



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: October 7, 2014
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: Santa Barbara Courthouse Tower Elevator Renovation, Project #8722
Award Construction Contract, Approve Budget Revision and Authorize Change
Order Limit; First 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 Vernon Edwards Constructors, Inc. (a local vendor), for the Santa Barbara Courthouse Tower Elevator Renovation, Project 8722, for a base contract amount of \$685,000;
- b) Authorize the Director of General Services or designee to approve change orders in an amount not to exceed \$46,750, as authorized under California Public Contract Code Section 20142;
- c) Approve Budget Revision Request #0003642 transferring a total of \$469,567 consisting of \$329,167 from the Courthouse Annex-Public Defender Remodel project 8661 and the Public Defender New Roof project 8723 (Fund 0030 line item account 9788); \$101,805 from deferred maintenance (Fund 0001 line item account 9851); and \$38,195 from the Courthouse Annex-Public Defender Remodel project 8661 (Fund 0030, line item account 9826), and \$400 from interest earnings into the subject project account Capital Outlay Fund 0030, Project 8722; 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 June 18, 2013, 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 June 18, 2013, the Board of Supervisors approved Plans and Specifications and authorized the General Services Department to solicit prequalifications and bids on the subject project. With bidding complete, the low responsible bidder is Vernon Edwards Constructors, Inc. a local vendor, with a low bid of \$685,000. The project is funded with a combination of Recovery Zone Economic Development Bonds (RZEDBs), Certificates of Participation, and deferred maintenance funds. A public outreach plan has been created with the assistance of a local public relations firm. Media advisories and alerts will be sent via a stakeholders email list prior to and during the course of the project until completion.

Background:

Elevator System

There are three elevators in the Santa Barbara Courthouse, only one is original, which is located in the Jail Wing. The remaining two, while the elevator location is original, have been replaced over the years with new elevator equipment. The Santa Barbara Courthouse elevator Tower is original to the building and was designed to serve all levels, with the exception of the observation deck. The elevator equipment has been replaced or rehabilitated over the years. Most recently there have been ADA accessibility issues that have prevented visitors from reaching the top observation level. Currently, passengers must disembark the top level at the fourth floor and travel the remaining distance by foot up twelve steps, limiting access for those who are mobility impaired or otherwise uncomfortable negotiating the narrow service stairwell. The project will not only replace the machinery with new equipment, extend the rails, and modernize the cab and hall call buttons, but will add doors and a landing to the observation deck.

Bidding and Funding

After completion of the prequalification process, two bids were opened on August 8, 2014. Vernon Edwards Constructors, Inc. has been determined to be a responsible company capable of performing the work. The limited options for replacing the elevator system within the context of the existing Historic Courthouse Tower impacted construction estimates and eventual bids, resulting in a new total project budget of roughly \$1.1 million; \$501,805 higher than the \$600,000 envisioned when a broader decision was made to redistribute Recovery Zone Economic Development Bonds (RZEDBs) and reallocate Certificates of Participation (COPs) after the Betteravia Administration Building "D" project was canceled. At that time, \$400,000 was funded by the RZEDBs, and the remaining \$200,000 by the reallocated 2010 COPs.

On August 20, 2014, General Services proposed to the County's Debt Advisory Committee (DAC), that remaining RZEDB funds from both the Public Defender Remodel and the Public Defender Roof project be transferred to the Santa Barbara Courthouse Tower project in order to fund the shortfall. The DAC agreed with the recommendation, so long as the tower project maintained the two-third RZEDB, and one-third other funding ratio, due to limitations in the use of RZEDB proceeds. For this reason, an additional \$140,000 (comprised of \$101,805 deferred elevator maintenance and \$38,195 from project 8661, General Services Projects Fund Balance-Committed) is being contributed out of County deferred maintenance funds. Part of this project has limited areas of roofing necessitating repair above the Public Defender project, allowing the Tower Elevator project to accomplish them within the \$1.1 million budget. With approval of the recommendations, and award of the contract, construction may commence, with completion projected in summer of 2015.

Public/Community Outreach

The Santa Barbara Courthouse is at the top of the list for visitors and community or corporate events; the property has an estimated annual draw in excess of 200,000 visitors. The tower observation deck is high on the list for those visiting the building to enjoy the 360-degree view of the coast and surrounding community. In an effort to help get the word out about the elevator and tower being closed for nearly seven (7) months, the project has hired a local public relations firm to manage the media outreach effort. The media outreach will begin with media alerts, and continue through the duration of the project. The draft materials have been developed and ready for distribution upon action by the Board.

CEQA:

The Board determined the Santa Barbara Courthouse Tower Elevator Renovation Project 8722 to be a categorical exemption from provisions of CEQA, and as such, a Notice of Exemption was filed on June 18, 2013 for the proposed alteration project, pursuant to State CEQA Guidelines Section 15301(a); and accepted by the Board on that basis on June 18, 2013.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>BRR 0003642</u>	<u>FY 14-15 Budgeted</u>	<u>Current FY Cost:</u>	<u>Total One-Time Project Cost</u>
Deferred				
Maintenance &				
Project 8661	\$ 140,000.00	\$ -	\$ 140,000.00	\$ 140,000.00
Federal RZEDB	\$ 329,167.00	\$ 302,618.00	\$ 631,785.00	\$ 729,167.00
Other:	\$ 400.00	\$ 157,573.00	\$ 157,973.00	\$ 200,400.00
Total	\$ 469,567.00	\$ 460,191.00	\$ 929,758.00	\$ 1,069,567.00

Narrative:

Funding for the initial total project budget of \$600,000 (less funds expended to date for design and bidding), remains available in Dept. 063, Fund 0030, Program 1930, Account 8700, Project 8722. The budget revision request included in the recommendations will transfer an additional \$367,362 remaining in the Public Defender Remodel project and the Public Defender Roof project, along with \$101,805 from deferred maintenance funds and \$400 from interest earnings, for a total of \$469,567.

Key Contract Risks:

Because this action is construction related and affects a National Historic Landmark, the risk of discovering hidden conditions within the walls is yet unknown. All reasonable efforts will be taken to avoid extraordinary changes to the work and return the courthouse tower elevator to usable service within the requirements of the construction contract.

Staffing Impacts:

Legal Positions:

0

FTEs:

0

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 Vernon Edwards Constructors, Inc.
(One [1] original and three [3] duplicate originals)
2. Budget Revision Request #0003642
3. Contract Summary
4. CEQA Notice of Exemption

Authored by:

Robert Ooley, AIA County Architect