



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: 7/21/2015  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from: N/A  
Vote Required: 4/5ths

2015 JUL 10 AM 10:24  
COUNTY OF SANTA BARBARA  
CLERK OF THE BOARD OF SUPERVISORS

15-00629 0721-32

**TO:** Board of Supervisors  
**FROM:** General Services Matthew P. Pontes, Director (560-1011)  
ADMHS Dr. Alice Gleghorn, Director (681-5233)  
Contact Info: Greg Chanis, Assistant Director, General Services (568-3096)  
Laura Zeitz, Program Manager ADMHS (681-5402)  
**SUBJECT:** 305 Camino Del Remedio South County Crisis Stabilization Unit Project #8748  
Award Construction Contract, Approve Budget Revision; Second District

*Matthew Pontes*  
*Mary*  
*per file*

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** ADMHS

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached construction contract with J&P Construction, Inc., for the South County Crisis Stabilization Unit- Project Number 8748, for a contract amount of \$280,855.00;
- b) Authorize the Director of General Services or designee to approve change orders in an amount not to exceed \$26,543, as authorized under California Public Contract Code Section 20142;
- c) Approve Budget Revision Request #0004124, transferring a total of \$335,520; 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 May 12, 2015, 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 May 12, 2015, 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 three responsive bidders is J&P Construction, Inc. with a low bid of \$280,855.00. The bids are higher than the estimate presented to the Board on May 12,

primarily due to elements added to the project scope as a result of further refinement of programmatic needs. The total project cost is now estimated at \$459,753. Budget Revision Request #0004124 will allow the full project construction budget of \$378,753 to be funded.

The project is funded by the SB 82 Investment in Mental Health Wellness Grant Program, as part of a \$2,663,525.96 allocation received by the Alcohol, Drug and Mental Health Services Department (ADMHS). With approval of the recommendations, the project is anticipated to be completed in fall 2015.

**Background:**

In conjunction with the ADMHS team, General Services identified a portion of an underutilized existing 6,000 square foot facility located at 305 Camino Del Remedio on the Calle Real Campus ideal for repurposing to serve the program. General Services enlisted CSA Architects, a local firm, to develop construction documents to retrofit the space for the Crisis Stabilization Unit. The proposed modifications include demolishing offices in order to open up the space, constructing a kitchen area, nurse's station, new restrooms, and new finishes.

On May 12, 2015, the Board authorized the Director of General Services to solicit bids for the South County Crisis Stabilization Unit. Three bids were received, with J&P Construction, Inc. the lowest responsible and responsive bidder. J&P Construction Inc. is a local contractor based in Santa Maria. The construction estimate and responsive bids increased in cost from preliminary estimates due to scope, which was added to address the programmatic needs for the space, including sufficient additional restrooms with specialized hardware suitable for the intended use, an additional office to allow for remote video monitoring, demolition of existing walls to improve sight lines from the nurses station, and construction of a kitchen including all associated utilities. ADMHS is prepared to fund the variance via Budget Revision Request #0004124 in recommendation c). With approval of the recommendations, General Services anticipates completion in fall 2015.

**Key Contract Risks:**

This grant is one-time grant funding; therefore CHFFA will reimburse ADMHS based upon the expenditures submitted, which details the costs which have been incurred by ADMHS. Although CHFFA grant funding is contingent upon incurring costs associated with the grant, there is the risk that CHFFA may audit the costs and/or services and disallow payments, which would result in a repayment. In addition, ADMHS is taking on any additional expenses beyond the grant that may be necessary to complete the project, as specified in the Grant Agreement, section 5.9.

**CEQA:**

The Board determined the project to be a categorical exemption from provisions of CEQA, and as such, a Notice of Exemption was filed pursuant to State CEQA Guidelines Section 15301(a); and accepted by the Board on that basis on May 12, 2015.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**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	\$ 416,520.00		\$ 459,753.00
Federal RZEDB			
Fees			
Other: Medi-Cal/MHSA		\$ 72,000.00	
<b>Total</b>	<b>\$ 416,520.00</b>	<b>\$ 72,000.00</b>	<b>\$ 459,753.00</b>

**Narrative:**

ADMHS received a Final Allocation Letter from CHFFA stating that the County was awarded \$2,663,525.96 for the SB 82 Investment in Mental Health Wellness Grant Program. The total project costs for the South County Crisis Center Alterations to 305 Camino Del Remedio were originally estimated at \$400,000. With the bids for construction now in, the total project budget has now increased to \$459,753. BRR # 0004124 will provide \$335,520 to fund the construction portion of the total project, which is inclusive of the low bid and all soft costs, including architectural fees and project management costs. The BRR supersedes BRR#000392 previously approved by the Board on 5/12 in the amount of \$300,000 which expired at the close of the fiscal year, with \$43,233 expended in FY14-15. Combining the amount expended in FY 14-15 with proposed BRR # 0004124, results in an estimated project construction cost of \$378,753. The remaining total project costs include furniture, fixtures, or equipment being procured by ADMHS directly. Total CSU grant revenue anticipated in FY 15-16 is 416,520; of which \$58,752 is already budgeted, resulting in a net increase of \$357,768. In addition, ADMHS has budgeted \$72,000 annually for operating costs and maintenance for the facility, funded primarily thru Medi-Cal and MHSA (Mental Health Services Act), available in Fund 0048, Department 043 Program 4666 Line Item 7800.

In addition, Medi-Cal, Federal Financial Participation and State revenue, including Realignment and MHSA, will be used to fund the ongoing service delivery costs of the crisis stabilization unit. The rate of \$124.57 per hour has been established for the facility. This rate was included in the published charges adopted by the Board of Supervisors at the hearing of June 23, 2015.

**Staffing Impacts:**

Legal Positions:  
0

FTEs:  
0

**Special Instructions:**

Please send one (1) copy of the Minute Order, one (1) duplicate original and one (1) certified copy of the executed construction contract to Robert Ooley FAIA, GS / Support Services Division, Courthouse East Wing.

**Attachments:**

1. Four (4) originals of the construction contract
2. Budget Revision Request #0004124
3. CEQA Notice of Exemption