



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:** 01/08/13  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** General Services Dept. Jim Laponis, Interim Director (560-1011)

Contact Info: Scott Hosking, Facilities Manager (568-2533)

**SUBJECT:** Contract Amendment for the Santa Barbara Health Care Center Multi Zone Air Handler #6 and Roof Replacement Project # J02014-K2, Second District

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**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) Authorize the Chair to execute the attached Amendment No. 1 to contract with Newton Construction and Management, Inc. (a local vendor) for the Santa Barbara Health Care Center Multi Zone # 6 Project, increasing the total contract value to \$251,424 to cover an additional \$9,424 in scope (Second District); and
- b) Find that pursuant to California Environmental Quality Act (CEQA) Section 15301(a), (d), the project consists of maintenance, repair and alteration of an existing public structure with no expansion and, therefore, the added scope is within the categorical exemption of the original contract approved by the Board for this project on May 22, 2012 and, therefore, no new environmental document is required.

**Summary Text:**

This project replaced the failing multi zone air handler unit #6 that served the heating and cooling needs of half of the occupied space of the Santa Barbara Health Care Center building.

Air handler #6 is located on the roof of the building and has external supply ducting that penetrates the roof. Over the years, this external ducting had failed, allowing water to enter the air handler and corrode it from the inside out. The coils and pan of the unit had completely corroded away and could not be repaired. Also, the water from the leaking ductwork had penetrated under the roof membrane, soaking the roofing insulation, causing a failure of the existing roof system.

Additional work was required when it was found that the same leak that damaged the roof had also damaged the structural curb that the air handler was mounted to. The entire curb needed to be replaced. We also took the opportunity to replace damaged insulation on the hot and cold water supply to the air handler, as well as repair damaged control valves for the system.

This project remains on budget, though the length of the contract was extended 168 days, due to unavoidable delays from the equipment manufacturer to repair damage found on the air handler at the manufacturers loading dock prior to shipping.

#### **Background:**

The Santa Barbara Health Care Center was originally the County Hospital and was designed to service the community as a full inpatient facility. As a working hospital, the building was designed to conform to the Office of Statewide Health Planning and Development (OSHPD) standards in place at that time for heating and air conditioning, which ensured that the maximum amount of air flow was maintained to minimize the distribution of airborne contaminants within the building.

The building is now used as an outpatient health care center, with a lower operational capacity. Current operational regulations allowed us to combine areas in the building served by the failing #6 air handler. By reducing the number of zones needed and serviced, the County gained significant cost savings in both utility consumption and maintenance costs.

#### **CEQA:**

Pursuant to CEQA section 15301(a), (d) which allows restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, an exemption from CEQA requirements was requested as part of the original board letter awarding the Santa Barbara Clinic Multi-Zone # 6 Project # J02014-K2, and was approved by the Board on May 22, 2012.

#### **Fiscal and Facilities Impacts:**

Budgeted: Yes

#### **Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund			
State			
Federal	\$251,424.00		\$251,424.00
Fees			
Capital Funding			
Total	251,424	0	251,424

**Narrative:**

The Santa Barbara Health Care Center Multi Zone #6 and Roof Replacement Project is a Capital Maintenance Project created and managed by General Services/Facilities and was fully funded through the use of the Public Health Department Restricted Federally Qualified Health Center (FQHC) Fund Balance in Fiscal Year 2012-13.

**Staffing Impacts:**

**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:**

After Board action, distribute as follows:

Copy of executed document and minute order to Richard Whirty, Facilities Project Manager, Courthouse East Wing

**Attachments:**

1. One (1) original Contract Amendment No.1
2. Contract Summary

**Authored by:**

Richard Whirty, Facilities Project Manager