

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Agenda Number:  
Prepared on: 10/6/2005  
Department Name: General Services  
Department No.: 063  
Agenda Date: October 11, 2005  
Placement: Administrative  
Estimate Time:  
Continued Item: NO  
If Yes, date from:

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**TO:** Board of Supervisors

**FROM:** Bob Nisbet, Director  
General Services Department

**STAFF CONTACT:** Paddy Langlands, (568-3096)  
Assistant Director

**SUBJECT:** Santa Barbara County Courthouse  
Hall of Records Rehabilitation – Interior Work  
Site # F02001; Project # 8644  
First Supervisorial District

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**Recommendation(s):**

That the Board of Supervisors:

- A. Execute Contract Amendment #1 to Board Contract 04-189 with Urquidez Construction for unanticipated changes in the elevator installation in the amount of \$22,676 for Phase II contract work in an amount not to exceed \$227,476.
- B. Execute Contract Amendment #1 to Board Contract 05-141 with Urquidez Construction for unanticipated and additional scope of work in the amount of \$506,500 for Phase III contract work in an amount not to exceed \$1,422,537.
- C. Approve the Budget Revision in the amount \$656,279 (BJE2005615) from the Clerk-Recorder-Assessor Modernization Designation (\$424,279), Deferred Maintenance appropriation (\$196,000), and Asbestos Project (\$36,000).

**Alignment with Board Strategic Plan:**

*The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.*

Subject: Santa Barbara County Courthouse: Hall of Records Rehabilitation - Interior  
Site # F02001; Project # 8644

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### **Executive Summary and Discussion:**

In summary, the request before the board is to increase the appropriation for the Hall of Records Rehabilitation project by \$656,279 for a total project cost of \$3,318,214. These increased costs will be funded from existing sources within the General Services and County Clerk Recorder departments.

The project removed contaminated hazardous materials from the basement and steam piping throughout the building. The work cost the project \$36,000 and was funded from the general asbestos contingency.

The project increases are due to changes resulting from:

- Two existing board contracts with Urquidez Construction Company, the primary contractor, for additional Phase II elevator installation and electrical systems work of \$22,676; and additional phase III work of \$506,500 for additional electrical work (\$189,015), interior painting costs (\$176,563), seismic retrofitting costs (\$42,484), and an additional \$98,436 to cover varied work including carpentry, tiled planter boxes, and furniture moving and storage costs.
- Additional improvements to the interior space including a shade for the skylight, ergonomic enhancements to furniture, and security cameras and lock at an estimated increased project cost of \$127,103.

### Recommendation A: Amendment to BC04-189

On March 23, 2004, the Board executed a construction contract in the amount of \$204,800 to Urquidez Construction Company (a local vendor), for the installation of an elevator and upgraded electrical systems in the Hall of Records. During the construction process underground conditions not known prior to construction caused an increase in the construction contract. In addition, the installation of the electrical system required additional work outside the original scope of work. The total amount of construction changes equals \$22,676 bringing the Phase II construction contract to a total of \$227,476.

### Recommendation B: Amendment to BC05-141

On March 22, 2005, the Board executed a construction contract in the amount of \$916,037 to Urquidez Construction Company (a local vendor) for restoration of the interior of the Hall of Records. The scope of work did not include certain electrical work. Also, the cost of interior painting necessary for period restoration was not included in the original scope of work. As a result, increased electrical costs (\$189,015) and painting costs (\$176,563) were incurred. In addition, seismic retrofitting costs, unknown at the time the project budget was created, resulted in increased costs of \$42,484. Finally, an additional \$98,436 is needed to cover varied work including carpentry, tiled planter boxes, and furniture moving and storage costs. All costs are detailed in the Contract Amendment attached to this Board Letter.

### Other Improvements:

The budget revision also includes an additional \$127,103 to cover the costs of a retractable shade to the skylight, ADA-ergonomic enhancements to furniture, security cameras and electronic locks.

### **Mandates and Service Levels:**

No change in service level.

