



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: 09/04/07
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s) Bob Nisbet (560-1011)
Contact Info: Paddy Langlands, Assistant Director (568-3096)
SUBJECT: New Cuyama Swimming Pool Facility, Project #8656
5th Supervisorial 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:

Approve and execute the attached Professional Services Agreement (PSA) to provide design, construction documents and construction administration for the New Cuyama Aquatic Complex in the amount of \$266,400 with The Austin Company of Irvine, CA (not a local vendor).

Summary Text:

The small community of New Cuyama is located about an hour from the closest full-service city (Santa Maria) and is in great need of recreational and other facilities that other communities in Santa Barbara County either have or have easy access to. The proposed project will provide a recreational swimming pool, a wading pool, a possible wet play area, a restroom / shower / pool equipment building, and parking. The total project is estimated to cost \$2.1 million.

Background:

New Cuyama is a community of approximately 800, located at the most extreme northeastern edge of the County. The community's recreation hall is about 50 years old, undersized and in need of repair and modernization. The existing library consists of a 12 x 40 foot trailer that is at least 20 years old and inadequate. The health clinic is an old 1,400 square foot home conversion that needs repair and modernization. The only aquatic facility was the high school's 50-year old pool until it was condemned

by the State a decade ago due to safety concerns after the Paso Robles earthquake in December of 2003, and is beyond repair. While a master plan has been developed with the community to address their specific needs, we would like to move forward with a phase of the master plan to design a new competition-size swimming pool for use by the schools and general community, a wading pool, a possible wet play area, a restroom / shower / pool equipment building, and a parking lot.

It is anticipated the construction cost for the aquatic complex will be roughly \$1.75 million, and the total project cost about \$2.1 million with design, management and other typical fees. The California Environmental Quality Act (CEQA) documentation is in process and may define other costs required. The County Executive Office is currently seeking grants to help fund the project.

A Request for Qualifications to provide professional design services for this project was solicited to 5 firms, with three firms responding. The Architect-Engineer (AE) Selection Committee (consisting of two representatives from New Cuyama, one from County Parks and three from General Services) interviewed the three firms that responded and determined that The Austin Company from Irvine, California was most qualified for this project. The AE's fee represents 11% of the estimated construction cost and is deemed appropriate for a project of this size. It includes the effort of commissioning the constructed facilities, which is not typically included in Santa Barbara County AE services. Commissioning ensures the facilities operate in the manner designed, and with the most energy efficiency possible. The fee consists of \$190,400 for the fixed design fee, and \$76,000 for construction administration, for a total maximum fee of \$266,400.

The proposed project schedule plans to have a schematic design of the aquatic complex by late September, design completion and award construction contract by March 2008, and construction completed by August of 2008.

Performance Measure:

The new recreational facilities will provide civic services to a community that has none, and has no reasonable access to other such facilities.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

\$250,000 of a \$2.1 million designation has been funded this fiscal year, (06/07). Another \$1.85 million has been designated for next fiscal year. This will be sufficient to cover the work recommended in this Board Letter. Funds are available in Fund 0030, Department 063, Program 1930, Line Item 8200, and Project 8656. The project is shown on Page B-229 of the current Capital Improvement Program, showing a project cost of \$14.7 million.

Special Instructions:

Please send one (1) duplicate original contract and a copy of the Minute Order to Jill Van Wie, GS/Support Services Div., and Courthouse East Wing.

Attachments:

Professional Service Agreement

Authored by: Jill Van Wie, Project Manager