



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: 01/08/13
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Dept. Jim Laponis, Interim Director (560-1011)

Contact Info: Scott Hosking, Facilities Manager (568-2533)

SUBJECT: **Contract Amendment for the Santa Barbara Courthouse Air Handler Retrofit Project # F02003, First 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) Authorize the Chair to execute the attached Amendment No. 1 to the contract with Smith Electric Service, Inc. DBA Brannon, Inc. (a local vendor) for the Santa Barbara Courthouse Air Handler Retrofit Project # F02003, increasing the total contract value to \$1,106,581 to cover an additional \$ 17,693 in scope (First District); and
- b) Find that pursuant to California Environmental Quality Act (CEQA) Section 15301(a), (d), the project consists of maintenance, repair, and alteration of an existing public structure with no expansion and, therefore, the added scope is within the categorical exemption of the original contract approved by the Board for this project on May 01, 2012 and, therefore, no new environmental document is required.

Summary Text:

The project has replaced two out of the 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. At the time of replacement, both air handlers were suffering from leaking pipes, deteriorating cooling fans, and unavailability of replacement parts.

Additional expenses were incurred by the project due to the discovery of failed components in the existing steam and chilled water supplies in the air handlers, also dating back to the original 1965 project. Minor repairs to the structure of the mechanical rooms and ventilation ducting were also completed.

Background:

The Santa Barbara Courthouse was modified in 1965 to incorporate air conditioning to augment the existing steam heating and passive cooling original to the 1926 structure. The air handlers being replaced are part of the 1965 installation. The mechanical rooms where the air handlers are located can only be accessed via narrow staircases. Due to the difficult location and limited accessibility of the equipment, demolition and installation of the new units necessitated disassembling them into small enough parts to be hand carried to and from the mechanical rooms. Eighty-five per cent of the work was conducted after close of business for the Superior Court (3:30 pm to 1:00 am).

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:

Pursuant to CEQA section 15301(a), (d) which allows restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, an exemption from CEQA requirements was requested as part of the original board letter awarding the Santa Barbara Court House Air Handler Retrofit Project # F02003 and was approved by the Board on May 01, 2012.

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	216,453		216,453
State			
Federal			
Fees			
Capital Funding	890,128		890,128
Total	1,106,581	0	1,106,581

Narrative:

This project is fully funded from the Capital Maintenance Budget FY 12/13 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: None

Legal Positions:

N/A

FTEs:

N/A

Special Instructions:

After Board action, distribute as follows:

Copy of executed document and minute order to Richard Whirty, Facilities Project Manager

Attachments:

1. One (1) original Contract Amendment No.1
2. Contract Summary.

Authored by:

Richard Whirty, Facilities Project Manager (805) 568-3086