Subject: Santa Barbara County Courthouse: Hall of Records Rehabilitation - Interior  
Site # F02001; Project # 8644

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**Fiscal and Facilities Impacts:**

The work is being funded with the Clerk-Recorder-Assessor Department's revenues from the Modernization Designation (9744) (\$424,279) and from funds appropriated in the General Service Department for Deferred Maintenance (\$196,000) and from the Asbestos Project within Fund 0030. Funds for this contract will be appropriated and become available on an as needed basis in Fund 0030, Dept. 063, Program 1930, Line Item 8200, Project 8644, upon action of the Board.

It is shown in the Department Summary as *Capital Improvements* on page D-366 of the Santa Barbara County Budget for FY 2002-2003.

**Special Instructions:**

Upon Board approval the Clerk should forward a Minute Order and three (3) fully executed duplicate original contracts to Paddy Langlands, Assist. Director, Courthouse, East Wing, 2<sup>nd</sup> floor.

**Concurrence:**

County Clerk Recorder-Assessor

SBCH HALL OF RECORDS ELEVATOR AND ELECTRICAL SYSTEM  
AUTHORIZED CONTRACT AMENDMENT  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT OF CONTRACT )  
URQUIDEZ CONSTRUCTION, INC. ) AMENDMENT NO. 1  
SB COURTHOUSE HALL OF RECORDS BUILDING: ) Board Contract 04-189  
ELEVATOR AND ELECTRICAL SYSTEM )  
SANTA BARBARA, CA )

WHEREAS, the County of Santa Barbara (COUNTY) and Urquidez Construction, Inc. (CONTRACTOR), Post Office Box 699, Los Olivos, California, 93441, entered into a contract dated March 31, 2004, for the amount of TWO HUNDRED FOUR THOUSAND EIGHT HUNDRED DOLLARS (\$204,800) for the SBCH Hall of Records Elevator and Electrical Systems, Project No. F02001/8644, County of Santa Barbara, California; and

WHEREAS, the General Conditions permit alterations in the cumulative amount not to exceed ten percent (10%) of the contract amount, provided they are specified in writing, and agreed upon by the CONTRACTOR and the Director of the General Services Department, Bob Nisbet; and

WHEREAS, it has been deemed necessary by the Director of General Services Department, Bob Nisbet, to make the following alterations known as Amendment No. 1, for a total of TWENTY-TWO THOUSAND SIX-HUNDRED SEVENTY-FIVE DOLLARS AND EIGHTY-THREE CENTS (\$22,675.83) and a FOUR HUNDRED SIXTY-SEVEN (467) calendar day time extension in the Contract period.

NOW, THEREFORE, the Agreement is amended as follows:

Section 1:

Paragraph 11 of the Contract is hereby amended by the addition of the following language:

11. TIME FOR COMMENCEMENT, COMPLETION

The work to be done under this Agreement shall be substantial completed by October 10, 2005. As soon as practicable after the Contract has been executed by both the CONTRACTOR and the COUNTY, a Notice to Proceed will be issued by the County Representative stating the starting date of the Contract time. The CONTRACTOR shall begin work within fifteen (15) calendar days after receiving the Notice to Proceed, unless otherwise provided. Attention is directed to the provisions of this Agreement pertaining to Liquidated Damages for failure to complete the work within the allowed time.

Section 2:

This Contract Amendment, along with the consent of the CONTRACTOR attached hereto, shall constitute a contract between the County of Santa Barbara and Urquidez Construction, Inc. All other sections of the Agreement between the parties shall remain in full force and effect.

Section 3:

Original Contract amount:

Two Hundred Four Thousand Eight Hundred Dollars \$204,800.00

Amount of Amendment No. 1:

*Twenty-Two Thousand Six Hundred Seventy-Five Dollars and Eighty-Three Cents.* \$22,675.83

Original Contract completion date: June 30, 2004

Total number of days extension Amendment No. 1: Four Hundred Sixty-Seven (467) days

Revised Contract completion date: October 10, 2005

We hereby consent to the above and agree to the alterations as set forth in said Amendment in the manner and for the amount as indicated.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2005

ATTEST:  
Michael F. Brown  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
Stephen Shane Stark  
County Counsel

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen D. Underwood  
Risk Manager

