



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: December 8, 2009  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Bob Nisbet (560-1011)  
Director(s) *Robert Nisbet*  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
**SUBJECT:** Santa Ynez Airport Building Addition – Construction Contract Amendment No. 1  
and Notice of Completion  
910 Airport Road, Santa Ynez, CA  
Project #8583  
Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

- A. Approve and authorize Chair to execute the attached Amendment No. 1 to the contract with TASCOC Construction, Inc. for the Santa Ynez Airport Building Addition in the amount of \$98,259, for a total contract amount of \$635,497.
- B. Accept the Notice of Completion for the building addition work performed by TASCOC Construction, Inc.

**Summary Text:**

The County of Santa Barbara entered into a contract with TASCOC Construction, Inc. (not a local vendor) on February 10, 2009 in the amount of \$537,238 to add approximately 2,460 square feet of office space to the existing vehicle storage building at 910 Airport Road; property owned by the County of Santa Barbara (County), managed by the Santa Ynez Valley Airport Authority (SYVAA) and leased by the United States Forest Service (USFS). Amendment No. 1 will modify the contract in the amount of \$98,259 to provide for soils, fire sprinkler water line, electrical, HVAC, plumbing, and minor

architectural modifications. The Notice of Completion will allow for release of retention monies owed to the contractor.

**Background:**

The County is the owner of the Santa Ynez Airport in the Santa Ynez Valley. The SYVAA is a private non-profit public benefit corporation which was founded in 1993 for the sole purpose of leasing, managing and operating the Santa Ynez Airport for the benefit of the County. The SYVAA currently has a lease agreement with the USFS, Los Padres National Forest, to house and support an integrated unit comprised of Helitak 528, Engine 47, associated crews and management.

It was the wish of the SYVAA and the USFS to consolidate the existing permanent vehicle storage facility and temporary administrative facilities being leased to the USFS. The temporary administrative offices/training facilities provided to the USFS were portable trailers utilized for the sole purpose of accommodating the USFS. The trailers are located in an area that is identified in the SYVAA's adopted Airport Layout / Land Use Plan for future hangars, therefore USFS operations in this area needed to be relocated. The new 2,460 square foot administrative facility is located immediately adjacent and connected to the existing USFS light industrial warehouse/vehicle storage building. The relocation and consolidation of USFS operations and infrastructure serves to: 1) maximize the airport's limited land for aviation purposes; 2) provide a more aesthetically pleasing office complex by constructing a permanent facility that blends with the current airport usages and removing the current trailers that are visible from Highway 246, and; 3) provide Santa Barbara County's airport with an additional capital asset and SYVAA with additional long term rental income. With the recommendation of the Debt Advisory Committee, the Board of Supervisors approved on May 20, 2008 that the County act as the guarantor of a loan with the State of California Department of Transportation. SYVAA would construct the project, act as Lessor of the USFS lease, and enter into an agreement with the County to guarantee payment of the loan.

While the project is being funded by the SYVAA, because the County owns this facility, Board of Supervisors approval was required for this construction. On February 10, 2009, the County entered into a contract in the amount of \$537,238 with TASCOC Construction, Inc. to construct the building addition. Amendment No. 1 will amend the contract in the amount of \$98,258.42 to allow for soils, fire sprinkler water line, electrical, HVAC, and plumbing modifications due primarily to a combination of unforeseen underground conditions and USFS requested additions. The total construction cost is \$635,497.

Construction was completed on October 23, 2009, with the USFS occupying the new offices on October 26, 2009. The acceptance of the Notice of Completion will allow for the release of TASCOC Construction, Inc.'s retention monies.

**Fiscal and Facilities Impacts:**

Budgeted: Yes, by the Santa Ynez Airport Authority.

**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			
State	\$ 450,000.00		\$ 450,000.00
Federal			
Fees			
SY Valley Airport Authority	\$ 285,260.00		\$ 285,260.00
Total	\$ 735,260.00	\$ -	\$ 735,260.00

**Narrative:**

Construction costs totaled \$635,497 with the total project cost totaling \$735,620. This project is funded by the Santa Ynez Valley Airport Authority (SYVAA) through a State loan in the amount of \$450,000, and through SYVAA funds in the amount of \$285,260. With the recommendation of the Debt Advisory Committee, the Board of Supervisors approved on May 20, 2008 that the County act as the guarantor of the \$450,000 loan with the State of California Department of Transportation.

**Staffing Impacts:**

Legal Positions:  
0

FTEs:  
0

**Special Instructions:**

Please send two (2) duplicate original Amendments, a copy of the signed Notice of Completion and a copy of the Minute Order to Jill Van Wie, General Services.

