



BOARD OF SUPERVISORS
AGENDA LETTER
Clerk of the Board of
Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Department Name: General Services
Department No.: 063
For Agenda Of: November 17, 2015
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Matthew Pontes, General Services Director, 560-1011
Contact Info: Greg Chanis, General Services Assistant Director,
Support Services 568-3096
SUBJECT: Completion of Construction of Santa Barbara Courthouse Elevator,
County Project No. 8722; First Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Ratify Change Orders Numbers Three (3) and Five (5) included in the Change Order Log Attachment A, which total \$12,822.46, were executed by the Director of General Services, and exceeded the previously approved threshold by \$8,292.05;
- B. Approve and direct the Chair to sign Attachment B: "Statement of Final Quantities" for Construction of Santa Barbara Courthouse Elevator, County Project No. 8722, in the First Supervisorial District, for work performed and materials supplied by Vernon Edwards Constructors, Inc. (a local vendor), in the amount of \$740,042.05; and
- C. Determine that the project was previously determined by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301(a) on June 18, 2013, upon project approval that a Notice of Exemption was filed on that basis, and that the above actions are within the scope of that Notice of Exemption.

Summary Text:

Prior to the renovation, visitors to the Santa Barbara Courthouse Tower Observation deck were required to disembark the elevator at the fourth floor, and travel the remaining distance by foot up twelve steps, limiting access for those who are mobility impaired or otherwise uncomfortable negotiating the narrow service stairwell. The project not only replaced the machinery with new equipment, extended the rails, and modernized the cab and hall call buttons, but added doors and a landing to the observation deck. The project was completed on time and within budget, opening to the public in late July 2015. Notice of

Completion was filed on September 18, 2015. During the project, the Director of General Services authorized change orders in accordance with the authority granted by the Board of Supervisors on October 7, 2014. Subsequently, mitigating circumstances required authorization of additional change orders, within the funded construction contingency, which exceeded the threshold of \$46,750 by \$8,292.05.

The Statement of Final Quantities summarizes the final contract at \$740,042.05 (base contract \$685,000, change orders totaling \$55,042.05). With approval of the recommendations, the final payment can be released, and the contract closed out.

Background:

On October 7, 2014, the Board awarded a construction contract in the amount of \$685,000 to Vernon Edwards Constructors, Inc. (a local vendor), for the Santa Barbara Courthouse Tower Elevator Renovation. Although construction progressed smoothly, there were unforeseen complications not unusual for a project involving a historic facility, aged infrastructure, and limited information on existing concealed conditions.

As part of the contract award, The Board authorized the Director of General Services or designee to approve change orders in an amount not to exceed \$46,750 as authorized under California Public Contract Code Section 20142. Change orders (total of four (4)): #1, 2, 4 and 6, with 4 and 6 being zero dollar changes) issued within the Director’s threshold on this project included modifications to address structural deficiencies, adjustments in the elevator machinery details and wrought ironwork, and additional heating, ventilation, and air conditioning (HVAC) support for the new elevator machine room. In addition, requirements from the State Elevator Inspector during the final inspections, and investigative work to confirm the tower roof was in adequate condition to protect the new installation, prompted change orders (#3 and 5) which exceeded the Director’s threshold by \$8,292.05, and could not be delayed to allow the Board to approve them. All of the approved changes are fully funded within the construction contingencies already budgeted for the project, and included within the total project costs. With approval of these recommendations, the final contract amount to Vernon Edwards will be authorized in accordance with the Statement of Final Quantities (Attachment B), allowing the final payment and retention to be released.

The approved total project budget included the estimated cost of repairs to the Public Defender roof, associated with the County match requirements for the Recovery Zone Economic Development Bond (RZEDB) funding. That work will be performed under separate contract with the remaining funds, and is expected to be completed prior to the rainy season of 2016.

CEQA

On June 18, 2013, your Board approved the Project and found that the Project was exempt from CEQA pursuant to California Environmental Quality Act (CEQA) guidelines section 15301(a).

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis

<u>Funding Sources</u>	Current	FY Cost:	Total One-Time Project Cost
Deferred Maintenance/Proj 8661	\$	140,000.00	\$ 140,000.00
Federal RZEDB	\$	631,785.00	\$ 729,167.00
Other:	\$	157,973.00	\$ 200,400.00
Total	\$	929,758.00	\$ 1,069,567.00

Narrative:

The Vernon Edwards contract, inclusive of all change orders, totals \$740,042.05. Funds for this project were budgeted in Dept. 063, Fund 1930, Account 8722, and include costs for project management, design, and other softs costs, for a total project budget of \$1,069,567. Funds remaining after contract closeout will be used to address roof deficiencies over the Public Defender Courthouse offices under separate contract, in alignment with the ratios determined by the Debt Advisory Committee (DAC) to conform to the RZEDB funding and match criteria.

Key Contract Risks:

This action is required to allow the County to release final payment and retention in accordance with Public Contracts Code.

Special Instructions:

Please forward a certified, stamped Minute Order, and copy of the executed Statement of Final Quantities to Robert Ooley, FAIA County Architect, General Services Department, Santa Barbara Courthouse 2nd Floor.

Attachments: Attachment A: Change Order Log

Attachment B: Statement of Final Quantities

Attachment C: CEQA Exemption

Authored by:

Robert Ooley, FAIA, County Architect