

# 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:** 5/20/05  
**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** 6/7/05  
**Placement:** Administrative  
**Estimate Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Tom Alvarez, Director  
General Services Department

**STAFF CONTACT:** John Green, Project Manager (934-6229)  
Office of the County Architect

**SUBJECT:** Santa Maria Juvenile Hall/Court Expansion Project  
Site # G20411; Project # 8614/8621  
5th Supervisorial District

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## Recommendations:

That the Board of Supervisors:

- a) Approve and authorize Chair to execute Amendment No. 3 to an agreement with RA & Associates, Inc. (a local vendor) for additional A/E construction administration services associated with the Santa Maria Juvenile Hall/Court Expansion in the amount of \$121,514 for a total contract amount of \$1,333,045.98 including reimbursable expenses;
- b) Approve and authorize Chair to execute Amendment No. 3 to an agreement with A.J. Diani Construction, Inc. (a local vendor) for construction change orders associated with the project in the amount of \$737,485 for a revised total contract amount of \$14,510,680.

## 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:

The amendment to the architect's contract was necessitated by changes in the scope of the project that required additional A/E construction administration services. The additional A/E construction administration services included additional county assistance, additional substitution & submittal review, construction change orders, time extension and additional reimbursables.

Subject: Santa Maria Juvenile Hall/Court Expansion Project  
Site # G20411; Project # 8614/8621  
5th Supervisorial District

Agenda Date: June 7, 2005

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On December 3, 2002, the Board awarded a construction agreement in the amount of \$13,121,000.00 to A.J. Diani Construction Company, a local contractor, to construct a new 90- bed Expansion and Juvenile Court Project.

There were several changes and additions to the project constituting 10.59% of the approved contract amount; 4.34% was to include Bid Add Alternates (#1,#2, #3A, #3B, #4A, #4B, #5A, #5B, #6A, and #6B), 3.10% was for fixtures, furnishings and casework (FFE); the remaining 3.15% were for various miscellaneous general building modifications / improvements including, an exterior site lighting upgrade to reduce glare to nearby residents, additional excavation of on site materials, a Tremco 20 year roof upgrade, anti suicide skirts on inmate fixtures, various improvements to security systems hardware, varying construction site conditions and added drainage erosion control improvements.

This amendment will amend Articles 2 and 5 of the construction agreement, and increase A.J. Diani's Construction Company's contract amount by \$737,485.00, for a total contract fee of \$14,510,680.00. The total is inclusive of previously approved contract amendments No.1 & No.2 in the amount of \$652,195.00 approved by the Director of General Services. This project is 99% complete, with only minor punch list items to complete.

**Mandates and Service Levels:**

No change in service level.

**Fiscal and Facilities Impacts:**

Funds to cover design services, including the recommended increase, have been appropriated and are available in Fund 0030 Department 063, Account 8200, Program 1930, Project 8614/8621 and summarized on page D-366 of the budget.

**Special Instructions:**

Please forward both duplicate original Amendments and a copy of the Minute Order to Facilities Services, Courthouse East Wing, attention Bob Nisbet.

AMENDMENT No. 3  
TO PROFESSIONAL SERVICES AGREEMENT  
FOR  
SANTA MARIA JUVENILE HALL/COURT EXPANSION PROJECT  
**SITE NO. G20411**  
**PROJECT NO. 8614/8621**

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

Ravatt Albrecht & Associates, Inc.  
hereinafter called "ARCHITECT"

and

The County of Santa Barbara, California  
hereinafter called "COUNTY"

**WITNESSETH**

WHEREAS, the parties hereto under the date of December 12, 2000, entered into an agreement for performance of Architectural Services, by ARCHITECT in connection with the Santa Maria Juvenile Hall/Court Expansion Project; and

WHEREAS, the parties hereto desire to amend the Agreement:

NOW THEREFORE, the parties hereto agree as follows:

I. Article 3, Item A, Sentence 1 is hereby amended to read as follows:

A. Fee: The COUNTY will pay the ARCHITECT a lump sum fee of ONE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED FORTY FIVE DOLLARS AND 98/100 (\$1,303,545.98) for all work described in the Agreement and in Attachment A.

II. Article 3, Item B, Sentence 1 is hereby amended to read as follows:

A. Reimbursement: In addition to the basic fee in Paragraph 3.A., the ARCHITECT shall be reimbursed only for indirect and reimbursable expenses specifically identified and listed with a cost in Attachment B and shall not be in excess of \$29,500.00

III. Article 9 is hereby amended to read as follows:

**Term:**

The term of this Agreement shall commence on the 12<sup>th</sup> day of December 2000. This Agreement shall terminate on September 30, 2005 unless terminated earlier as provided herein.

APPROVED AND EXECUTED by COUNTY and ARCHITECT on this \_\_\_\_ day of May 2005.

