



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: July 13, 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) *Robert Nisbet*
Contact Info: Paddy Langlands, Assistant Director (568-3096)

SUBJECT: Santa Barbara Court Complex Seismic Retrofit Project (#8554)
Construction Contract Amendment No. 1
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. Authorize the Chair to execute the attached Amendment No. 1 to the contract with Western Group, Inc. for the Santa Barbara Court Complex Seismic Retrofit Project (Project #8554) located at 1100 Anacapa Street, Santa Barbara, in the amount of \$55,500, upon return of the Contractor's executed contract amendment and the review and approval of the County Counsel, Auditor-Controller and Risk Manager or their authorized representatives for a total amended contract amount of \$552,500, and;
- B. Re-authorize the Director of General Services or his designee to approve additional changes to the contract of an amount not to exceed 10% of the first \$250,000 of the original contract plus 5% of the remaining contract amount, or \$37,350 for this contract.

Summary Text:

In 2005 the County of Santa Barbara was awarded funding under the FEMA Hazardous Mitigation Grant Program (HMGP) for seismic retrofitting the historic Santa Barbara Courthouse Complex. The County of Santa Barbara entered into a contract in the amount of \$497,000 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 totals \$55,500 for a total revised contract of \$552,500 and provides for removal of abandoned HVAC ducting for proper ceiling anchor installation, privacy screening for temporary fencing and additional roof tile anchoring around the remaining perimeter of the Courthouse. Amendment No. 1 will not increase the overall project budget of \$840,000.

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 will perform 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 \$840,000, with construction accounting for \$552,500 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 will be 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 will also be anchored. The majority of exterior work involves the removal and replacement of heavy terra cotta roof tiles over or around exits of the building, and includes 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, will also take place.

This Amendment No. 1 to the construction contract with Western Group, Inc. in the amount of \$55,500, for a total contract amount of \$552,500, allows for installation of privacy screening on temporary fencing in the Courthouse Sunken Gardens for an aesthetic background during reserved events and weddings, and removal of abandoned HVAC ducting above the Mural Room and adjacent hallway for the proper anchoring of ceiling seismic devices. Amendment No. 1 also includes the anchoring of roof tile around the remaining perimeter of the Courthouse for further protection of employees and the public, as only roof tile anchoring above and around public entrances and walkways was included in the original plan. This change represents a discretionary increase in scope, and is recommended by staff to address safety concerns. Because it is discretionary and exceeds the spending authority that can be delegated by the Board, the Public Contract Code requires Board approval for this change.

Amendment No. 1, 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 remains at \$840,000.

Performance Measure:

The recommendations are primarily aligned with Goal No. 2 to Ensure the Public Health and Safety and Provide Essential Infrastructure. With approval of the recommended actions, General Services anticipates construction completion in February of 2011.

Fiscal and Facilities Impacts:

Budgeted: Yes

Facility impacts will be a slight disruption of operational staff during the construction period. Construction on the ceiling areas above the courtrooms will be 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)	\$ 630,000.00		\$ 630,000.00
Fees			
Other (County Match):	\$ 210,000.00		\$ 210,000.00
Total	\$ 840,000.00	\$ -	\$ 840,000.00

Narrative:

The total cost of the project is \$840,000, including construction and related soft costs. The FEMA HMPG requires a 25%, or \$210,000, 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 \$210,000 of the funds being available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8554, and the remaining \$630,000 to be drawn down quarterly from FEMA.

Staffing Impacts:

Legal Positions:

0

FTEs:

0

Special Instructions:

Please forward a copy of the Minute Order to: Jill Van Wie, General Services Department.

Attachments

Draft Copy Construction Amendment No. 1

Authored by:

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