



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: February 10, 2015
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5ths

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director (560-1011)
Contact Info: Greg Chanis, Assistant Director (568-3096)
SUBJECT: Arroyo Burro Beach Park Restroom, Project #8500
Award Construction Contract, Approve Budget Revision and Authorize Change Order Limit; 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 and authorize the Chair to execute the attached construction contract with Ardalan Construction Company, Inc., for the Arroyo Beach Restroom, Project 8500, for a contract amount of \$598,500.00;
- b) Authorize the Director of General Services or designee to approve change orders in an amount not to exceed \$42,425, as authorized under California Public Contract Code Section 20142;
- c) Approve Budget Revision Request #0003776 transferring a total of \$225,000; and
- d) Determine that the project was previously determined by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301(a) on November 4, 2014, upon project approval 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:

On November 4, 2014, the Board of Supervisors approved Plans and Specifications and authorized the General Services Department to solicit for construction bids on the subject project. With bidding

complete, the lowest responsible bidder out of eight responsive bidders is Ardalan Construction Company, Inc. with a low bid of \$598,500.00. Ardalan Construction is based in Thousand Oaks, CA.

The project is funded by a combination of \$402,500 from the Coastal Resource Enhancement Fund (CREF) 2013 funding cycle and \$303,500 from the AB1600 South Coast West fund (\$189,174 of which was transferred), for total of \$706,000. As indicated in the November 4th Board action, required Coastal Development Permit modifications and design alterations that were incorporated into the plans and specifications including a relocated and elevated delivery aisle, Americans with Disabilities Act (ADA) sidewalk reconstruction and installation of additional underground utilities, have increased the construction costs. Recommendation “c)” transfers funds to cover those increases and revises the total project budget to \$816,674. With approval of the recommendations, the project is anticipated to be completed by July 2015.

Background:

Arroyo Burro Beach County Park, located within the incorporated boundary of the City of Santa Barbara and in the Second District, is an extremely popular public park with many amenities, including a Watershed Resource Center, a fully functioning restaurant, a recreational park area, dog wash, walking trails that lead into the adjacent Douglas Preserve and generous coastal access. The existing restrooms are aging and are in need of replacement. In addition, the men’s and women’s facilities are located in different structures, with the men’s facility difficult for users to find, being located between the back (service) door of the restaurant and the existing sewage lift station. General Services is proposing to construct a new 786 square foot restroom for public use, with full Americans with Disabilities Act (ADA) accessibility. The restroom design includes energy saving features such as; natural daylighting for illumination of the interiors, natural ventilation, waterless urinals and LED site lighting. The existing restrooms would be converted to storage and/or other beach visitor supporting facilities.

In addition to the new restroom facility, the dilapidated access road that provides First Responder access to the beach and immediate coastline would be relocated and upgraded to support heavy equipment and restaurant delivery services and protect frequently damaged underground utility lines. The design also includes landscaping upgrades utilizing plant materials native to the region , which require less irrigation than most of the current landscaping.

Finally, an additional foot rinse feature would be installed at a more central location for beach users. This will help solve an ongoing maintenance challenge; the sand accumulation within the existing foot rinse drainage system requires constant maintenance. The new location does not require a mechanical drainage system and, therefore, would help reduce the cost of on-going maintenance. Adding this function to a centralized location away from the First Responders beach access lane will improve overall safety.

CEQA:

The Board determined the project to be a categorical exemption from provisions of CEQA, and as such, a Notice of Exemption was filed on October 3, 2014 for the proposed project, pursuant to State CEQA Guidelines Section 15301(a); and accepted by the Board on that basis on November 4, 2014.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Funding Sources	Current FY Cost:	BRR 0003776	Annualized On-going Cost:	Total One-Time Project Cost
General Fund				
CREF 2013 Cycle	\$ 402,500.00			\$ 402,500.00
AB1600	\$ 189,174.00	\$ 225,000.00		\$ 414,174.00
Other				
Total	\$ 591,674.00	\$ 225,000.00	\$ -	\$ 816,674.00

Narrative:

The financing for this project is comprised of \$402,500 from the Coastal Resource Enhancement Fund (CREF) 2013 cycle allocation and \$414,174 from the AB1600 South Coast West Fund for a total Project budget of \$816,674. Funding remains available in Dept. 063, Fund 0030, Program 1930, Account 8700, Project 8500. As indicated in the November 4th Board action, required Coastal Development Permit modifications and design alterations incorporated into the plans and specifications including a relocated and elevated delivery aisle, ADA sidewalk reconstruction and installation of additional underground utilities, increased the construction costs. BRR 0003776 transfers an additional \$225,000 of CREF funding for a total construction budget of \$816,674.

Staffing Impacts:

<u>Legal Positions:</u>	<u>FTEs:</u>
0	0

Key Contract Risks:

Completing the Project within the limits of the CREF 2013 Cycle requirements.

Special Instructions:

Please forward the following to Robert Ooley, AIA County Architect:

1. Three (3) executed duplicate original contracts
2. Minute Order
3. Copy of Budget Revision Request

Attachments:

1. Construction Contract with Ardalan Construction Company, Inc.
(One [1] original and three [3] duplicate originals)
2. Budget Revision Request #0003776
3. CEQA Notice of Exemption
4. Arroyo Burro Restroom Drawing
5. Contract Summary

Authored by:

Robert Ooley, AIA County Architect