**"COUNTY"**  
COUNTY OF SANTA BARBARA

ATTEST:  
MICHAEL F. BROWN  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Susan Rose  
Chair, Board of Supervisors

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
STEPHEN SHANE STARK  
County Counsel

**"ARCHITECT"**  
Ravatt Albrecht & Associates, Inc.  
1619 S. Broadway  
Santa Maria, CA 93456-0528

By: \_\_\_\_\_

By: \_\_\_\_\_  
IRS NO. 77-0514583

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

APPROVED:

By \_\_\_\_\_

\_\_\_\_\_  
Bob Nisbet, Assistant Director  
General Service Department

SANTA MARIA JUVENILE HALL AND COURT ADDITION  
AUTHORIZED CONTRACT AMENDMENT  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT OF CONTRACT )  
WITH A.J. DIANI CONSTRUCTION ) AMENDMENT NO. 3  
JUVENILE HALL AND COURT ADDITION, )  
SANTA MARIA, CA )

WHEREAS, the County of Santa Barbara (COUNTY) and A.J. Diani Construction (CONTRACTOR), 295 North Blosser, Santa Maria, CA 93456, entered into a contract dated December 17, 2002, for the amount of Thirteen Million One Hundred Twenty-One Thousand DOLLARS (\$13,121,000) for the Santa Maria Juvenile Hall & Court Addition Project No. G20411/8614-8621, County of Santa Barbara, California; and

WHEREAS, the General Conditions permit alterations in the cumulative amount not to exceed ten percent (10%) of the contract amount, provided they are specified in writing, and agreed upon by the CONTRACTOR and the Director of the General Services Department; and

WHEREAS, it has been deemed necessary by the Board of Supervisors, to make the following alterations known as Change Order No. 3, for a total of Seven Hundred Thirty-Seven Thousand Four Hundred Eighty-Five DOLLARS (\$737,485) and a Ninety (90) calendar day time extension in the Contract period; and

WHEREAS, CONTRACTOR will perform the alterations stated in "Exhibit C" and attached hereto, for a total addition of Seven Hundred Thirty-Seven Thousand Four Hundred Eighty-Five DOLLARS (\$737,485) and a Ninety (90) calendar day time extension in the Contract period.

Santa Maria Juvenile Hall and Court Addition  
Project No. G20411/8614-8621  
Amendment No. 3

NOW, THEREFORE, the Agreement is amended as follows:

Section 1:

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

5. PRICE

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 Thirteen Million One Hundred Twenty-One Thousand DOLLARS (\$13,121,000), plus Change Order No. 1 Five Hundred and Sixty-Nine Thousand DOLLARS (\$569,000), plus Change Order No. 2 Eighty-Three Thousand One Hundred Ninety-Five DOLLARS (\$83,195), plus Change Order No. 3 Seven Hundred Thirty-Seven Thousand Four Hundred Eighty-Five DOLLARS (\$737,485), for a total Contract amount of Fourteen Million Five Hundred Ten Thousand Six Hundred Eighty Dollars (\$14,510,680) 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

Santa Maria Juvenile Hall and Court Addition  
Project No. G20411/8614-8621  
Amendment No. 3

5. PRICE (Continued)

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:

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

Original Contract amount: Thirteen Million One Hundred Twenty One Thousand Dollars

\$13,121,000

10% of Contract amount: One Million Three Hundred Twelve Thousand One Hundred Dollars

\$1,312,100

Amount of Amendment No. 1: Five Hundred Sixty-Nine Thousand Dollars

\$569,000

Amount of Amendment No. 2: Eighty-Three Thousand One Hundred Ninety-Five Dollars

\$83,195

Santa Maria Juvenile Hall and Court Addition  
Project No. G20411/8614-8621  
Amendment No. 3

Section 3 (Continued)

Amount of Amendment No. 3: Seven Hundred Thirty-Seven Thousand Four Hundred Eighty-Five

Dollars

\$737,485

Total Contract amount after Amendment No. 3: Fourteen Million Five Hundred Ten Thousand Six

Hundred Eighty Dollars

\$14,510,680

Original Contract completion date:

July 8, 2004

Total number of days extension Amendment No. 1:

5 days

Total number of days extension Amendment No. 2:

13 days

Total number of days extension Amendment No. 3:

90 days

Revised Contract completion date:

October 24, 2004



Santa Maria Juvenile Hall and Court Addition  
Project No. G20411/8614-8621  
Amendment No. 3

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 \_\_\_\_ day of \_\_\_\_\_, 2005

**"COUNTY"**  
COUNTY OF SANTA BARBARA

ATTEST:  
MICHAEL F. BROWN  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Susan Rose  
Chair, Board of Supervisors

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
STEPHEN SHANE STARK  
County Counsel

**"CONTRACTOR"**  
A.J. Diani Construction  
295 North Blosser  
Santa Maria, CA 93456-0636

By: \_\_\_\_\_

By: \_\_\_\_\_

IRS NO.  
License # 178450

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

APPROVED:

