



GENERAL SERVICES DEPARTMENT

Janette D. Pell, Director

Lynne Dible, Assistant Director, CFO

Skip Grey, Assistant Director, Real Property & Fleet

Andre Monostori, Assistant Director, ICT

Patrick Zuroske, Assistant Director, Capital & Facilities-Maintenance

TO: Clerk of the Board

FROM: Janette Pell

DATE: March 10, 2023

RE: Revised Item A-10 for March 14, 2023 Agenda

CC: Jeff Frapwell

Item A-10 County of Santa Barbara Emergency Operations and Regional Fire Communications Center Project No. 19005, the recommendation is being revised to delete: d) Approve the Arts Commission Fee to be reduced and capped at \$75,000 in lieu of the 1% of construction costs. The paragraph titled Arts Commission Fee on page 3 is also being removed.

Sincerely,

DocuSigned by:
Janette D. Pell
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Janette Pell, Director of General Services



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: March 14, 2023
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 Janette D. Pell, Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: County of Santa Barbara Emergency Operations & Regional Fire
Communications Center Project #19005 - Award Construction Contract; Second
District

County Counsel Concurrence

As to form: Yes

Other Concurrence: SBCo Fire Protection District, SBCo
Office of Emergency Management (OEM)

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications for construction of the Emergency Operations & Regional Fire Communications Center Project (Project) on file in the General Services Capital Projects office; and
- b) Approve and direct the Chair to execute the attached Construction Contract (Contract) in the base amount of \$13,871,556.00 to the lowest responsible bidder, Edwards Construction Group, 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
- c) Authorize the General Services Director or designee to approve individual change orders for up to \$210,000.00 each, up to an aggregate amount of \$706,078.00, for the construction of the Project, for a maximum aggregate Project amount of \$14,577,634.00, as authorized under California Public Contract Code Section 20142; and
- d) Approve Budget Revision Request No. 0008761, to provide the funds needed for the Project; and

- e) Find that the proposed Project falls within the scope of the previously filed Notice of Exemption and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This Project qualifies for the exemption per section 15301(e)(2), and the requirements of 15301(e)(2)(A) and (B) are met.

Summary Text:

These recommended Board actions are to award the Contract, which is funded by Santa Barbara County Fire Department (SBCFD) funding , and the Santa Barbara County Office of Emergency Management (SBCOEM) funding from the General Fund. Funding from the Capital Outlay Fund for one-hundred percent (100%) of the existing building security improvements is also included in the Budget Revision Request. This Project will be a new co-located center, attached to the County’s existing Emergency Operations Center (EOC) building. The Project will provide SBCFD with a new modernized dispatch center and will upgrade the current Joint Information Center (JIC) and Call Center (CC) for the EOC. The Project will tie the new JIC and CC facilities to the existing Incident Management Room (IMR) via technological means to enable data and information sharing between the facilities. At this time, the bidding phase is complete and General Services is prepared to award a construction contract to the lowest responsive and responsible bidder.

Background:

This Project (previously titled the Regional Fire Communication Facility) will provide more space for EOC operational functions during activation and remodel the existing EOC lobby for office support space. The Project site is located within an urbanized area of government facilities and surrounding low density residential uses. The greater Project site has been developed and modified over many decades with County Fire Department Headquarters, County School Administration functions, and a small school located adjacent to the County School Administration complex for students with special needs. The existing EOC parking area where the proposed Project is to be located will be relocated west of the EOC in an area reserved for this purpose. The proposed building expansion will look like the existing EOC and include PV panels to support the higher power needs of the building. There are no identified or mapped environmental sensitive areas on the site. Drainage will not be altered from its current alignment. Additional rain water retention capacity will be designed as part of the existing system.

On July 13, 2021, the Board authorized the Director of General Services to execute a Professional Services Agreement (PSA) with RRM Design Group, located in San Luis Obispo, California, to provide professional design and construction administration services for the Project.

