



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: 04/17/12
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Robert Nisbet, Director (560-1011)
Contact Info: Paddy Langlands, Asst. Director (568-3096)

SUBJECT: **Contract Amendment for the Betteravia Building “C” HVAC Replacement Project
T02005, Fifth Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Authorize the Chair to execute the attached Amendment No.1 to the Contract with Smith Electric Service, Inc. DBA Brannon, Inc. (a local vendor) for the Betteravia Building “C” HVAC Replacement project, increasing the total contract value to \$634,322 to cover an additional \$29,289 in additional scope; and
- b) Find that pursuant to California Environmental Quality Act (CEQA) Section 15301(a), (d), the project consists of maintenance, repair, and alteration of an existing public structure with no expansion and, therefore, the added scope is within the categorical exemption of the original contract approved by the board for this project on September 06, 2011 and, therefore, no new environmental document is required.

Summary Text:

This project replaced the failing McQuay chiller units and hot water boiler on the building’s roof, replaced the leaking pneumatic controls and compressor for the 65 individual fan coils located inside the building. The project was completed on time.

Background:

Betteravia Building “C” is a three story building that utilizes three large multizone McQuay chiller units and one hot water boiler that supply hot and cold water to 65 fan coils in the building that condition the air for each zone in the building as needed. At the time of the replacement, the three McQuay units had severely damaged coils that were leaking and could not economically be repaired. Chiller # 2 suffered a catastrophic failure of both compressors the week before the unit was to be replaced.

The project was split into two phases: First, replacement of the controls inside the building, which was done during normal building operations from November to the end of December. The second phase was to replace the large equipment on the roof. This phase was completed over the Christmas and New Year’s holidays and utilized the County furlough period to minimize impacts to staff and clients. Additional expenses were incurred by the project due to accommodating special requests from Social Services to move the most invasive work to the weekends to minimize impacts on clients seeking services during the weekdays.

Additional support from the project was also needed to provide the Stepping Stones Daycare with temporary heating for the three day outage of heat to the class rooms and nursery they operate for their program.

CEQA:

Pursuant to CEQA section 15301(a), (d) which allows restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, an exemption from CEQA requirements was requested as part of the original board letter awarding the Betteravia Building “C HVAC Project # T02005 and was approved by the Board on September 06, 2011.

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	634,322		634,322
State			
Federal			
Fees			
Existing program funds			
Total	634,322	0	634,322

Narrative:

This project is fully funded from the Capital Maintenance Budget for FY 11/12. (Fund 0001, Department 063, Program 1225, Line item 7671, Project T02005.)

Staffing Impacts: None

Legal Positions

FTE's

N/A

N/A

Special Instructions:

After Board action, distribute as follows:

Copy of executed document and minute order to Richard Whirty, Facilities Project Manager

Attachments:

1. One (1) original Contract Amendment No. 1
2. Contract Summary

Authored by:

Richard Whirty, Facilities Project Manager, (805) 568-3086