

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
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Agenda Number:
Prepared on: 07/19/06
Department: General Services
Budget Unit: 063
Agenda Date: 8/15/06
Placement: Administrative
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Continued Item: No

TO: Board of Supervisors

FROM: Bob Nisbet, Director (560-1011)
General Services Department

STAFF CONTACT: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

SUBJECT: Los Prietos Staff Housing
Project #8646
3rd Supervisorial District

Recommendations:

That the Board of Supervisors:

- a) Reject the Construction Bid opened June 15, 2006; and
- b) Approve the plans and specifications to perform site work in preparation for four future modular homes for the Los Prietos Staff at the Los Prietos Boys Camp; 3900 Paradise Road, Santa Barbara, CA 93105, Project #8646. Construction cost estimate is \$350,000; and
- c) Authorize the General Services Department to advertise the project for public bidding.

Alignment with Board Strategic Plan:

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

Executive Summary and Discussion:

The four proposed modular homes replace five houses that had to be demolished as part of the United States Forest Service's (USFS) campground project at the first river crossing site. The USFS was required to demolish the existing residences due to sensitive archeological issues and other needs. The new homes will be on the upper campus to provide below-market employee rental housing for staff. The project strives to provide the least cost building method for the new residences that considers environmental, access and utility requirements. The residences will be 2 bedrooms/ 2 baths, and each with about 950 square feet plus covered

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parking. Site work includes paving the access road and tie-in to a distant, existing septic tank. The current total project cost, including all costs such as design and permit fees, is \$990,025.

Specific Discussion on Bids and Scope

On May 9, 2006 the Board of Supervisors authorized General Services to advertise for bids to construct the project described above. The Engineers Estimate/Construction budget was \$529,000. On June 15, 2006, only one bid was received, and was approximately \$1.2 million; about \$700,000 over budget. A post-analysis of this bid showed it was high partially due to trench excavation in soils with an undeterminably large quantity of large rock, making the risk to the contractor very high, compounded by the requirement for continued supervision by an archeologist during excavation. The new design minimizes this contractor risk and archeologist supervision. Another reason for the high bid was contractor risk in purchase of the modular homes, which constituted a majority of the contract value. Thus purchase of the modular homes has been removed from the site-work contract, and the project will be performed in two phases. The first phase will prepare the site for the installation of the modular homes and is estimated to cost \$350,000, and is the subject of this Board Letter. The second phase will purchase and install the modular homes and is estimated to cost \$400,000. That work will come as a request of the Board in a subsequent Letter.

Mandates and Service Levels:

Due to lack of on-site housing and a 30 minute plus emergency response time to the remote location of the Boys Camp, a third-shift staffing pattern currently required exceeds state regulations by 2 full-time equivalent employees. The addition of staff housing and resident staff creates a rapid response time in emergencies and allows the Probation Department to staff the third shift at state regulation levels, for a net savings.

Fiscal and Facilities Impacts:

The Probation Department had previously budgeted this project in the amount of \$670,000. Of that, only \$518,000 was actually funded. Additional fund sources have been identified recently; \$98,525 will be transferred from the Juvenile Hall Project, a Housing Grant of \$150,000 was allocated, and other Department Funds of \$213,000 will be transferred, for a total funding of \$979,525. An amount of \$10,500 remains unfunded at this time. The funds for the current fiscal year have been appropriated and are available in Fund 0030, Department 063, Account 8700, Program 1930, Project 8646. It is shown in the Department Summary as *Capital Improvements* on page B-29 of the Santa Barbara County Budget for FY 2005-2006.

Special Instructions:

Please send a Minute Order to Scott Hosking, GS/Facilities Services Div., Courthouse East Wing.

Board letter prepared by Scott Hosking, Project Manager, Capital Projects.