



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: November 4, 2014
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required:

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director (560-1011)
Contact Info: Greg Chanis, Assistant Director (568-3096)
SUBJECT: New Cuyama Pool Incident Reconstruction Project #8736
Professional Services Agreement; First Supervisorial District.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management, CSD

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

1. Approve and authorize the Chair to execute the Professional Services Agreement (PSA) with Ravatt, Albrecht & Associates, Inc. to provide Architectural, Engineering, and related professional design services for the New Cuyama Pool Incident Reconstruction Project 8736, with a maximum compensation limit of \$224,005.00; and
2. Determine that the proposed project was found by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 on October 15, 2013, and that a Notice of Exemption was filed on that basis, and that the above actions are within the scope of that Notice of Exemption.

Summary Text:

The Joseph Centeno Cuyama Pool and Aquatics Complex was completed in 2009, and includes a 25 meter pool, a wading pool, and a small building containing restrooms, outdoor showers, and the pool mechanical rooms. In October 2012, the complex experienced a sink event causing damage to the pools, deck areas, and the building. General Services has been working with the Community Services Department and the County's insurer in investigating the cause of the sink, and initiating preliminary design with the goal of a redesign and reconstruction project to enable the facility to reopen in the future. Insurance has now provided direction on proceeding with design of the final repair plan.

Staff is recommending Ravatt, Albrecht & Associates, Inc. as the Architectural and Engineering consultant for the project on the basis of their demonstrated competence, professional experience, and ability to provide the required scope of services for this remote project. The PSA has a maximum compensation limit of \$224,005.00. Submission of the plans and specifications to the Board for approval and permission to bid will be contingent upon insurance's approval of the final repair plan, and commitment to fund the total project budget.

Background:

On October 14, 2012, witnesses noticed evidence of a sink event affecting the Cuyama pool complex. Immediate action was taken to mitigate further damage, and ensure public safety by closing the facility until further notice. Damage was observed at the wading pool and surrounding areas of the deck, and exploratory demolition revealed voids beneath the deck, and damage to the underground piping. An investigative phase commenced, and was completed in 2013. In addition to partial demolition to expose utilities, several soil borings were taken in areas surrounding the site. The results confirmed the presence of hydrocollapsible soils.

With the insurer in receipt of the report and accepting the claim, staff was able to enter into the preliminary design phase, which was completed in 2013. In contrast to earlier hopes that a repair to sections of the larger pool could be accomplished piecemeal, later findings lead the investigative team to recommend both the wading pool and large pool, in addition to the decks and infrastructure, be replaced. Staff have been working diligently with the County's insurer in securing a commitment to fund the expanded repair scope, and is in receipt of sufficient funding to complete the design with the goal of securing approval of the final repair scope and the full funding commitment prior to awarding a construction contract.

The proposed design team of Ravatt, Albrecht & Associates replaces original pre-design team, who were unable to enter into an agreement with the County to continue as the Architects of record due to the delay in gaining approval to proceed with design plans prior to the closure of their Santa Maria branch office. Staff recommends Ravatt Albrecht be awarded a PSA for Architectural and Engineering services for the project as the most efficient approach. The proposed firm has a proven track record on County projects, is in close proximity to the New Cuyama area, and is prepared to transition seamlessly, utilizing the same sub consultant team already engaged in the investigative predesign phase.

With approval of the recommendations, the design can be initiated, which will enable the team to focus on the critical task of establishing a concise timeline for re-opening.

Risk

The total cost of the original Aquatics Complex was \$2.4M, with \$2M funded by general fund, and the remaining \$.4M funded through Community Development Block Grants (CDBG). Those grants place restrictions on using a CDBG funded facility for purposes other than those intended in the original project scope, thus placing the County at risk of repayment of CDBG funds to HUD in the event the complex were not to be rebuilt, and if there is no other use of the property that qualifies as meeting one of the national objectives under the CDBG regulations (See 24 CFR 570.505).

In addition, the consultants are not responsible for any existing defects in the portions of the project that were previously designed and constructed by others and that are to remain in place.

CEQA:

Based on scope of replacing existing components of the Joseph Centeno Aquatics Complex Cuyama Pool, a categorical exemption was filed for the proposed project pursuant to State CEQA Guidelines Section 15301(b), (c); accepted by the Board on October 15, 2013.

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>
Insurance reimbursement	\$ 250,000.00		\$1.7M
Total	\$ 250,000.00	\$ -	\$1.7M

The County has received \$502,460 to date from insurance, which includes reimbursement for expenditures already incurred, projected redesign costs, and a partial payment towards construction. To date, approximately \$135,500 has been expended on services associated with the investigation, project management, soil reports, and preliminary design. Projections indicate the total project costs to be in the range of \$1.7M. Staff will work with insurance in securing the full amount of the total project costs prior to proceeding with construction.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

1. Provide one (1) Minute Order copy of Board Actions to Todd Morrison, General Services.
2. Have the Chair of the Board sign each of the three (3) originals provided of the Professional Services Agreement. Retain 1 original, and forward 2 signed originals to Todd Morrison, General Services.

Attachments:

1. One (1) original and (2) duplicate original Professional Services Agreements to Ravatt, Albrecht & Associates, Inc.
2. CEQA Exemption
3. Contract Summary

Authored by:

Todd Morrison, Project Manager