



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

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
For Agenda Of: April 8, 2025
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services
Contact Info:

Kirk Lagerquist, Director, General Services (805) 560-1011
John Green, Assistant Director (805) 568-3096

DocuSigned by:
Kirk Lagerquist
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**SUBJECT: Santa Barbara Courthouse Roof Replacement and Exterior Envelope Restoration-
Phase 3A, County Project No. 24012, First Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk, CEO Budget

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications for the Santa Barbara Courthouse Roof Renovation and Envelope Restoration Project on file in the General Services Capital Projects office; and
- b) Approve and authorize the Chair to execute the attached construction contract with the lowest responsible bidder, Plant Construction Company, L.P., in the base bid and three add alternates in amount of **\$2,056,439.00**, for the Phase 3A Santa Barbara Courthouse Roof Replacement and Envelope Restoration, Project No. 24012, and to execute approved roofing and exterior allowances, if deemed necessary, in an amount not to exceed **\$160,910.00**, for a combined amount of up to **\$2,217,349.00**, subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project located at 1100 Anacapa Street, Santa Barbara, CA, and as required by California Law; and
- c) Authorize the Director of General Services, or his designee, to approve change orders under the Contract in an aggregate amount not to exceed **\$115,321.95**, as authorized under Public Contract Code Section 20142; and

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- d) Determine that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the State Guidelines for the Implementation of CEQA which consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Summary:

These Board actions are to award a construction contract for Phase 3A of the Santa Barbara Courthouse Roof Replacement and Exterior Envelope Restoration Project. This phase will replace the roof (in-kind) as well as restore the exterior façade on the Anacapa Street side of the Historic Santa Barbara Courthouse from the clock tower toward Santa Barbara Street.

Background:

The Santa Barbara Historic Courthouse roof structure has had portions repaired or patched over the last several decades; however, larger sections of the roof and the exterior envelope have not been renovated since it's construction in 1929. In September 2020, General Services hired Architectural Resources Group (a leading California Historic Preservation Architectural Design Firm), to provide architectural services including a roofing system assessment and restoration recommendations for the Courthouse Roof Replacement (in kind) and Exterior Restoration Projects. Architectural Resources Group designed a phased project approach to address the needed improvements as funds become available.

On May 17, 2022, General Services awarded the Phase One Roof Renovation and Restoration Project, County Project No. 19013 to the successful bidder, Plant Construction Company, L.P. The Phase One project was executed and successfully completed on December 12, 2022.

For Phase 2 through the conclusion of the Project, General Services conducted a prequalification process to establish a list of contractors with experience working on historic preservation projects with the Secretary of the Interiors Standards for the Treatment of Historic Properties. The prequalification process resulted in a list of two qualified contractors eligible to bid on the remaining phases of project.

On November 07, 2023, General Services awarded the Phase 2 Roof Replacement and Envelope Restoration Project, County Project No. 23012 to the successful bidder, Plant Construction Company, L.P. The Phase Two project was executed and successfully completed on August 15, 2024.

Phases 1 and 2 construction and the design of all phases were funded by the General Fund and Federal American Rescue Plan Act, Local Assistance and Tribal Consistency Funds (ARPA LATCF).

General Services solicited bids for the Phase 3A construction on December 1, 2024, according to the California Public Contract Code. A mandatory job walk was held for qualified contractors on December 10, 2024, with proposals due and received on January 30, 2025. In response to the Request for Proposals (RFP), two bids were received in the amounts of \$2,056,439 and \$2,724,412.

General Services reviewed the bids and determined that the lowest responsible bidder is responsive and responsible and recommends awarding this contract to Plant Construction Company, L.P. for **\$2,056,439**.

The Phase 3A work is necessary for the restoration of the exterior envelope and the preservation of the historic Santa Barbara Courthouse. This Phase of the project is budgeted this fiscal year, FY 2024-25, with remaining General Funds from Phase 2, the Courthouse Construction Fund, and the Criminal Justice Facility Construction Fund.

As the Santa Barbara Courthouse is a designated National Historic Landmark, the project construction will be performed using the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties.

Contract Risk, Renewals and Performance Outcomes:

General Services will be working closely with Plant Construction, L.P. to carry out the Phase 3A work. The plans identify the scope of work that the contractor must achieve, and the County’s Designated Representative will be monitoring the work to ensure compliance with the plans and specifications.

Performance of work on an almost 100-year-old building might reveal other issues that need to be addressed; however, the Phase 3A work is necessary to protect the Courthouse from the elements, and to preserve this culturally significant structure located in the City’s downtown core.

The Project budget is currently programmed in FY24/25. Long lead times for materials, delayed start and equipment or inclement weather could lengthen the duration of the project schedule, requiring funds to be re-budgeted in FY25/26.

Fiscal Analysis:

This project is included in the FY2024-25 Approved Budget.

The total construction cost including contingency for Phase 3A of the Santa Barbara Courthouse Roof Replacement and Exterior Restoration Project is \$2,171,760.95. The contract includes additional roofing and exterior allowances in an amount not to exceed \$160,910.00. If these allowances are deemed necessary, the total project construction cost would be \$2,332,670.96. Funding for this phase of the project will come from the Capital Outlay Fund 0030, Project 24012.

Funding Source Table

| Funding Sources – Capital Outlay Fund 0030 Project 24012 | Current FY 2024-25 Cost | FY 2025-26 | Annualized On-going Cost | Total One-Time Project Cost |
|--|-------------------------|-----------------------|--------------------------|-----------------------------|
| | \$ | | | \$ |
| Criminal Justice Facility Construction Fund | \$138,778.50 | \$693,892.50 | | \$832,671.00 |
| Courthouse Construction Fund | \$250,000.00 | \$1,250,000.00 | | \$1,500,000.00 |
| | | | | |
| | | | | |
| Total Construction Contract | \$388,778.50 | \$1,943,892.50 | | \$2,332,671.00 |

The total FY 2024-25 Budget for Phase 3A of the Courthouse Roof Replacement project including soft costs is \$3,076,225.00 which includes \$1,500,000.00 from the Courthouse Construction Fund (0071), \$950,000.00 from the Criminal Justice Facility Construction Fund (0070), and \$626,225.00 re-budgeted from the remaining balance of the Phase 2 portion of the project from the General Fund – General County Programs.

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Special Instructions to Clerk of the Board:

Please forward a certified, stamped Minute Order approving these recommendations, and two original executed contracts to Lou Gibilisco in the General Services Department, Capital Division, 620 W. Foster Road, Santa Maria; one executed original contract to be filed with the Clerk of the Board.

Attachments:

1. Attachment 1 – Plant Construction Company, L.P., Construction Contract and Contract Forms, Project No. 24012
2. Attachment 2 – CEQA Notice of Exemption, Project No. 24012

Authored by:

Lou Gibilisco, Project Manager General Services - Capital Projects (805) 431-2679

cc: Project File-24012 Board Actions