**Attachments:**

Construction Amendment No. 1: (3) originals  
Notice of Completion: (1) certified copy

**Authored by:**

Jill Van Wie, General Services

SANTA YNEZ AIRPORT UNITED STATES FOREST SERVICE BUILDING ADDITION  
AUTHORIZED CONTRACT AMENDMENT  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT OF CONTRACT )  
WITH TASCO CONSTRUCTION, INC. ) AMENDMENT NO. 1  
SY AIRPORT USFS BUILDING ADDITION )  
SANTA YNEZ, CA )

WHEREAS, the County of Santa Barbara (COUNTY) and TASCO CONSTRUCTION, INC. (CONTRACTOR), 651 Via Alondra, Suite 715, Camarillo, California, 93012, entered into a contract dated February 10, 2009, for the amount of FIVE HUNDRED THIRTY-SEVEN THOUSAND TWO HUNDRED THIRTY-EIGHT DOLLARS (\$537,238) for the project Santa Ynez Airport United States Forest Service Building Addition, Project Number 8583, Santa Ynez, California; and

WHEREAS, it has been deemed necessary by the County to make the following alterations known as Amendment No. 1, for a total of NINETY-EIGHT THOUSAND TWO HUNDRED FIFTY-NINE DOLLARS (\$98,259) and a FORTY-SIX (46) 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 NINETY-EIGHT THOUSAND TWO HUNDRED FIFTY-NINE DOLLARS (\$98,259) and a FORTY-SIX (46) calendar day time extension in the contract period.

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 FIVE HUNDRED THIRTY-SEVEN THOUSAND TWO HUNDRED THIRTY-EIGHT DOLLARS (\$537,238), plus Amendment No. 1 NINETY-EIGHT THOUSAND TWO HUNDRED FIFTY-NINE DOLLARS (\$98,259) for a total Contract amount of SIX HUNDRED THIRTY-FIVE THOUSAND FOUR HUNDRED NINETY-SEVEN DOLLARS (\$635,497) 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 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 TASCOC Construction, Inc. The compensation for this Contract Amendment includes any and all Contractor costs associated with additional work and days on the site, including but not limited to overhead and home office costs. No additional compensation, beyond that set forth herein, is due Contractor on account of this Contract Amendment or its effect on Contractor's operations. All other sections of the Agreement between the parties shall remain in full force and effect.

Original Contract amount	<u>\$537,238.00</u>
Amount of Amendment No. 1	<u>\$ 98,259.00</u>
Total Contract After this Amendment	<u>\$635,497.00</u>
Original Contract Completion Date	September 7, 2009
Total number of days extension Amendment No. 1	Forty-six (46)
Revised Contract Completion Date After this Amendment	October 23, 2009

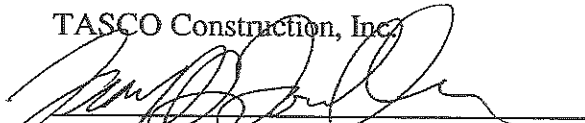
Santa Ynez Airport United States Forest Service Building Addition  
Project No. 8583  
Amendment No. 1

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 10 day of Nov., 2009

**“CONTRACTOR”:**

TASCO Construction, Inc.

  
\_\_\_\_\_  
Frank Tomasello, President

Address: 651 Via Alondra  
City/State/Zip: Camarillo, CA 93012  
License #: 685331  
IRS#: 77-0361806

**“COUNTY”**

ATTEST:

Michael F. Brown  
Clerk of the Board

COUNTY OF SANTA BARBARA

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

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

Date: \_\_\_\_\_

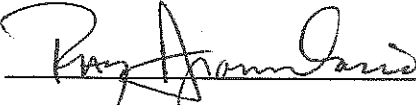
APPROVED AS TO FORM:  
DENNIS A. MARSHALL,  
COUNTY COUNSEL

By:   
\_\_\_\_\_  
Deputy County Counsel

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

By:   
\_\_\_\_\_  
Deputy Auditor-Controller

APPROVED AS TO FORM:  
RAY AROMATORIO  
RISK PROGRAM ADMINISTRATOR

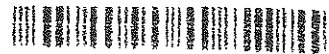
By:   
\_\_\_\_\_

SANTA YNEZ AIRPORT UNITED STATES FOREST SERVICE BUILDING ADDITION  
 PROJECT NO. 8583  
 CONTRACT AMENDMENT NO. 1

EXHIBIT "C"

