



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 9, 2008
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Bob Nisbet (560-1011)
Director(s)
Contact Info: Paddy Langlands, Assistant Director (568-3096)
SUBJECT: Franklin Clinic Remodel – Construction Contract Amendment #3 and Notice of Completion
1136 E. Montecito Street, Santa Barbara
Project #FL3007 / 8616
First Supervisorial District

County Counsel Concurrence

As to form: Yes

Risk Management Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize Chair to execute the attached Amendment No. 3 to the contract with Carroll Construction, Inc. for the Franklin Clinic Remodel in the amount of \$34,368, for a total contract amount of \$1,008,220; and
- B. Accept the Notice of Completion for the remodel work performed by Carroll Construction, Inc., Santa Barbara, California.

Summary Text:

The County of Santa Barbara entered into a contract with Carroll Construction, Inc. on October 15, 2007 in the amount of \$820,589 to remodel approximately 7,000 square feet of leased clinic and office space at the City of Santa Barbara-owned Franklin Community Center located at 1136 E. Montecito Street to provide for the increased need of patient care. Amendment No. 1 in the amount of \$97,427 was approved on May 20, 2008, and Amendment No. 2 in the amount of \$55,836 was approved on August 19, 2008. Amendment No. 3 will provide for additional supervision, electrical, flooring and finish hardware modifications requested by the Public Health Department. The Notice of Completion will allow for release of retention monies owed to the contractor.

Auditor-Controller Concurrence

As to form: Yes

Background:

Public Health expanded and remodeled approximately 7,000 square feet of leased space at the Franklin Clinic located at 1136 E. Montecito Street in Santa Barbara. Alcohol, Drug and Mental Health Services (ADMHS) vacated a portion of the Franklin Community Center, and Public Health took over the ADMHS vacated space to expand their existing clinic. The Franklin Clinic is located within the City of Santa Barbara-owned Franklin Community Center. This remodel served to create office and clinic space that facilitates the efficient and effective operation of the Public Health Franklin Clinic operations, and accommodates the health needs of the community by creating 2,023 square feet of new clinic space for Public Health to meet the increased need of patient care. Efficiency was also increased by expanding the clinic space to support full-time primary care clinic services and provided for a limited expansion of obstetrics and family planning clinic hours.

On October 15, 2007, the County of Santa Barbara entered into a contract in the amount of \$820,589 with Carroll Construction, Inc. to construct the remodel, and on May 20, 2008 approved Amendment No. 1 in the amount of \$97,427 to allow for revisions to the electrical, mechanical, plumbing, fire alarm and card reader systems, as well as provide for cabinetry, flooring, door and hardware modifications. Amendment No. 2 in the amount of \$55,836 was approved on August 19, 2008 and amended the contract to allow for cabinetry additions, the replacement of roof insulation, finish, HVAC and electrical revisions, and additional supervision to accommodate the time extension for these revisions requested by the Public Health Department.

Amendment No. 3 will amend the contract in the amount of \$34,368, for a total contract amount of \$1,008,220 to allow for additional electrical, flooring and finish hardware modifications, additional supervision to accommodate the time extension for these revisions requested by the Public Health Department, and irrigation and site concrete work due to the installation and removal of the temporary clinic trailer.

Occupancy of the remodeled clinic took place in June of 2008, and the entirety of construction (offices outside of health clinic) was completed on September 5, 2008. The acceptance of the Notice of Completion will allow for the release of Carroll Construction’s retention monies.

Performance Measure:

The expansion and remodel of the existing Franklin Clinic will serve to meet the increased need for patient care at the facility.

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	\$ 115,141.00		\$ 1,484,993.00
Total	\$ 115,141.00	\$ -	\$ 1,484,993.00

Narrative:

The construction budget for this project is \$1,008,220, and the total project budget is \$1.485 million. \$1.44 million in funds have been appropriated to Fund 0030, Department 063, Program 1930, Account 8700, Project 8616. The remaining \$45,000 will be appropriated by Public Health upon approval by the Board of Supervisor's of the requested Amendment, as well as upon approval of the Budget Revision Request prepared by Public Health for the Board of Supervisor's meeting of the same date, December 9, 2008.

Special Instructions:

Please send two (2) duplicate originals of Amendment No. 3, a copy of the Notice of Completion and a copy of the Minute Order to Jill Van Wie, GS/Facilities Services Div., Courthouse East Wing.

Attachments:

1. Three (3) originals of Contract Amendment No. 3 for Carroll Construction, Inc.
2. One (1) original Notice of Completion

Authored by:

Jill Van Wie, General Services