**"COUNTY"**  
COUNTY OF SANTA BARBARA

By: \_\_\_\_\_  
Susan Rose  
Chair, Board of Supervisors

Date: \_\_\_\_\_

**"CONTRACTOR"**  
URQUIDEZ CONSTRUCTION, INC.  
Post Office Box 699  
Los Olivos, California 93441

By: \_\_\_\_\_  
Julie Urquidez, Vice President  
IRS NO. 94-2535199  
License #390065

APPROVED AS TO ACCOUNTING  
FORM:  
Robert W. Geis, CPA

By: \_\_\_\_\_  
Auditor-Controller

Dept 063      Account 8644      Fund 1930      Program 1230

SBCH Hall of Records Elevator and Electrical Systems  
 Project No. F02001 / 8644  
 Amendment No. 1

**SBCH Hall of Records Elevator and Electrical Systems  
 Project No. F02001 / 8644  
 Board Contract Amendment One  
 BC04-189  
 EXHIBIT A**

<b>Item Number</b>	<b>Scope</b>	<b>Cost</b>
COSB03-01	USGS Building work (ready USGS building for storage)	33,722.85
COSB02-02	USGS Building work (add dumbwaiter, plaster ext., and build office inside USGS storage) - NOT APPROVED	0
COSB02-03	Credit CO #1: USGS Building work (ready USGS building for storage)	-26,222.85
COSB02-04	Elevator steel cost increase	3,945.15
COSB02-05	Increase in elevator steel	2,563.55
COSB02-06	Increase in elevator piston drilling costs	8,667.13
<b>Total</b>		<b>\$22,675.83</b>

SBCH HALL OF RECORDS ELEVATOR AND ELECTRICAL SYSTEM  
AUTHORIZED CONTRACT AMENDMENT  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT OF CONTRACT )  
URQUIDEZ CONSTRUCTION, INC. ) AMENDMENT NO. 1  
SB COURTHOUSE HALL OF RECORDS BUILDING: ) Board Contract 05-141  
ELEVATOR AND ELECTRICAL SYSTEM )  
SANTA BARBARA, CA )

WHEREAS, the County of Santa Barbara (COUNTY) and Urquidez Construction, Inc. (CONTRACTOR), Post Office Box 699, Los Olivos, California, 93441, entered into a contract dated March 31, 2004, for the amount of NINE-HUNDRED SIXTEEN THOUSAND THIRTY-SEVEN DOLLARS and EIGHTY-SIX CENTS (\$916,037.86) for the SBCH Hall of Records interior improvements, Project No. F02001/8644, County of Santa Barbara, California; and

WHEREAS, the General Conditions permit alterations in the cumulative amount not to exceed ten percent (10%) of the contract amount, provided they are specified in writing, and agreed upon by the CONTRACTOR and the Director of the General Services Department, Bob Nisbet; and

WHEREAS, it has been deemed necessary by the Director of General Services Department, Bob Nisbet, to make the following alterations known as Amendment No. 1, for a total of FIVE-HUNDRED SIX THOUSAND FOUR-HUNDRED NINETY-NINE DOLLARS AND FIFTY-FOUR CENTS (\$506,499.54) and a One Hundred Two (102) calendar day time extension in the Contract period.

NOW, THEREFORE, the Agreement is amended as follows:

Section 1:

Paragraph 11 of the Contract is hereby amended by the addition of the following language:



11. TIME FOR COMMENCEMENT, COMPLETION

The work to be done under this Agreement shall be substantial completed by SEPTEMBER 30, 2004. As soon as practicable after the Contract has been executed by both the CONTRACTOR and the COUNTY, a Notice to Proceed will be issued by the County Representative stating the starting date of the Contract time. The CONTRACTOR shall begin work within fifteen (15) calendar days after receiving the Notice to Proceed, unless otherwise provided. Attention is directed to the provisions of this Agreement pertaining to Liquidated Damages for failure to complete the work within the allowed time.

Section 2:

This Contract Amendment, along with the consent of the CONTRACTOR attached hereto, shall constitute a contract between the County of Santa Barbara and Urquidez Construction, Inc. All other sections of the Agreement between the parties shall remain in full force and effect.

