



**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: October 5, 2010
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

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

Contact Info: Paddy Langlands, Assistant Director (568-3096)

SUBJECT: **Notice of Completion and Ratification of Construction Contract Amendment No. 2
Santa Barbara Court Complex Seismic Retrofit (Project #8554)
1100 Anacapa Street, Santa Barbara
1st 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 and authorize Chair to execute the attached Amendment No. 2 to the construction contract with Western Group, Inc. for the Santa Barbara Court Complex Seismic Retrofit (Project #8554) located at 1100 Anacapa Street, Santa Barbara in the amount of \$21,304.
- B. Accept the Notice of Completion for the Santa Barbara Court Complex Seismic Retrofit (Project #8554) performed by Western Group, Inc.

Summary Text:

The County of Santa Barbara entered into a \$497,000 contract with Western Group, Inc. on April 20, 2010 to perform non-structural seismic retrofit of building components that during an earthquake pose a falling hazard, such as interior ceilings, exterior roof tile, roof rafter tails and other decorative features of the historic Santa Barbara Courthouse located at 1100 Anacapa Street, as well as install two ADA access ramps at the exterior courtyard. Amendment No. 1 totaling \$55,500 was approved by the Board of Supervisors on July 13, 2010 and provided for additional roof tile anchoring and demolition. Amendment No. 2 provides for Board of Supervisors' ratification of construction change orders No. 4 through No. 13, which in the aggregate totals \$21,304 for a total revised contract of \$573,804 to

accommodate unforeseen roof debris removal, abatement, additional bracing, and minor electrical work. Amendment No. 2 does not increase the overall project budget of \$810,000. The project was completed on September 13, 2010, and the Notice of Completion will allow for the release of retention monies owed to the contractor.

Background:

In 2003, the County became eligible for the FEMA Hazardous Mitigation Grant Program (HMGP) for seismic retrofitting as a result of two events; the first was the Board's adoption of the Multi-jurisdictional Hazardous Mitigation Program, and the second was the San Simeon Earthquake resulting in a state declared disaster (1505-DR-CA). The County filed for, and on September 15, 2005 received, an HMGP funding obligation for the historic Santa Barbara Courthouse Complex: HMGP project #1505-45-19. The project performed seismic retrofitting to correct non-structural deficiencies in the heavy plaster ceilings, the building's back-up generator and hazards over primary exits on the exterior of the complex. The overall project cost is approximately \$810,000, with construction accounting for \$573,804 of the overall project cost.

On April 20, 2010 the County of Santa Barbara entered into a construction contract in the amount of \$497,000 with Western Group, Inc. to perform the seismic repairs. Specifically, interior decorative ceilings were retrofitted with additional supports and stabilizers to reduce the horizontal or vertical movement of these elements during an earthquake. Heavy equipment, such as fuel storage tanks and similar non-structural elements were also anchored. The majority of exterior work involved the removal and replacement of heavy terra cotta roof tiles over or around exits of the building, and included additional work to anchor select wood raft tails over exits. The installation of two ADA access ramps; one from the upper lawn area to the main entry path; the other, from the main entry path to the lower lawn area, also took place.

Amendment No. 1 to the construction contract with Western Group, Inc. in the amount of \$55,500 was approved by the Board of Supervisors on July 13, 2010 and allowed for installation of privacy screening on temporary fencing in the Courthouse Sunken Gardens for an aesthetic background during reserved events and weddings, removal of abandoned HVAC ducting above the Mural Room and adjacent hallway for the proper anchoring of ceiling seismic devices, and anchoring of roof tile around the remaining perimeter of the Courthouse for further protection of employees and the public.

Amendment No. 2 to the construction contract with Western Group, Inc. in the amount of \$21,304, for a total contract amount of \$573,804, ratifies construction change orders No. 4 through No. 13 executed by the Director of General Services' designee that allowed for unforeseen debris removal under roof tiles, abatement during perimeter roof tile anchoring, additional mobilization for removing a portion of scaffolding, installation of additional braces, and relocation of catch basins and electrical conduit.

Amendment No. 2, while increasing the amount of the construction contract with Western Group, Inc., will not increase the overall project budget since the construction bids came in significantly below the original construction estimates. The overall budget for project is approximately \$810,000, which is \$30,000 less than estimated.

Construction was completed on September 13, 2010; four months ahead of schedule. The acceptance of the Notice of Completion will allow for the release of Western Group, Inc.'s retention monies.

Performance Measure:

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

Fiscal and Facilities Impacts:

Budgeted: Yes

Facility impacts were a slight disruption of operational staff during the construction period. Construction on the ceiling areas above the courtrooms was done after hours, with close coordination with Superior Court personnel.

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			
State			
Federal (1505-DR-CA)	\$ 607,500.00		\$ 607,500.00
Fees			
Other (County Match):	\$ 202,500.00		\$ 202,500.00
Total	\$ 810,000.00	\$ -	\$ 810,000.00

Narrative:

The total cost of the project is approximately \$810,000, including construction and related soft costs. The FEMA HMPG requires a 25%, or \$202,500, County funding match, and the matching funds requirement for seismic retrofit work was approved by the Board of Supervisors on December 30, 2003. Available SB 1732 project funds will provide for that local match. The project has been budgeted, with \$202,500 of the funds being available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8554, and the remaining \$607,500 to be drawn down quarterly from FEMA.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Attachments

One (1) original and two (2) duplicate originals of Amendment No. 2, and one (1) Notice of Completion.

Special Instructions:

Please send a copy of the minute order along with two signed originals of Amendment No. 2, and a copy of the signed Notice of Completion to Jill Van Wie, General Services.

Authored by:

Jill Van Wie, General Services Department, (805) 560-1079