

GS seeks approval and ratification of a Professional Services Agreement with Earth Systems Pacific for continuation of the services commenced under Order # CN674.

GS seeks approval and ratification of the RRM Amendment for architectural design services for the Project. The RRM Amendment provides additional time for construction administration support services due to the aforementioned extended Project construction schedule resulting from additional demands of the Project, contractor-initiated additional services, County-initiated additional services, and contractor Project delays. The RRM Amendment would expand the Scope of Services and increase the fixed fee compensation payable under the PSA from \$1,326,282.00 to \$1,524,600.00 (an increase of \$198,318.00).

The Budget Revision Request recommended for approval by this Board Letter will allocate the necessary funds for the ECG Amendment, the Earth Systems Agreement, and the RRM Amendment.

Background:

The Emergency Operations Center & Regional Fire communication Center Project (previously titled the Regional Fire Communication Facility) is nearly complete and will provide more space for the Emergency Operations Center (EOC) operational functions during an activation and provides a new modernized dispatch center for the Santa Barbara County Fire Department. This new co-located center, attached to the County's existing EOC building, is be equipped with a new modernized dispatch center, upgrades the current Joint Information Center and Call Center, and will enable data and information sharing between the facilities. The building expansion complements the existing

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EOC facility and includes solar Photovoltaic (PV) panels which support the higher power needs of the facility and meets the Net Zero Energy (NZE) goals.

Due to the unforeseen conditions and weather delay impacts, Project completion has been prolonged past the original contractual completion date, causing the project to go over budget. The anticipated date for final completion and acceptance is January 14, 2025.

Contract Risk, Renewals and Performance Outcomes:

The inspections conducted during the course of Project construction ensure quality control and Project compliance with applicable law, regulations, and the requirements of other authorities of competent jurisdiction.

Budgeted:

The attached Budget Revision BJE-0010232 will provide the funding needed for the amended costs associated with the contract amendments.

Funding Source Table

Funding Sources	Current Cost	Added Cost Amendment	Total One-Time Cost
General Fund – EOC (27.36%)	\$4,396,438.91	\$125,706.98	\$4,522,145.89
<i>Edwards Construction Group, Inc.</i>	<i>\$3,979,700.14</i>	<i>\$49,798.58</i>	<i>\$4,029,498.72</i>
<i>RRM Design Group</i>	<i>\$362,870.76</i>	<i>\$54,259.80</i>	<i>\$417,130.56</i>
<i>Earth Systems Pacific</i>	<i>\$53,867.74</i>	<i>\$21,648.60</i>	<i>\$75,516.34</i>
Certificates of Participation (COP) - RFCC (72.64%)	\$11,672,416.74	\$333,748.37	\$12,006,165.11
<i>Edwards Construction Group, Inc.</i>	<i>\$10,565,987.51</i>	<i>\$132,213.77</i>	<i>\$10,698,201.28</i>
<i>RRM Design Group</i>	<i>\$963,411.24</i>	<i>\$144,058.20</i>	<i>\$1,107,469.44</i>
<i>Earth Systems Pacific</i>	<i>\$143,017.26</i>	<i>\$57,476.40</i>	<i>\$200,493.66</i>
Total Edwards Construction Group, Inc.	\$14,545,687.65	\$182,012.35	\$14,727,700.00
Total RRM Design Group	\$1,326,282.00	\$198,318.00	\$1,524,600.00
Total Earth Systems Pacific	\$196,885.00	\$79,125.00	\$276,010.00
Total	\$16,068,854.65	\$459,455.35	\$16,528,310.00

Fiscal Analysis:

The proposed contracts and amendments would (a) increase the amount payable to Edwards Construction Group, Inc., from \$14,545,687.65 to \$14,727,700.00, (b) increase the compensation payable to Earth Systems Pacific in connection with the Project from \$196,885.00 to \$276,010.00, and (c) expand the Scope of Services and increase the fixed fee compensation payable to RRM Design Group under the PSA from \$1,326,282.00 to \$1,524,600.00.

The attached Budget Revision Request – BJE-0010232 provides the funding needed to close out the project including the additional costs for the ECG, Earth Systems Pacific, and the RRM Design Group amended contracts, and also provides funding needed to cover other project soft costs that were incurred and exceed the original budget, in the amount of \$40,545.

Special Instructions to Clerk of the Board:

After Board action, please distribute as follows:

Please email the following items to Fernando Orta in the General Services Department, forta@countyofsb.org.

1. One (1) copy of the Minute Order

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2. One (1) copy of the executed ECG Amendment
3. One (1) copy of the executed RRM Amendment
4. One (1) copy of the executed Earth Systems Agreement

Attachments:

Attachment A – Amendment No. 1 to Construction Agreement with Edwards Construction Group, Inc.

Attachment B – Amendment No. 1 to Professional Services Agreement with RRM Design Group

Attachment C – Professional Services Agreement with Earth Systems Pacific

Attachment D – Budget Revision Request – BJE-0010232

Attachment E – CEQA Notice of Exemption

Authored by:

Fernando Orta, Project Manager, General Services – Capital Projects

cc: Project Files