Section 3:

Original Contract amount:

Nine Hundred Sixteen Thousand Thirty-Seven Dollars and Eighty-Six Cents \$916,037.86

Amount of Amendment No. 1:

*Five-Hundred Six Thousand Four-Hundred Ninety-Nine Dollars and Fifty-Four Cents* \$506,499.54

Revised Contract Amount after Amendment(s) \$1,422,537.40

Original Contract completion date:

June 30, 2005

Total number of days extension Amendment No. 1:

One Hundred Two (102) days

Revised Contract completion date:

October 10, 2005

We hereby consent to the above and agree to the alterations as set forth in said Amendment in the manner and for the amount as indicated.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2005

ATTEST:  
Michael F. Brown  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
Stephen Shane Stark  
County Counsel

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen D. Underwood  
Risk Manager

**"COUNTY"**  
COUNTY OF SANTA BARBARA

By: \_\_\_\_\_  
Susan Rose  
Chair, Board of Supervisors

Date: \_\_\_\_\_

**"CONTRACTOR"**  
URQUIDEZ CONSTRUCTION, INC.  
Post Office Box 699  
Los Olivos, California 93441

By: \_\_\_\_\_  
Julie Urquidez, Vice President  
IRS NO. 94-2535199  
License #390065

APPROVED AS TO ACCOUNTING  
FORM:  
Robert W. Geis, CPA

By: \_\_\_\_\_  
Auditor-Controller

Dept 063      Account 8644      Fund 1930      Program 1230

**SBCH Hall of Records Elevator and Electrical Systems  
 Project No. F02001 / 8644  
 Board Contract Amendment One  
 BC05-141  
 EXHIBIT A**

<u>Item Number</u>	<u>Scope</u>	<u>Cost</u>
COSB03-01 Deductive	RFP-01: Delete window from work	-1,487.50
COSB03-02 Deductive	RFP-01: Delete 2nd Floor restroom alterations from work	-12,443.00
COSB03-03 Deductive	RFP-01: Delete ceiling in 1st Floor Room	-5,424.50
COSB03-04 Additive	Rebid Electrical work	156,940.52
COSB03-05 Additive	Steel Retrofit	30,177.92
COSB03-06 Additive	Add concrete work in basement (undisclosed conditions)	4,588.70
COSB03-07 Additive	Add Communication Room and relocate Electrical Room	10,513.70
COSB03-08 Deductive	Credit on 2nd Floor Steel	-307.50
COSB03-09 Additive	2nd Floor Seismic Work	12,307.32
COSB03-10 Additive	Interior Painting	164,694.85
COSB03-11 Additive	Electrical Changes	24,616.98
COSB03-12 Additive	Additional Drywall	13,306.05
COSB03-13 Additive	Paint stairwell & 1st Floor room	9,415.65
COSB03-14 Additive	Additional Plumbing	6,368.80
COSB03-15 Additive	Basement floor covering outside elevator	4,766.89
COSB03-16 Additive	Painting color changes	1,379.85
COSB03-17 Additive	Delete Light Dimming System (to follow)	0
COSB03-18 Additive	HVAC gauges (not approved)	0
COSB03-19 Additive	Tiled planter boxes	15,375.00
COSB03-20 Additive	AC cabinet lids	512.00
COSB03-21 Additive	Misc. finish carpentry	15,775.00
COSB03-22 Additive	Misc. furniture moving, coordination, storage, and supervision	23,482.61
COSB03-23 Additive	Plumbing make-up water	1,877.30
COSB03-24 Additive	Electrical for security system	7,457.64
COSB03-25 Additive	Grills, railings, iron work	3,158.75
COSB03-26 Additive	Final cleanup (budget)	9,919.23
COSB03-27 Additive	Rewire water heater for correct voltage	1,288.25
COSB03-28 Deductive	Credit for COSB03-9	-8,112.69
COSB03-29 Additive	Paint touch up around electrical conduit	1,072.68
COSB03-30 Additive	Fabricate and install 5x3 gate 2nd floor at second public area	1,029.04
COSB03-31 Additive	Three additional data outlets on first floor	5,500.00
COSB03-32 Additive	Supply and Install Counter top at second floor	5,000.00
COSB03-33 Additive	Connect hot water to existing bathroom	3,000.00
COSB03-34 Additive	HVAC Grills first floor entry	750.00
Total CO's		\$506,499.54