



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: 05/01/12
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Dept. Robert Nisbet, Director (560-1011)
Contact Info: Paddy Langlands, Asst. Director (568-3096)

SUBJECT: **Award of Contract to Smith Electric Service for the Santa Barbara Courthouse Air Handler Retrofit Project # F02003, First Supervisorial District**

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 the plans and specifications for the Santa Barbara Courthouse Air Handler Retrofit Project #F02003. Plans and specifications for this project are available from General Services Facilities Division;
- b) Award Brannon, Inc. dba Smith Electric Service (a local vendor) a contract for \$1,088,888 for the Courthouse Air Handler Retrofit Project;
- c) Authorize the Director of General Services to approve change orders of an amount not to exceed 10% of the base amount of \$250,000 plus 5% of the bid in excess of the base amount, or \$ 66,944 for this contract; and
- d) Find that the proposed action is for the operation, repair or maintenance of an existing public structure and its mechanical equipment, involving negligible or no expansion of use beyond that which presently exists and that the proposed action is therefore exempt from the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15301.

Summary Text:

This project will replace two out of four failing air handlers currently serving the heating and cooling needs of the Courthouse. The existing air handlers were installed in 1965 and are located in mechanical rooms in the attic of the Courthouse. The two units to be replaced are suffering from leaking pipes, deteriorating cooling fans, and unavailability of replacement parts. The mechanical rooms can only be accessed via narrow staircases and will necessitate the demolition and installation of the new units by disassembling them into small enough parts to be hand carried to and from the mechanical rooms. Due to the difficult location and limited accessibility of the equipment, the cost of the project is being driven by the significant cost of labor hours projected to complete the project. The project was advertised and a job walk was held and attended by sixteen contractors. Two contractors ultimately bid the job. Smith Electric Service, a local contractor, had the lowest responsive bid.

Background:

The Santa Barbara Courthouse was modified in 1965 to incorporate air conditioning to augment the existing steam heating and passive cooling systems original to the 1926 structure. The air handlers being replaced are part of the 1965 installation for the conversion of the first floor space to court rooms after the County offices were relocated to the new Administration Building. This replacement of the air handlers is the first phase of a larger project to convert the existing heating and cooling plant to a new energy efficient system of hot water boilers and a geothermal field (ground loop) for cooling. The remainder of the existing HVAC equipment in the building will also be replaced as part of this plan as funding permits. The remaining conversion will be done over multiple years in phases and is currently estimated to cost \$5 million.

CEQA:

A CEQA categorical exemption per CEQA Guidelines section 15301 (a), (d). is being requested for this project, as it consists of maintenance, repair, and alteration of an existing public structure with no expansion.

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	265,704		265,704
State			
Federal			
Fees			
Capital Funding	890,128		890,128
Total	1,155,832	0	1,155,832

Narrative:

This project is fully funded from the Capital Maintenance Budget FY 11/12 and Capital Funds from the 2005 COP (Certificates of Participation) Issuance. The COP Funds were transferred from the cancelled Sheriff Technical Services Building Project by action of the Board on 5/10/2011.

(Capital Maintenance: Fund 0001, Dept.063, Prog. 1225, Line item 7671, Proj. # F02003)

(Capital Funding: Fund 0030, Dept.063, Line item 8700, Proj. # 8721)

Staffing Impacts:

Legal Positions:

N/A

FTEs:

N/A

Special Instructions:

After Board action, distribute as follows:

Duplicate original document and minute order to Richard Whirty, Facilities Project Manager

Attachments:

1. One (1) original contract, one (1) duplicate original contract
2. CEQA Notice of Exemption
3. Contract Summary.