



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: July 13, 2010
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Bob Nisbet (560-1011)

Contact Info: Paddy Langlands, Assistant Director (568-3096)

SUBJECT: Clerk Recorder Assessor Election Division Consolidation Project #8685, Phase II –
4440 Calle Real, Santa Barbara
Construction Contract Amendment No. 2
2nd Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Authorize the Chair to execute the attached Amendment No. 2 to the contract with SBS Corporation for the Phase II of the Clerk Recorder Assessor Election Division Consolidation Project (Project #8685) located at 4440 Calle Real, Santa Barbara, in the amount of \$34,076, upon return of the Contractor's executed contract documents and the review and approval of the County Counsel, Auditor-Controller and Risk Manager or their authorized representatives for a total amended contract amount of \$373,237.
- B. Re-authorize the Director of General Services or his designee to approve additional changes to the contract of an amount not to exceed 10% of the original contract amount, or \$20,516.10 for this contract.

Summary Text:

The County of Santa Barbara entered into a contract in the amount of \$205,161 with SBS Corporation on January 12, 2010 to perform maintenance alterations to 6,000 square feet of the lower level and 6,000 square feet of the upper level of the County-owned building located at 4440 Calle Real in Santa Barbara, including removal of non-load bearing walls, flooring replacement, paint, and electrical and data wiring. Amendment No. 1 in the amount of \$134,000 was approved by the Board of Supervisors on April 20, 2010 and provided for replacement of existing windows. Amendment No. 2 totals \$34,076 for a total revised contract of \$373,237, and provides for additional data and electrical, including motion activated light switches, casework in the reception area, HVAC modifications, and minor demolition, framing, drywall and painting work. Amendment No. 2 will not increase the overall project budget for Phase 2.

Background:

The consolidation project for CRA Elections Division is comprised of two construction phases, Phases I and II, with Phase I encompassing two sub phases, Phases IA and IB. Phases IA and IBs project costs total \$500,000, and Phase II project costs are estimated to cost \$1,100,000, for an overall project cost of \$1,600,000, which is consistent with the CaLease loan amount approved by the Board on September 15, 2009. Phase IA of this project was completed in 2009 and accomplished repairs to the existing space within the Veteran's Clinic to allow it to serve as a ballot storage room including removal of built in casework, addition of an FM-200 fire suppression system, and general maintenance. Phase IB was completed in June of 2010, and involved repairs to the northern 6,000sf of the lower level of the building including carpet replacement, demolition of select non-load bearing partitions, paint, and distribution of data and telephone to serve as the county's Vote by Mail Processing facility

On January 12, 2010, the County of Santa Barbara entered into a construction contract in the amount of \$205,161 with SBS Corporation to perform Phase II of the project, the subject of the recommended Board action herein. This phase involves repairs to the remainder of available square footage on the 1st floor (approximately 6,000sf), and approximately 6,000sf of the 2nd floor, and will also prepare the building for the installation of an emergency generator automatic transfer switch, installation of a card reader access system, a security camera system and relocation of the existing server. The total project cost of Phase 2 is estimated to cost \$1,100,000.

On April 20, 2010, the Board of Supervisors authorized Amendment No. 1 to the construction contract with SBS Corporation in the amount of \$134,000, to provide for replacement of the existing single paned, non operable windows with dual paned E glass, with 77 fixed windows and 44 operable windows in order to allow for fresh air in employee occupied areas. The new windows will serve to reduce energy costs, and these savings will eventually exceed the cost of the work.

This Amendment No. 2 to the construction contract with SBS Corporation in the amount of \$34,076, for a total contract amount of \$373,237, will allow for flooring modifications due mainly to asbestos abatement, casework installation in the break room, HVAC and electrical modifications to accommodate the relocation of a portable cooling unit, and minor plumbing modifications

Performance Measure:

General Services anticipates that construction can be completed in June of 2010.

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>
Phases IA and IB - CaLease loan	\$ 500,000.00		\$ 500,000.00
Phase II - CaLease loan	\$ 1,100,000.00		\$ 1,100,000.00
Total	\$ 1,600,000.00	\$ -	\$ 1,600,000.00

Narrative:

The total cost of the project is estimated to be \$1,600,000, including construction and related soft costs for Phases IA, IB and II. Phase II is estimated to cost \$1,100,000. All project phases are budgeted, with \$704,350 of the funds being available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8685, and the remaining \$895,650 in funds being available as deposited with the Trustee as selected by the Clerk Recorder Assessor. On July 30, 2009, the Debt Advisory Committee (DAC) unanimously recommended that the Board of Supervisors consider financing Phase II of the project, with the annual payment being no more than the current payment being made for Election’s space. The CaLease loan documents were approved by the Board on September 15, 2009, and proceeds were confirmed on deposit with the Trustee on December 3, 2009.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please forward a copy of the Minute Order to: Jill Van Wie, General Services Department

Attachments

Draft Copy Construction Amendment

Authored by:

Jill Van Wie, General Services Department, (805) 560-1079