Scope of Work Modifications		
1.	Import and export of soils per soils report (report not complete at time of bid), less trucking charges, remove and replace ~200sf of excessively wet soil with dry soil, relocate 2" water line from under building pad, and add two hose bibbs on the 2" water line per request of SYVAA.	\$23,539.14
2.	Add fiberglass shower stall per permit set of drawings, extend existing sewer pipe to the new septic tank, and extend vent pipes to inside of existing building.	\$4,619.22
3.	Increase in material prices for electrical and mechanical trades due to delay in award of construction contract, and electrical modifications to permit set of drawings.	\$9,228.15
4.	Outlets for washer & dryer in loft, conduit and concrete pad per PG&E plan (includes trenching & backfill), addition of (2) 2" conduits from new transformer pad to exterior cable box & from cable box to stub-ups in new building's restroom ceiling, credit for prevailing wage overcharged in PCO #3, and credit for Verizon conduit and removal of pole for Comcast shown on plans.	\$19,931.20
5.	Modify HVAC due to elimination of office to enlarge the conference room per request of USFS, extend fresh air intake ducts to existing building & through existing building roof per request of SYVAA to eliminate penetrations in new roof, add blocking wall at existing building for existing and new roof connection, change rafters at eyebrows from 2x to 4x due to building in a hire fire area, and add plumbing for washer in loft area.	\$7,347.06
6.	Remove and dispose of existing roll up door adjacent to new building, and revise framing of doorway to new building due to location of existing roll up door jamb.	\$567.16
7.	Fill in ~8" gap between new and existing building.	\$718.89
8.	Change toilet and sink to ADA approved new fixtures, and install new insulation in existing walls and ceiling of existing restroom, breakroom and shower area in order to replace vermin infested existing insulation.	\$1,135.26
9.	Additional labor and material to engineer and provide FDC (double check), flow switches and other items as required to meet the requirements of the Fire Department. Includes tie-in to existing 4" water meter and providing 6" water line to the building.	\$11,754.23
10.	Electrical modifications: (3) 2" conduits from ground vault to transformer pad, add outlets in breakroom (no electrical shown on plans), power for fire bell, addition of 2 dedicated outlets at phone board, addition of exterior outlet, relocation of exterior communication conduits per Verizon, new mast and weatherhead for Verizon, install additional circuits and wiring for water heater requirements (error on plans), and installation of ground cable for phone system.	\$17,333.94
11.	Modification of sheet vinyl and rubber base colors per request of SYVAA, credit for not installing steel roof access ladder in HVAC closet, additional concrete for landing for East door on South elevation not shown on plan, and addition of plywood backboard for interior communications panel.	\$2,084.17
	<b>TOTAL:</b>	<b>\$98,258.42</b>





858  
3

2009-0067614

DATE:  
RECORDING REQUESTED BY &  
WHEN RECORDED RETURN TO:  
CLERK OF THE BOARD

Recorded | REC FEE | 0.00  
Official Records |  
County of  
Santa Barbara  
Joseph E. Holland |  
KAM  
04:02PM 09-Nov-2009 | Page 1 of 2

NO FEE PER GOV CODE 6103

County of Santa Barbara  
General Services Department  
Facilities Services Division  
1105 Santa Barbara Street, 2<sup>nd</sup> Floor  
Santa Barbara, CA 93101

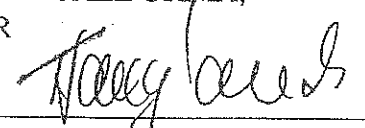
### NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the County of Santa Barbara, State of California, as Owner of the public work hereinafter described, did on February 10, 2009, enter into a contract with TASCOS Construction, Inc. as contractor for the work of the Santa Ynez Airport United States Forest Service Building Addition, Project No. 8583, property owned by the County of Santa Barbara, California;

That said contract amount is \$635,497; and

That on Friday, October 23, 2009, the work called for by the said contract was completed by the said contractor.

COUNTY OF SANTA BARBARA,  
STATE OF CALIFORNIA,  
OWNER

By 

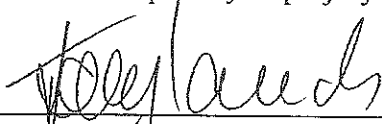
Paddy Langlands  
Assistant Director  
General Services Department  
County of Santa Barbara

County of Santa Barbara  
General Services Department  
Facilities Services Division  
1105 Santa Barbara Street, 2<sup>nd</sup> Floor  
Santa Barbara, CA 93101

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA )

Paddy Langlands, being duly sworn, says: "That he is an Officer of the County of Santa Barbara, State of California, to wit, Assistant Director, General Services Department; that he is authorized to make this verification for and on behalf of said County; that he has read the foregoing Notice of Completion and knows the contents thereof; that the same is true of his own knowledge except as to those matters which are therein stated on his information of belief; and to those matters he believes it to be true.

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Paddy Langlands, Assistant Director  
General Services Department

Date 11/9/2009

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2009  
MICHAEL F. BROWN, Clerk of the Board

By \_\_\_\_\_  
Clerk of the Board

