



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: May 24, 2022
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (560-1011)
Contact Info: Patrick Zuroske, Assistant Director (568-3096)
SUBJECT: Calle Real Campus – Calle Real Water Loop, Phase 1 #19012 - Award
Construction Contract to Tierra Contracting; Second District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications for the Calle Real Water Loop, Phase 1 Project on file in the General Services Capital Projects office;
- b) Approve and authorize the Chair to execute the Calle Real Water Loop, Phase 1, construction contract in the amount of \$382,836.00 to Tierra Contracting, for the repairs and improvements to the main water loop on the Calle Real Campus in in Goleta, CA;
- c) Authorize the Director of General Services to approve change orders in an amount not to exceed \$31,641.80 as authorized under California Public Contract Code Section 20142; and
- d) Find that this contract is determined by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 14 CCR 15302(c) because it consists of replacement or reconstruction of existing utility systems and/or structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced and direct staff to file a notice of exemption on that basis.

Summary Text:

These Board actions are to award the construction contract for Phase 1 of the Calle Real Water Loop Improvements, Project #19012. The project will replace and/or install new isolation water valves and install new water submeters at locations identified in the construction drawings. At this time, the bidding phase is complete and General Services is prepared to award a construction contract to the lowest responsive and responsible bidder. The project is budgeted in the FY 2021-22 Capital Outlay Fund (Fund 0030).

Background:

In 1910 the County of Santa Barbara purchased what is now known as the Calle Real Campus, some 300 acres between Hollister Avenue South of US highway 101 and North of Cathedral Oaks. The first buildings to be constructed were public healthcare facilities including a tuberculosis hospital, doctor's residence and nurses' quarters. Over the next 100 years, numerous buildings were constructed on the site which are serviced by the Calle Real Main Water Loop System.

The ongoing failures of the current 90-year-old waterline and isolation valves necessitates a phased approach to address the immediate needs of the current waterline while incorporating the new main water loop system into the future redevelopment efforts on the Calle Real Campus. The water system for this campus begins at the main water meter located at the intersection of Camino del Remedio and Calle Real. The intermittent failures of the existing water main continue to affect the operations located on this campus, including Public Health, Behavioral Wellness, Social Services, and technical service operations.

The first phase of the Calle Real Water Loop Improvements shall add new and replace existing isolation valves as well as add new water submeters to various buildings incorporated into the long-range plan of the campus. The contracted scope of work shall allow shut down and ability to isolate sections of the water system without interrupting the entire campus water service essential to health and fire protection. It will also allow for replacement of antiquated water lines in isolated sections as budget allows. The new water submeters will allow the tracking and monitoring of water usage.

On August 31, 2021, the Board of Supervisors (BOS) approved the Professional Services Agreement with Diversified Project Services International (DPSI) for design and construction administration services associated with the Calle Real Water Loop Improvements, Phase 1 and Phase 2. In February 2022, Phase 1 of the design was complete.

On February 22, 2022 public bid solicitation via Public Purchase was released for construction services per the completed design drawing for Phase 1 of the Calle Real Main Water Loop Improvements.

On April 6, 2022, General Services received three (3) competitive bids, with Tierra Contracting, a Santa Barbara, CA based company, the lowest bidder, with a bid of \$382,836.00. Staff has reviewed the bid, has determined the bid to be responsive, and recommends that the Board award a construction contract to Tierra Contracting. The Contractor's bid of \$382,836.00 has been determined to be within an acceptable range for this scope of work and within ten percent (10%) of the professional cost estimate received as part of the Civil Design contract with DSPI.

The total construction cost is estimated at \$382,836.00. Approval of the recommended actions will allow for construction to commence, with a projected completion by late 2022.

CEQA:

A CEQA categorical exemption will be filed for this project, as it consists of replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced in accordance with 15302(b). The project has no potential to result in significant impacts. Development will occur within an existing developed area within an urbanized area with no adverse effect on native vegetation or agricultural land. Demolition and construction activity will be of relatively short duration, will not adversely impact surrounding land uses, and will be conducted consistent with County rules and regulations.

Fiscal and Facilities Impacts:

Fiscal Analysis:

<u>Funding Source:</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost:</u>
Capital Outlay Fund (Fund 0030)	\$382,836.00	\$	\$382,836.00
Total	\$382,836.00	\$	\$382,836.00

Narrative:

The overall project budget for Phase I is estimated to cost \$563,500.00. This contract amount will be expensed in FY 2021-22 and FY 2022-23, with the remaining unspent funding for the project rolled over into FY 2022-23. The source of funding for this project is the General Fund. Funds are available in the Capital Outlay Fund: Fund 0030, Dept. 063, Account 8200, Program 1930, Project 19012.

Key Contract Risks:

Performing this work on aging infrastructure has an unfortunate potential for adding pressure and strain on the 90-year old water system that is already prone to water breaks; however, this work is essential to prepare for phase 2 which will replace the remaining main water system piping on the Calle Real Campus. The General Services team composed of Facilities Maintenance and Capital Projects will work closely with the contractor to limit added stress on the aging system.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send one (1) copy of the Minute Order, and (2) duplicate executed originals of the Construction Contract to Project Manager Darrell Goo, GS Capital Projects, dgoo@countyofsb.org

Attachments:

1. Attachment 1 – Construction Agreement
2. Attachment 2 – CEQA Notice of Exemption

Authored by:

Darrell Goo, General Services – Capital Projects