In November 2022, General Services conducted local vendor outreach efforts to solicit interest in participating in bidding for the Project. On December 20, 2022, General Services conducted a non-mandatory job walk with eleven (11) potential bidders. On January 31, 2023, General Services received six (6) sealed bids, of which Edwards Construction Group, a Santa Maria, California based company, was the apparent lowest bidder, with a bid of \$13,871,556.00 (“Bid”). Staff has reviewed the Bid, has determined the Bid to be responsive, and recommends that the Board award the Contract to Edwards Construction Group. The Bid of \$13,871,556.00 is 8.85% higher than the engineer’s estimate for this Project; however, based on the engineer’s evaluation and recent comparable bidding experience and

current market conditions, General Services believes that the bids reflect the scope of work and present public-works bidding – construction environment in California at a time where construction material cost are escalating rapidly. Of the bids received, the median bid was \$15,268,000, and the highest bid received was \$16,057,949.

The total Project cost is estimated at \$17,624,666.00. Approval of the recommended actions will allow construction to commence, with a Projected completion by Spring 2024.

California Environmental Quality Act (CEQA) Documentation:

A CEQA categorical exemption was approved by the Board for this project on July 13, 2021, and has been filed, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, at the time of the lead agency’s determination in accordance with 15301. This exemption includes existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety). The key consideration is whether the project involves negligible or no expansion of use under subsection (e) additions to existing structures provided that the addition will not result in an increase of more than: (1) 50% if the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or as applicable to this project (2) 10,000 square feet if: (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. This Project meets the determination per section 15301(e)(2), and the requirements of 15301(e)(2)(A) and (B) are met. CEQA exceptions 15300.2: None of the exceptions apply to this project, A) there are no significant cumulative impacts, B) there are no significant unavoidable impacts, C) no scenic highway is impacted, D) there are no hazardous waste sites involved, and E) there are no known historic resources involved.

Fiscal and Facilities Impacts:

Fiscal Analysis:

Funding Sources	Description	FY 2022-23	FY 2023-24	Total One-Time Project Cost
Capital Outlay Fund 0030	Security Upgrades	\$ -	\$ 91,784	\$ 91,784
General Fund (reimbursed by COP)	Fire Dispatch Center	\$ 1,802,525	\$ 10,999,871	\$ 12,802,396
General Fund (reimbursed by COP)	EOC Upgrade	\$ 577,675	\$ 4,152,811	\$ 4,730,486
Total		\$ 2,380,200	\$ 15,244,466	\$ 17,624,666

Fiscal Narrative:

The overall Project is estimated to cost \$17,624,666.00, with the entire amount estimated to be spent by the end of FY 2023-24. This Project was recommended for funding in the FY 2021-22 General Services, Capital Improvement Plan. Budget Revision Request 0008761 will allocate the necessary funds for this Project, that have not already been budgeted. This project is budgeted and accounted for in Fund 0030, Dept. 063, Account 8200, Program 1930, Project 19005.

This project has been approved to be included in the upcoming County debt financing package. On November 16, 2021 the Board of Supervisors adopted a resolution approving the reimbursement of expenditures incurred and paid prior to the issuance of indebtedness. The proceeds from this issuance will be used for all reimbursable costs associated with this project.

Key Contract Risks:

Approval of the Contract is critical to ensuring General Services is able to meet the construction completion milestone in Spring 2024. The inspections provided for in the Contract ensure quality control, and that the Project complies with codes, regulations, requirements of other authorities having jurisdiction, and the approved construction documents.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

After Board action, please distribute as follows:

1. One (1) copy of the Minute Order
2. Two (2) duplicate executed originals of the Construction Contract

To Fernando Orta, Project Manager, GS Capital Projects, County of Santa Barbara Courthouse, East Wing, 2nd Floor, 1105 Santa Barbara St, Santa Barbara, CA 93101

Attachments:

1. Three (3) duplicate original construction contracts
2. Budget Revision Request No. 0008761
3. CEQA Notice of Exemption

Authored by:

Fernando Orta, Project Manager, General Services – Capital Projects