



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 6, 2007
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required:

TO: Board of Supervisors
FROM: General Services Robert Nisbet, Director (560-1011)
Contact Info: Paddy Langlands, Assistant Director (568-3096)
SUBJECT: ADMHS CARES Project 8665 Contract Amendment #5
212 Carmen Lane, Santa Maria, CA

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached Amendment No. 5 to the Construction Contract BC 07-109 with Frank Schipper Construction Co. (a local vendor) for construction change orders associated with the Alcohol, Drug and Mental Health Services Crisis and Recovery Emergency Services Center (ADMHS) in the amount of \$1,680.00, for a total contract amount of \$1,595,461.34.

Summary Text:

The County of Santa Barbara entered into a contract with Frank Schipper Construction Co. on January 16, 2007 in the amount of \$1,485,800 to remodel approximately 10,400 square feet of the County-owned facility at 212 Carmen Lane, Santa Maria, for the Alcohol, Drug, and Mental Health Services Department. (ADMHS) Amendment No. 5 will modify the contract in the amount of \$1,680.00 to lower the fire sprinkler heads. Amendment No. 5 also finalizes the remainder of the outstanding change orders.

Background:

Auditor-Controller Concurrence

As to form: Yes

This work was proposed by Alcohol, Drug & Mental Health Services in order to meet their Crisis and Recovery Emergency Services Program need of a Crisis Outreach Center that serves as an Assessment Center and as a Treatment Facility. The work included gutting out and remodeling an existing 10,400 square foot building at 212 Carmen Lane, Santa Maria, the purchase of which was approved by the Board on August 8, 2006, and turning it into the proposed facility, which resembles an emergency medical clinic with several residential units. Compared to other remodel projects, the space was intensive in its design due to the need for seismic upgrades requiring removal of all non-structural walls, ceilings and finishes; total reconfiguration of plumbing, heating and cooling systems; quick response fire sprinkling; specialized security and Closed Circuit Television systems; and architectural elements for outpatient medical and medical/residential units. The total Project Budget including all design, inspection, project management, construction and other fees was estimated at \$2.2 million.

The Board contract to Frank Schipper Construction Co. was awarded on January 16, 2007 in the amount of \$1,485,800.00 to execute the remodel. There were 5 Contract Amendments. Contract Amendment No.1 equaled \$60,248.75 and Contract Amendment No. 2 equaled \$24,200.27; both of these were under the threshold allowing approval by the Director of General Services. Contract Amendment No. 3 equaled \$18,301.26 and was approved by the Board of Supervisors on August 14, 2007. Contract Amendment No. 4 equaled \$5,231.06 and was approved by the Board of Supervisors on October 9, 2007. Contract Amendment No. 5 is in the amount of \$1,680.00. With Contract Amendment No. 5, the total changes equal \$109,661.34. The total construction cost of the ADMHS Crisis and Recovery Emergency Services Center (Frank Schipper Construction Co.) is \$1,595,461.34.

Contract Amendment No. 5 is the final contract Amendment and will modify the contract to provide for lowering the fire sprinkler heads required by code.

Performance Measure:

The new ADMHS Crisis and Recovery Emergency Services Center provides a more prominent and responsive location for Mental Health Emergencies in the Santa Maria Valley.

With approval of the recommended actions, General Services will finalize the Contract with Frank Schipper Construction Co.

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>
General Fund			\$1,486,000.00
State			
Federal			\$314,200.00
Fees			
Other:			\$400,000.00
Total	\$ -	\$ -	\$2,200,200.00

Narrative:

As approved by the Board on August 8, 2006, funding for this project has been provided from these sources: \$314,200 from Tobacco Settlement Advisory Committee (TSAC) and \$400,000 from Mental Health Service Act (MHSA) and a \$1,486,000 loan from the strategic reserve to be repaid from possible sources such as future allocations from MSHA and TSAC.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send duplicate original Contract Amendment and Minute Order to Todd Morrison, General Services, Capital Projects Div.

Attachments:

Contract Amendment between Frank Schipper Construction Co. and County of Santa Barbara, Original and Duplicate Original;
Contract Summary Sheet

Authored by: Todd Morrison, AC, Project Manager, (934-6228).