



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: May 7, 2019
Placement: Administrative
Estimated Tme: N/A
Continued Item:
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director, (805) 560-1011
Contact Info: Skip Grey, Assistant Director, (805) 568-3083
SUBJECT: Northern Branch Jail Project, Approve and Authorize Change Order. 3rd District

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to Form: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, and authorize the Director of General Services or designee to execute a change order addressing the extended overhead costs associated with four time impact analyses in an amount not to exceed \$963,980.00 on the Northern Branch Jail Project Bid Package 1 (BP-1) contract to SJ Amoroso (BC16215); and
- b) After considering the Final Subsequent Environmental Impact Report (SEIR), State Clearinghouse No. 2007111099, that the Board of Supervisors certified on March 11, 2008, the December 6, 2011 SEIR addendum, and the October 8, 2013 SEIR addendum, determine pursuant to 14 CCR §15162(a) that no subsequent EIR or Negative Declaration is required for this project because: i) No substantial changes are proposed in the project which require major revisions of the 2008 Final Subsequent EIR; ii) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which require major revisions of the 2008 Final Subsequent EIR; and iii) No new information of substantial importance concerning the project's significant effects or mitigation measures, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Final Subsequent EIR was certified in 2008, has been received.

Summary Text:

On June 21, 2016, the Board awarded construction contracts for Bid Packages 1 and 2 (BP-1, BP-2) for construction of the Northern Branch Jail (NBJ). Subsequently on August 18, 2016, the State authorized

the County to proceed with construction, and a Notice to Proceed was issued to both contractors with a start date of September 6, 2016. Construction is 86% complete on the onsite NBJ construction (BP-1), and the offsite utilities contract (BP-2) has been completed. At this time, in order to continue the work, General Services has determined it is necessary to seek approval of a change order on BP-1 in an amount not to exceed \$963,980.00. This amount exceeds the individual change order limit of \$210,000.00 established by the Board at the time of contract award.

The action today increases the overall project contingency budget by \$963,980 to a total contingency of \$5,493,756.00. The project budget of \$110,857,249.00 included project contingency of \$4,031,582.00.

Background:

Change orders are the mechanism by which construction contracts are amended to include work added or deleted, and costs and time impacts associated with the proposed changes. The NBJ construction team is led by General Services' staff, and includes Construction Management firm Kitchell CEM, Inc. The team maintains a protocol to issue requests for proposals when required, reviews proposed additional work, and negotiate costs, with the goal of ensuring the scope and expenses are vetted prior to issuing change orders and authorizing the work to proceed.

At this time, General Services is seeking authorization to execute an additional change order on BP-1 which will exceed the individual change order threshold approved by the Board on June 21, 2016. Although the Director of General Services or designee was authorized to issue aggregate changes totaling \$3,898,500.00, the limit for individual changes was set at \$210,000.00 in accordance with Public Contract Code section 20142(b). This change order will address extended overhead costs associated with time impacts related to details at the top of specified CMU walls; extended overhead costs resulting from time impacts associated with efforts required to add smoke dampers and fire/smoke dampers at various locations; extended overhead costs associated with time impacts resulting from relocation of devices in masonry walls and conduit relocation due to conflicts with CMU reinforcement; and overhead costs associated with the design of columns to support trusswall seismic loads. The NBJ team has worked extensively to ensure this change order has been fully vetted and is the most economical option possible. Not performing this change order would likely further delay the project.

With approval of the recommended actions, construction completion is projected for late fall of 2019.

Key Contract Risks

Approval of the recommendations will allow General Services to complete BP-1 in accordance with the State approved construction schedule, with the goal of occupancy in 2020.

Fiscal and Facilities Impacts:

Budgeted: Yes.

Fiscal Analysis:

The approved project budget of \$110,857,244.00 included construction contingency in the amount of \$4,031,582.00. This change order and the previous change orders issued to date brings the project contingency to a total of \$5,493,756.00. The State approved project budget recognizes the construction contingency as County cash match.

Authored by:

Skip Grey, Assistant Director, General Services