



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: January 16, 2007  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from: N/A  
Vote Required:

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**TO:** Board of Supervisors  
**FROM:** General Services Robert Nisbet, Director (560-1011)  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
**SUBJECT: ADMHS CARES Project 8665 Contract Award**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- A. Award a Fixed Price Construction Contract in the amount of \$1,485,800.00 to the lowest responsible bidder, Frank Schipper Construction Co. (a local vendor) subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law; and
- B. Authorize the Director of General Services to approve change orders of an amount not to exceed 10% of a base amount of \$250,000 plus 5% of the bid in excess of the base amount, or \$86,790.00 for this contract.

**Summary Text:**

This project is for Alcohol, Drug & Mental Health Services to provide a Crisis Outreach Center. The work includes gutting out an existing 10,400 square foot building on Carmen Lane. The total Project Budget is estimated at \$2.2 million. The low bid construction amount recommended herein is 16% lower than was previously estimated.

**Background:**

This work has been proposed by Alcohol, Drug & Mental Health Services in order to meet their Crisis and Recovery Emergency Services Program need of a Crisis Outreach Center that serves as an Assessment Center and as a Treatment Facility. The work includes gutting out an existing 10,400 square foot building on Carmen Lane, the purchase of which was approved by the Board on August 8, 2006, and turning it into the proposed facility, which resembles an emergency medical clinic with several residential units. Compared to other remodel projects, the space is intensive in its design due to the need for seismic upgrades requiring removal of all non-structural walls, ceilings and finishes; total reconfiguration of plumbing, heating and cooling systems; quick response fire sprinkling; specialized security and Closed Circuit Television systems; and architectural elements for outpatient medical and medical/residential units. The total Project Budget including all design, inspection, project management, construction and other fees is estimated at \$2.2 million.

There were 3 bids submitted for construction of this project. Frank Schipper Construction Co., a Santa Barbara, Ca. based company, is the low bidder. Frank Schipper Construction Co's bid has been deemed a responsive bid and in accordance with the contract requirements. Further, Frank Schipper Construction Co. has been deemed to be a responsible company capable of performing this contract. Their fixed price bid of \$1,485,800.00 is 15.8% lower than the construction estimate for this project of \$1.78 million. The other bidders, Effect Contractors, submitted a bid of \$1,528,000.00 and Lack Construction submitted a bid of \$1,850,000.00.

**Performance Measure:**

The new ADMHS Crisis and Recovery Emergency Services Center will provide a more prominent and responsive location for Mental Health Emergencies in the Santa Maria Valley.

With approval of the recommended actions, General Services anticipates that the construction will be substantially complete in mid July 2007 and that the remodeled building will be occupied in late July 2007.

**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			\$1,486,000.00
State			
Federal			\$314,200.00
Fees			
Other:			\$400,000.00
Total	\$ -	\$ -	\$2,200,200.00

Narrative:

As approved by the Board on August 8, 2006, funding for this project has been provided from these sources: \$314,200 from Tobacco Settlement Advisory Committee (TSAC) and \$400,000 from Mental Health Service Act (MHSA) and a \$1,486,000 million loan from the strategic reserve to be repaid from possible sources such as future allocations from MSHA and TSAC.

**Staffing Impacts:**

**Legal Positions:**

0

**FTEs:**

0

**Special Instructions:**

Please send duplicate original Contract and Minute Order to Todd Morrison, General Services, Support Div., Courthouse East Wing.

**Attachments:**

Construction Contract between Frank Schipper Construction Co. and County of Santa Barbara  
Contract Summary Sheet

**Authored by:** Todd Morrison, AC, Project Manager, (934-6228).