By \_\_\_\_\_

\_\_\_\_\_  
Bob Nisbet, Assistant Director  
General Service Department

PROJECT NO. G20411/8614-8621

CONTRACT AMENDMENT NO. 3

EXHIBIT "C"

Item No. 1:	Construction Change Authorization #18 (8/27/03) Exterior Light Fixtures	\$10,077.00
Item No. 2:	Construction Change Authorization #19 (8/28/03) Water Closet Changes	(\$5,326.00)
Item No. 3:	Construction Change Authorization #20 (9/16/03) 20-yr. Tremco Roof	\$135,101.00
Item No. 4:	Construction Change Authorization #21 (9/16/03) Security Changes	\$15,282.00
Item No. 5:	Construction Change Authorization #22 (10/3/03) Stair Shop Drawings	\$2,003.00
Item No. 6:	Construction Change Authorization #23 (10/17/03) Install/Remove Rebar	\$2,822.00
Item No. 7:	Construction Change Authorization #24 (10/27/03) Solenoid Valves	\$4,580.00
Item No. 8:	Construction Change Authorization #27 (1/16/04) Courtroom Window	\$1,864.00
Item No. 9:	Construction Change Authorization #28 (1/16/04) DPS Door Hardware	\$1,118.00
Item No. 10:	Construction Change Authorization #29 (1/16/04) Camera, Added DPS	\$3,390.00
Item No. 11:	Construction Change Authorization #30 (1/16/04) Earthquake, Rain	\$0.00
Item No. 12:	Construction Change Authorization #31 (1/20/04) CT Floor/Base Pub Def	\$1,154.00
Item No. 13:	Construction Change Authorization #32 (2/4/04) Furr Outs, Soffits	\$1,979.00
Item No. 14:	Construction Change Authorization #33 (2/13/04) IT Cable Conduit	\$16,181.00
Item No. 15:	Construction Change Authorization #34 (2/13/04) Counter Sink Nuts, Wall Holdowns – Building D	\$1,395.00
Item No. 16:	Construction Change Authorization #35 (2/26/04) Room 934 Casework	\$2,414.00
Item No. 17:	Construction Change Authorization #36 (3/1/04) Rain	\$0.00
Item No. 18:	Construction Change Authorization #38 (4/15/04) Bldg D Framing, Backflow	\$3,133.00
Item No. 19:	Construction Change Authorization #39 (5/3/04) FFE/Casework	\$407,370.00
Item No. 20:	Construction Change Authorization #40 (5/13/04) FEC, Camera Conduit	\$5,453.00
Item No. 21:	Construction Change Authorization #42 (8/13/04) Casework Backing, Ceiling Change, Evaporator, Master Light Control Panel	\$7,320.00
Item No. 22:	Construction Change Authorization #43 (8/13/04) Room 910 Infill Panels/Grab Bar, Existing Irrigation Tie-In	\$2,992.00
Item No. 23:	Construction Change Authorization #44 (9/27/04) Room 812 Stainless Steel Counters/Shelving/Splash, Cooler/Freezer Slab Requirements	\$4,858.00
Item No. 24:	Construction Change Authorization #45 (9/27/04) Change Panel E Breakers	\$2,275.00
Item No. 25:	Construction Change Authorization #46 (10/4/04) Reconfigure SS Cabinets In Rooms 406/506/606, Change 12 Type G Lights to 120v Ballast	\$3,490.00
Item No. 26:	Construction Change Authorization #47 (10/4/04) Courtroom Low Wall Anchorage, Architectural Truss 6x6 Material, Fixture M Changes	\$14,049.00
Item No. 27:	Construction Change Authorization #48 (11/17/04) Elec. Room Signs, Rain	\$228.00
Item No. 28:	Construction Change Authorization #49 (12/15/04) Future Data Conduit, Door 701 Call Button, Icemaker Floor Sink/Water Lint Tie-In	\$5,838.00
Item No. 29:	Construction Change Authorization #50 (3/1/05) Future Camera Conduit, Gate Controller Circuits Electrical Change	\$4,840.00
Item No. 30:	Construction Change Authorization #51 (4/6/05) Door/Gate Interlocks, Added Electrical Outlets at Building D	\$1,392.00
Item No. 31:	Construction Change Authorization #52 (4/6/05) Relocate Camera at Cooler	\$1,002.00
Item No. 32:	Construction Change Authorization #53 (4/6/05) Drainage Improvements	\$53,067.00
Item No. 33:	Construction Change Authorization #54 (4/19/05) CMU Lintels/Metal Stud Walls, Locker Room Wall Modification, Phasing Plan Modification	\$10,884.00
Item No. 34:	Construction Change Authorization #55 (4/20/05) Building D Clerestory Framing Modifications, Courtroom Handrails	\$15,260.00
<b>TOTAL</b>		<b>\$737,485.00</b>