

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: 7/8/02
Prepared on: 7/8/02
Department Name: General Services
Department No.: 063
Agenda Date: 7/23/02
Placement: Administrative
Estimate Time: N/A
Continued Item: No
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF CONTACT: Bob Nisbet, Capital Project Manager (560-1011)
General Services Department

SUBJECT: District Attorney Building
Site # F02001; Project # 8615
1st Supervisorial District

Recommendations:

That the Board of Supervisors:

- A. Approve the plans and specifications for the District Attorney Building Project.
- B. Authorize the General Services Department to advertise the project for public bidding.
- C. Approve and execute the attached Amendment One, in the amount of \$84,400, to the Professional Services Agreement with Cearnal Architects Incorporated of Santa Barbara, CA., for additional design work associated with the project, for a total lump sum fee of \$432,900, plus \$5,000 for reimbursable expenses.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.

Subject: District Attorney Building Project
1st Supervisorial District
Agenda Date: July 23, 2002
Page 2

Executive Summary and Discussion:

The proposed District Attorney Building Project is a 28,000 square foot 4-story building for the entire District Attorney staff in the south county. The project will be located on a parcel that is currently an existing County parking lot and a small building for the Sheriff Civil Division. This parcel is located at 1122 Santa Barbara Street across from the east wing of the County Courthouse. The building and the parking lot will be demolished and the Sheriff Civil Division will eventually be relocated to the space where the District Attorney currently resides in the east wing of the Santa Barbara County Courthouse. The parking lot is currently used for juror parking. The juror parking will be relocated to a new 3 level parking structure to be constructed at the County's Garden Street parking lot.

Bid opening is scheduled for September and construction is planned to begin in late October of 2002, with completion anticipated for December of 2003.

The amendment to the Architect's contract was necessitated by a change in the scope of the project and increased design work to add a ground looping heating and air conditioning system (HVAC). A ground looping HVAC system is a series of pipes underneath the building that extend up to 100 feet below the surface of the earth. Water runs through the pipes and takes advantage of the earth's heat to heat and cool the building. This heating system is somewhat new in Santa Barbara but has been used extensively elsewhere. The system is much more efficient than conventional systems and will save in operational costs in the long run.

The overall budget for this project is not affected by this action. On September 18, 2001, the Debt Advisory Committee approved the budget for this project at \$6,100,000. This budget figure anticipated the requested increase to the architect's contract.

Mandates and Service Levels:

No change in service levels.

Fiscal and Facilities Impacts:

This project is estimated to cost \$6,100,000. It is being funded with Certificates of Participation (COPs) The COPs will be paid back over a 20-year term using Criminal Justice Facility Funds. Funds for the current fiscal year have been appropriated and are available in Fund 0030 Department 063, Account 8200, Program 1930, Project 8615. It is shown in the Department Summary as *Capital Improvements* on page D-342 of the Santa Barbara County Budget for FY 2002-2003.

Special Instructions:

Upon approval and execution, the Clerk should distribute as follows:

Subject: District Attorney Building Project
1st Supervisorial District

Agenda Date: July 23, 2002

Page 3

1. Original document - retain for Board's Official file
2. Dupl. orig. document & Minute Order - Attn: Bob Nisbet, GS/Facilities Svcs Div, Courthouse,
2nd Floor Annex