



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: November 7, 2023
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 Kirk Lagerquist, Director, General Services 805-560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3069

SUBJECT: Santa Barbara Courthouse Project #23012 - Award Construction Contract for Phase Two of the Roof Renovation and Exterior Envelope Restoration Project; First 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) 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 amount of \$2,456,581.00, to rehabilitate the Phase Two portion of the Santa Barbara Courthouse roof and restore the exterior envelope, and to execute approved roofing and exterior allowances, if deemed necessary, in an amount not to exceed \$185,010.00, for a combined amount of up to \$2,641,591.00, 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 \$144,579.55, as authorized under Public Contract Code Section 20142; and
- d) Approve a Percent for Art appropriation in the amount of \$35,000 to be deposited into the County Arts Fund in accordance with Section 7A-3 of the County Code; and
- e) 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 CEQ 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 Text:

These Board actions are to award a construction contract for Phase Two of the four-phase Santa Barbara Courthouse Roof Renovation and Exterior Envelope Restoration Project. Phase Two will address the roof system and restoration of the exterior envelope on the Santa Barbara Courthouse, Building #F02003 at the corner of Santa Barbara and Figueroa Streets.

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 its 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 four-phase 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 # 19013 to the successful bidder, Plant Construction Company, L.P. The Phase One project was executed and successfully completed on December 12, 2022.

For the Phase Two 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 in a list of two qualified contractors eligible to bid on the project.

Once prequalified bidders were determined, General Services solicited bids for the Phase Two construction on August 28, 2023. A mandatory job walk was held for qualified contractors on September 8, 2023, with proposals due and received on October 2, 2023. Two contractors responded to the Request for Proposals (RFP). One bid was received for \$3,404,000 and another bid was received for \$2,456,581.

Staff have reviewed the bids and determined that the lowest responsible bidder is Plant Construction Company, L.P. for \$2,456,581.

The Phase Two work is necessary for the rehabilitation of the roof and the restoration of the exterior envelope of the historic Santa Barbara Courthouse.

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

Arts Commission Fee:

Section 7A-3 of the County Code provides that all requests for appropriations for construction projects shall include an amount equal to one percent of the estimated project cost to be deposited into the County arts fund and used for the purpose of constructing, creating, or acquiring works of art; provided that, for construction projects with estimated construction costs of more than \$7,500,000, Percent for Art projects must be presented to the Board of Supervisors for discussion and direction regarding allocation amount. Accordingly, before the Board today is a Percent for Art appropriation in the amount of one percent of the estimated Project cost (\$35,000)

California Environmental Quality Act (CEQA) Documentation:

This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331.

Fiscal and Facilities Impacts: Budgeted: Yes, the budget for this project is included in the FY 2023-24 Approved Budget.

Fiscal Analysis: ["Double Click to see Funding Source Instructions"](#)

| Funding Sources | Current FY Cost: | Total One-Time Project Cost |
|-----------------------------------|-------------------------|------------------------------------|
| Fund 0030 - Capital Outlay Fund | \$ 494,802.00 | \$ 494,802.00 |
| Federal ARPA | \$ 2,291,369.00 | \$ 2,291,369.00 |
| Total Phase 2 Construction | \$ 2,786,171.00 | \$ 2,786,171.00 |

Narrative:

The construction cost including contingency for Phase Two of the Santa Barbara Courthouse Roof Renovation and Exterior Restoration project is \$2,786,171. Funding for this phase of the project will be primarily Federal American Rescue Plan Act, Local Assistance and Tribal Consistency Fund (ARPA LATCF) in the amount of \$2,291,369, and the balance of \$494,802 will be from the Capital Outlay Fund 0030, for a total cost of \$2,786,171 for the completion of Phase Two construction. The entirety of the County’s \$2,291,369 ARPA LATCF allocation is being used for this project. ARPA LATCF is different than the larger \$86.7 million ARPA State and Local Fiscal Recovery Fund (SLFRF) allocation to the County, namely in that ARPA LATCF can be used for most governmental purposes while ARPA SLFRF has more limited eligibility requirements.

Key Contract Risks:

General Services will be working closely with Plant Construction, L.P. to carry out Phase Two. The plans identify the scope of work that the contractor must achieve, and the Project Manager will be inspecting the site daily to ensure that the work follows the Secretary of Interior Standards.

Performance of work on an almost 100-year-old building might reveal other issues that need to be addressed; however, the Phase Two 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 FY23/24. Long lead times for materials and equipment or inclement weather could lengthen the duration of the project schedule, requiring funds to be re-budgeted in FY24/25.

Special Instructions:

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, 1105 Santa Barbara Street; 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. 23012
2. Attachment 2 – CEQA Notice of Exemption, Project No. 23012

Authored by:

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