



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
Public Works
Department No.: 063/054
For Agenda Of: February 7, 2012
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
Board of Directors, Flood Control and Water Conservation District

FROM: General Services Bob Nisbet, Director (560-1011)
Public Works Scott McGolpin, Director (568-3010)
Contact Info: Paddy Langlands, Assistant Director (568-3096)

SUBJECT: **Schwartz Building Alterations for Flood Control, Project #8719**
Award Construction Contract
First 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 Board of Supervisors/Directors:

- A. Award a Fixed Price Construction Contract in the amount of \$365,740 inclusive of all alternates, to the lowest responsible bidder, Bottenfield Construction Company Inc., subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law; and
- B. Authorize the chair to execute the Construction Contract upon return of the Contractor's executed contract documents, and the review and approval of County Counsel, Auditor-Controller and Risk Manager or their authorized representatives; and
- C. Authorize the Director of General Services or designee to approve change orders up to the limit specified in Public Contract Code Section 20142, or \$30,787 for this contract.
- D. Find that a Notice of Exemption under CEQA Guidelines Section 15301 was approved by your Board for this construction project on August 2, 2011, and that the award of a contract for the

previously-approved project is therefore an administrative activity not constituting a “Project” within the meaning of CEQA, as set forth in 14 CCR 15378(b)(2).

Summary Text:

On August 2, 2011, the Board approved the plans and specifications, including a CEQA exemption, for the Naomi Schwartz Building Alterations for Flood Control project, and authorized General Services to advertise for construction bids. On January 12, 2012, General Services Capital Projects received eight bids ranging from \$348,585 to \$444,000. Bottenfield Construction is the lowest responsible bidder. With approval of the recommended action, completion of the project is projected to occur by June 2012.

Background:

The Naomi Schwartz Building was constructed in 2002 and is presently occupied by Public Works Resource Recovery and Waste Management on the ground floor, with the second floor now vacated by Risk Management in preparation for this project. The proposed modifications to the Schwartz building will reconfigure existing office space on the second floor to make more efficient use of the space, creating more offices and workspace needed to accommodate the staff size of the Flood Control District and the Water Agency. The required changes to the floor plan will provide for 25 work spaces, up from the existing 8, and also will provide a multipurpose conference room, reception, and administrative support space. Modifications to the ground floor will create a centralized reception area within the existing lobby as well as security enhancements.

On November 1, 2011, your Board approved a Resolution to Transfer Ownership and completed the associated budget transfers relieving the General Fund of the financial obligations to the Building. Concurrently, General Services completed the bid package and put the renovation work out to bid.

On January 12, 2012, eight bids were opened for the Schwartz Building Alterations for Flood Control Project. Base bids ranged from \$348,585 to \$444,000 with an average bid of \$393,157. There were three (3) bid alternates, including one to relocate existing solatubes which conflict with new walls, a second to re-use existing casework in alternate locations, and a third to upgrade the carpeting from broadloom to carpet tile. On average, the bid prices of all three (3) alternates combined would add about \$10,000 to the base bid. Given the available funding and the positive bid results, all alternates are included in the recommendation.

Although the construction was estimated at \$510,000 with a total project budget of \$691,000, significant value engineering occurred prior to finalizing the bidding documents, and as a result of those efforts and a positive construction bidding climate, the bids received fell well below the engineer’s estimate. The estimated total project budget includes construction contingency, design fees, capital projects management, communications and data cabling, materials testing, printing, and other miscellaneous project expenses not reflected in the construction estimate. In light of the lower construction contract amount, the total project costs are projected to fall well below the \$691,000 original budget, thus funds remaining at the completion of the project will be returned to the Flood Control District.

CEQA:

A categorical exemption for this project was accepted by the Board on August 2, 2011, since the project only alters an existing building and includes no expansion of the footprint. There have been no changes to the project since that date which would affect this determination. The award of a contract for the previously-approved project is therefore an administrative activity not constituting a “Project” within the meaning of CEQA, as set forth in 14 CCR 15378(b)(2).

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> |
|--|--------------------------------|---|---|
| Flood Control Special Revenue District fund 2400 | \$ 691,000.00 | | \$ 691,000.00 |
| Total | \$ 691,000.00 | \$ - | \$ 691,000.00 |

Narrative:

The project is funded by the Flood Control District, and funds are available in Fund 0030, Department 063, Account 8700, Program 1930, Project 8719.

Funding for the Project will come from Fund 3400 - Flood Control District. As such, this expenditure will not impact General Services’ operations or Capital Projects.

Staffing Impacts:

None

Legal Positions:
0

FTEs:
0

Special Instructions:

Please forward one copy of the minute order to Celeste Manolas, General Services Department - Support Services Division, Courthouse East Wing.

Attachments:

Draft copy of the construction contract

Authored by:

Celeste Manolas, Project Manager, (568-2622).