



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 4, 2014  
**Placement:** Administrative  
**Estimated Tme:** N/A  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

---

**TO:** Board of Supervisors  
**FROM:** General Services Matthew P. Pontes, Director (560-1011)  
Contact Info: Greg Chanis, Assistant Director (568-3096)  
**SUBJECT:** Main Jail Kitchen Renovation/Sewer Replacement Project #8720  
Permission to Bid; Second District

---

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** Risk Management, Sheriff

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve the plans and specifications on file with the General Services Department for the Main Jail Kitchen Renovation/Sewer Replacement Project #8720 (Second District);
- b) Authorize the Director of General Services to advertise for construction bids for the Main Jail Kitchen Renovation/Sewer Replacement Project #8720; and
- c) Determine that the proposed project was found by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 on October 13, 2013, and 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:**

In October of 2013, the Board approved the award of the Professional Services Agreement to proceed with the planning and design of the Main Jail Kitchen Renovation/Sewer Replacement Project. At this time, the design is substantially complete and General Services is prepared to bid the project. With approval of the authorization to bid the project, General Services expects to return to the Board with a recommendation and request to award a contract this spring, and complete construction in late 2014.

**Background:**

In 2008, General Services, in conjunction with the Sheriff's Office conducted an overall assessment of the sewer system at the existing South County Jail. This assessment identified numerous critical deficiencies in both the interior and exterior components of the system and resulted in replacement of the exterior portion of the sewer line in 2009. The next phase of this project is replacement of the failed interior sewer lines in the main jail kitchen. In addition, the equipment located in the kitchen has exceeded its life expectancy and serviceability, and will be impacted by any modifications to the utilities serving it. Past efforts to accomplish repairs to the main jail's kitchen piecemeal have resulted in additional deficiencies being discovered, including limitations to reusing the existing equipment. General Services enlisted AECOM, an Architectural and Engineering firm, to perform a study of the jail kitchen and provide options for renovation. The final study presented options ranging from a full kitchen reconfiguration, relocating the food prep and cooking areas to space previously used for inmate dining, to a limited scope, addressing only the immediate concerns and deficiencies. The design for this project, which limits work to the essentials required to replace deteriorated infrastructure, equipment, and achieve code compliance, is now substantially complete and General Services is preparing to move into the bidding phase of the project.

The AECOM team has worked with General Services as well as with the Sheriff's maintenance, operations, and kitchen staff, plus the Sheriff's food services provider Aramark, in developing a renovation plan and strategy to mobilize a temporary kitchen during construction, and move reusable equipment to the temporary location accordingly. Aramark's participation in the project includes a \$600,000 contribution towards the kitchen equipment and associated improvements. The Aramark contribution is included in the total current available project funding of \$2,075,000.

With approval of the recommendations, General Services may begin the process of bidding the project, with the timeline indicating construction completion in late 2014. Throughout the planning and design phase of the project, General Services has taken several steps to accurately assess existing conditions at the project site, including camera scoping of existing underground piping and utilization of ground penetrating radar to assess the soil conditions under existing concrete slabs. Although these measures help minimize the risk of encountering unforeseen problems during construction, the nature and scope of the project, along with the age of the existing facility, makes it difficult to eliminate that risk completely. The current engineer's cost estimate supports bids within the total project budget of \$2,075,000. Staff will be prepared to make recommendations on any further contingencies that may be required to mitigate potential risks of unforeseen conditions during construction.

**CEQA:**

Based on the maintenance and repair focused scope of the Main Jail Kitchen Renovation/Sewer Replacement Project 8720, a categorical exemption was filed for the proposed alteration project pursuant to State CEQA Guidelines Section 15301(a); accepted by the Board on October 15, 2013.

**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>
COP	\$ 150,000.00		\$ 1,175,000.00
Aramark			\$ 600,000.00
Sheriff's Prop 172			\$ 300,000.00
Total	\$ 150,000.00	\$ -	\$ 2,075,000.00

Narrative:

The total project cost is funded by three (3) sources:

1. \$1,175,000 in Certificates of Participation (COP's) originally issued for the canceled Sheriff's Tech Services Building, and redirected towards this project by the Board on May 10, 2011 as a component of the "Project Substitutions for COP's Issued in 2005 and 2010".
2. \$600,000 from Aramark for the kitchen equipment and associated improvements as part of their contract with the County.
3. \$300,000 funded by the Sheriff's Prop 172 funds pending a BRR.

**Staffing Impacts:**

**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:**

CEQA Exemption

**Authored by:**

Celeste Manolas, GS Capital Projects Manager