

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: 11/7/05
Department Name: General Services
Department No.: 063
Agenda Date: 11/22/05
Placement: Administrative
Estimate Time: N/A
Continued Item: No
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director
General Services Department

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

SUBJECT: ADMHS Children's Services Building
Project # J02007/8612
2nd Supervisorial District

Recommendations:

That the Board of Supervisors approve and authorize the Chair to execute Amendment No. 1 to the Professional Services Agreement with Cearnal Architects, Inc, now called Cearnal Andrulaitis LLP, (a local vendor) for architectural services related to the Children's Services Building, project #8612. The Amendment increases the architect's scope of work, and thus increases the architect's fee by \$24,015.00, to a new contract amount of \$240,015.00.

Alignment with Board Strategic Plan:

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

Executive Summary and Discussion:

This project was conceptually approved by the Board on August 8, 2000, as a remodel of an existing building. The Board subsequently modified the scope on July 10, 2001 to demolish the existing building and replace it with a like-sized building. At this meeting, staff was directed to proceed with hiring the architect so that design could proceed. An architect was subsequently hired at a fee of \$398,000, but the project budget was halved and subsequently stalled. A new architect, Cearnal, was eventually hired in 2002 for a fee of \$216,000.

Subject: ADMHS – Children’s Services Building, Project #J02007/8612
5th Supervisorial District

Agenda Date: November 22, 2005

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On November 5, 2002, the Board approved a Professional Services Agreement with Cearnal. The architect’s design involved the remodel of the existing Building D to be used as part of the new facility for construction cost savings and because of the aesthetic value of the 1920’s-era building. After design of the new facility, there was more than a year of delay in awarding the construction contract due to bid prices coming in higher than available funding. During the delay there was significant vandalism done to the existing structure that required redesign. Also, once construction began, it was found that its foundation was different than anticipated requiring additional foundation design. These, and the need to re-estimate the construction cost, are the reasons for the added design cost.

Mandates and Service Levels:

No change in program or service levels.

Fiscal and Facilities Impacts:

No change.

Special Instructions:

Upon approval, please forward the duplicate original Amendment and a copy of the Minute Order to Grady Williams, Support Services Division, General Services Department, Courthouse, East Wing.

AMENDMENT No. 1
TO PROFESSIONAL SERVICES AGREEMENT
FOR
CHILDREN'S SERVICES BUILDING PROJECT
SITE NO. J02007
PROJECT NO. 8612

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

Cearnal Andrulaitis LLP
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 Children's Services Building Project; and

WHEREAS, the parties hereto desire to amend the Agreement:

NOW THEREFORE, the parties hereto agree as follows:

1. Article 3 Fee and Provision for Payment, is hereby amended to read as follows:

Fee: The COUNTY will pay the ARCHITECT a not-to-exceed fee equal to but not greater than Two Hundred and Forty One Thousand and Fifteen Dollars (\$240,015) for work contracted in this AGREEMENT and Attachment A, and invoiced based on Attachment B. Attachments A and B are attached hereto and incorporated herein by reference as though here fully set forth. Any additional applicable hourly rate billings as authorized in Article 4 shall be based on the information contained in Attachment B.

2. Article 4, Payment for Extra Work, Changes or Expenses, is hereby amended to read as follows:

Compensation for extra work, changes, or expenses shall be in addition to the amount set forth in Article 3 above. Actual cost shall be based upon hourly rates and other information as set forth in Attachment B.

Additional work shall include:

Additional Engineering Services for Building "D" As-Built Drawings \$7,000
Additional Engineering Services for Project Estimator \$2,414.80
Additional Engineering Services for Building "D" Footings \$4,700
Additional Engineering Services for Structural Damage \$4,900
Additional Architectural Services for extension of construction \$6,000

No extra work shall be done unless approved in advance in writing by the COUNTY representative.

APPROVED AND EXECUTED by COUNTY and ARCHITECT on this ____ day of November 2005.

"COUNTY"
COUNTY OF SANTA BARBARA

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By: _____
Susan Rose
Chair, Board of Supervisors

By: _____

APPROVED:

APPROVED AS TO FORM:
STEPHEN SHANE STARK
County Counsel

By: _____
Paddy Langlands, Assistant Director
General Service Department

By: _____

"ARCHITECT"
Cearnal Andrulaitis LLP
521 1/2 State Street
Santa Barbara, CA 93101

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

By: _____
Tax ID No.: 77-0158787
License No. C11228

By: _____